

City of Kelowna

Regular Council Meeting

AGENDA



Monday, April 26, 2021
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.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

5 - 12

PM Meeting - April 19, 2021

3. Committee Reports

3.1. 46th Annual Civic and Community Awards Announcement

4. Development Application Reports & Related Bylaws

4.1. Pooley Rd 3201 - A20-0004 FH20-0004 - 1035617 BC Ltd., Inc.No.1035617

13 - 52

To consider an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit application to allow Temporary Farm Worker Housing to accommodate 60 seasonal farm workers on the subject property.

4.2. Teasdale Rd 1454 - A21-0002 - Kulwant and Parminder Hans

53 - 74

To consider an ALR Non-Adhering Residential Use Permit to allow for proposed temporary residences on non-permanent foundations to accommodate five (5) temporary agricultural workers on the subject property.

4.3. Gerstmar Rd 605 - Z20-0081 (BL12112) - Waiver of Condition of Adoption

75 - 81

To waive a condition of adoption of Rezoning Bylaw No. 12112, and to forward the Bylaw for adoption.

- 4.4. Gerstmar Rd 605 - BL12112 (Z20-0081) - Gurmit Singh Mann & Jagraj Singh Gill** 82 - 82
- To adopt Bylaw No. 12112 in order to rezone the subject property to the RU2 - Medium Lot Housing zone.
- 4.5. Laurier Ave 934 - BL11799 (Z18-0103) - 1079687 B.C. Ltd, Inc.No. BC1079687** 83 - 83
- To adopt Bylaw No. 11799 in order to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone.
- 4.6. Laurier Ave 934 - DP18-0193 - 1079687 BC Ltd., Inc.No. BC1079687** 84 - 115
- To consider the form and character of a multi-family development.
- 4.7. Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12122 (OCP19-0007) - Victor Projects Ltd., No. BC1050457** 116 - 116
- Requires a majority of all members of Council (5).**
- To adopt Bylaw No. 12122 in order to amend the Official Community Plan to change the future land use designation for the subject properties from the MRM - Multiple Unit Residential (Medium Density) and the MRH - Multiple Unit Residential (High Density) designations to the MXR - Mixed Use (Residential/Commercial) designation.
- 4.8. Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12123 (Z19-0115) - Victor Projects Ltd., No. BC1050457** 117 - 117
- To adopt Bylaw No. 12123 in order to rezone the subject property from A1 - Agriculture 1 zone to the C4 - Urban Centre Commercial zone.
- 4.9. Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880, and Underhill St 1901 - DP19-0184 - DP19-0185 - Victor Projects Ltd** 118 - 169
- To consider the form and character of a large-scale retail store and gas bar.

5. Bylaws for Adoption (Development Related)

- 5.1. Hwy 97 N 3646-3652 - BL12160 (LUCT20-0009) - BCJ Properties Ltd., Inc.No. 472355** 170 - 170
- To adopt Bylaw No. 12160 in order to proceed with early termination of Land Use Contract 77-1040.
- 5.2. Hwy 97 N 3646-3652 - BL12161 (Z20-0074) - BCJ Properties Ltd., Inc.No. 472355** 171 - 172
- To adopt Bylaw No. 12161 in order to rezone a portion of the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.
- 5.3. Multiple Addresses - BL12180 (Z21-0006) - Multiple Owners** 173 - 185
- To adopt Bylaw No. 12180 in order to rezone multiple properties to correct boundary discrepancies or resolve zoning inconsistencies.

6. Non-Development Reports & Related Bylaws

- | | | |
|--------------|--|-----------|
| 6.1. | 2021 Bernard Avenue Sidewalk Seating Program | 186 - 196 |
| | <p>To update Council on the activities related to the potential implementation of the sidewalk seating program on Bernard Avenue and seek endorsement for its activation.</p> | |
| 6.2. | Cannery Laneway Initiative | 197 - 219 |
| | <p>To provide Council with information on the Cannery Laneway Initiative program, which includes safety and compliance improvements, and economic opportunity to adjacent business owners.</p> | |
| 6.3. | 2021 Infrastructure Delivery Spring Update | 220 - 260 |
| | <p>To update Council on the current capital construction projects being managed by the Infrastructure Delivery Department.</p> | |
| 6.4. | 2021 Financial Plan - Final Budget | 261 - 351 |
| | <p>To present the 2021 Final Budget submissions, the 2021-2025 Financial Plan and related bylaws to Council for their consideration and approval.</p> | |
| 6.5. | BL12198 - Five Year Financial Plan Bylaw 2021 - 2025 | 352 - 357 |
| | <p>To give Bylaw no. 12198 first, second and third reading.</p> | |
| 6.6. | BL12199 - Tax Structure Bylaw 2021 | 358 - 358 |
| | <p>To give Bylaw No. 12199 first, second and third reading.</p> | |
| 6.7. | BL12200 - Annual Tax Rate Bylaw 2021 | 359 - 361 |
| | <p>To give Bylaw No. 12200 first, second and third reading.</p> | |
| 6.8. | BL12201 - Development Cost Charge Reserve Fund Expenditure Bylaw | 362 - 362 |
| | <p>To give Bylaw No. 12201 first, second and third reading.</p> | |
| 6.9. | BL12202 - Sale of City-Owned Land Reserve Fund | 363 - 363 |
| | <p>To give Bylaw No. 12202 first, second and third reading.</p> | |
| 6.10. | Amendment No. 11 to Development Application Fees Bylaw No. 10560 (BL12173) | 364 - 376 |
| | <p>To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for subdivisions, RU7 fast-track applications and to update the ALC Applications section to be consistent with the ALC Application Fee Table.</p> | |

6.11. BL12173 - Amendment No. 11 to Development Application Fees Bylaw No. 10560 377 - 378

To give Bylaw No. 12173 first, second and third reading.

6.12. Contract for Dispatch for Regional District of East Kootenay 379 - 403

To have Council approve a five (5) year contract to provide fire dispatch and records management to the Regional District of East Kootenay (RDEK)

7. Bylaws for Adoption (Non-Development Related)

7.1. BL12197 Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011 404 - 405

To adopt Bylaw No. 12197.

7.2. BL12187 Sterile Insect Release Program Parcel Tax Bylaw 2021 406 - 416

To adopt Bylaw No. 12187.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 19, 2021
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; Community & Neighbourhood Services Manager, Mariko Siggers*; Divisional Director, Active Living & Culture, Jim Gabriel*; Divisional Director, Planning & Development Services, Ryan Smith*, Development Planning Department Manager, Terry Barton*; Planner Specialist, Lydia Korolchuck*; Planner, Tyler Caswell*; Cultural Services Manager, Christine McWillis*; Community Development Coordinator, Nicole Cantley*; Budget Supervisor, Melanie Antunes*; Controller, Jackie Dueck*; Long Range Policy Planning Manager, James Moore*; Deputy Fire Chief, Sandra Follack*

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:32 p.m.

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro414/21/04/19 THAT the Minutes of the Regular Meetings of April 12, 2021 be confirmed as circulated.

Carried

The meeting recessed at 1:34 p.m. due to audio issues.

The meeting resumed at 2:21 p.m. with audio issues resolved.

3. Committee Reports

3.1 46th Annual Civic and Community Awards Announcement

Staff:

- Displayed a PowerPoint Presentation and video introducing the finalists for Community Corporation of the Year, Volunteer Organization of the Year and Champion for the Environment Awards.

Mayor Basran announced the following winners:

Community Corporation of the Year Award – Peter's Your Independent Grocer
 Volunteer Organization of the Year Award - Meals on Wheels Central Okanagan Regional Nutrition Society
 Champion for the Environment Award - Columbia Bottle Depots

4. Development Application Reports & Related Bylaws

4.1 Cedar Ave 417 - Z21-0002 (BL12209) - 0965634 B.C. Ltd., Inc. No. 0965634

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0415/21/04/19 THAT Rezoning Application No. Z21-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 14 ODYD District Plan 4135 located at 417 Cedar Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Central 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 Schedule "A" attached to the Report from the Development Planning Department dated April 19, 2021;

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.

Carried

4.2 Cedar Ave 417 - BL12209 (Z21-0002) - 0965634 B.C. Ltd., Inc. No. 0965634

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0416/21/04/19 THAT Bylaw No. 12209 be read a first time.

Carried

4.3 Supplemental Report - TA21-0010 (BL12132) Z20-0032 (BL12133) - 4350 June Springs Rd - Frank Robert Vezar

Staff:

- Confirmed that the application requires both a site specific text amendment bylaw and a rezoning bylaw.

Moved By Councillor Wooldridge/Seconded By Councillor Given

Ro417/21/04/19 THAT Council receives, for information, the report from the Development Planning Department dated April 19th, 2021, with respect to the Rezoning and Text Amendment Bylaws for the property located at 4350 June Springs Road, Kelowna, BC;

AND THAT Council waives the requirement for Development Variance Permit to be considered in conjunction with final adoption of Rezoning Bylaw No. 12133;

AND Zoning Bylaw Text Amendment Application No. TA21-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report From the Development Planning dated April 19th, 2021 for Lot 6 Section 35 Township 29 ODYD Plan KAP56325, located at 4350 June Springs Road, Kelowna, BC be considered by Council;

AND THAT Zoning Bylaw Text Amendment Bylaw No. 12132 and Rezoning Bylaw No. 12133 located at 4350 June Springs Road, Kelowna, BC be forwarded for reading consideration.

AND FURTHER THAT Zoning Bylaw Text Amendment Bylaw No. 12132 and Rezoning Bylaw No. 12133 be given first reading to the bylaws and advance them to Public Hearing.

Carried

4.4 June Springs Rd 4350 - BL12132 (TA21-0010) - Frank Robert Vezer

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro418/21/04/19 THAT Bylaw No. 12132 be read a first time.

Carried

4.5 June Springs Rd 4350 - BL12133 (Z20-0032) - Frank Robert Vezer

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro419/21/04/19 THAT Bylaw No. 12133 be read a first time.

Carried

4.6 Supplemental Report - TA20-0024 (BL12203) - Vaughan Ave 889 and Clement Ave 880 890

Councillor Sieben declared a conflict of interest as he has been approached by the applicant to provide insurance services and departed the meeting at 2:41 p.m.

Moved By Councillor Donn/Seconded By Councillor Singh

Ro420/21/04/19 THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated April 19, 2021 regarding a Zoning Bylaw Text Amendment that requires reading consideration;

AND THAT the Zoning Bylaw Text Amendment Application TA20-0024 located at 889 Vaughan Avenue and 880, 890 Clement Avenue be forwarded for reading consideration.

Carried

**4.7 Vaughan Ave 889 and Clement Ave 880 890 - BL12203 (TA20-0024) - 1568447
Alberta Ltd., Inc.No.A0093042**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0421/21/04/19 THAT Bylaw No. 12203 be read a first time.

Carried

Councillor Sieben rejoined the meeting at 2:42 p.m.

5. Non-Development Reports & Related Bylaws

5.1 Cultural Facilities Master Plan Community Engagement Summary

Staff:

- Displayed a PowerPoint Presentation summarizing the progress of the Cultural Facilities Master Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0422/21/04/19 THAT Council receives for information the report from the Cultural Services Manager dated April 19, 2021, regarding the Cultural Facilities Master Plan community engagement summary;

AND THAT Council approves in principle the proposed preliminary Cultural Facilities Master Plan key recommendations as outlined in the report from the Cultural Services Manager, dated April 19, 2021, to support the further development of the plan.

Carried

5.2 Amendment No. 1 to the Five Year Financial Plan 2020-2024

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the 5 Year Financial Plan.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0423/21/04/19 THAT Council receives, for information, the Report from Financial Services dated April 19, 2021 with respect to amendments to the Five Year Financial Plan 2020-2024 Bylaw;

AND THAT Bylaw No. 12197 being Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011 be advanced for reading consideration.

Carried

5.3 BL12197 Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0424/21/04/19 THAT Bylaw No. 12197 be read a first, second and third time.

Carried

5.4 2021 Tax Distribution Policy

Staff:

- Displayed a PowerPoint Presentation summarizing the 2021 tax distribution policy and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

R0425/21/04/19 THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report dated April 19, 2021, for the year 2021 that will result in a modification of the 2020 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

<u>Property Class</u>	<u>2020 Tax Class Ratios</u>	<u>2021 Tax Class Ratios</u>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	4.9211:1	4.9179:1
Major Industrial	6.0425:1	5.8504:1
Light Industrial/Business/Other	2.1724:1	2.2556:1
Farm Land	0.1706:1	0.1639:1
Farm Improvements	0.5096:1	0.5081:1

AND THAT Council approve development of 2021 tax rates to reflect the 2021 assessment changes in property market values.

Carried

5.5 OKSIR-RDCO 2021 Sterile Insect Release (SIR) Parcel Tax Council Report Bylaw 12187

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Sterile Insect Release Parcel Tax.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0426/21/04/19 THAT Council approve the Sterile Insect Release Program as outlined in the report of the Controller dated April 19, 2021, charging the 2021 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2021 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration;

AND THAT Bylaw No. 12187 being the Sterile Insect Release Program Parcel Tax Bylaw 2021 be forwarded for reading consideration.

Carried

5.6 BL12187 Sterile Insect Release Program Parcel Tax Bylaw 2021

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0427/21/04/19 THAT Bylaw No. 12187 be read a first, second and third time.

Carried

5.7 Grant Application - Local Government Development Approvals Program

Staff:

- Displayed a PowerPoint Presentation summarizing the grant application to the Local Government Development Approvals Program.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0428/21/04/19 THAT Council receives, for information, the report from the Planning & Development Services Department dated April 19th with respect to the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council directs staff to apply for grant funding for the AI Powered Planning and Development Services project through the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council directs staff to apply for grant funding for the Infill Housing Fast-Track Process Review project through the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council support the current proposed activities and endorse staff to provide overall grant management;

AND THAT, if the grant application is successful, the 2021 Financial Plan be amended to include the receipt of funds.

Carried

5.8 Intersection Improvements Highway 97 and Leckie

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed improvement of the Highway 97 and Leckie Road intersection and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Donn

R0429/21/04/19 That Council receive, for information, the report from the Planning and Development Services Division, dated April 19, 2021 regarding Intersection Improvements at Hwy.97 and Leckie Road;

AND THAT the 2021 Financial Plan be amended to include \$500,000 for the City share of improvements at the Hwy.97/Leckie intersection as part of the partnership between the City of Kelowna, Ministry of Transportation, and Costco, with funding from the Capital Works, Machinery, and Equipment Reserves;

AND THAT the Capital Works, Machinery, and Equipment Reserves funding be recovered through the latecomer process with interest added as outlined in Bylaw No. 6519-89;

AND FURTHER THAT a Latecomer Agreement in accordance with Option 1 as outlined in the report from the Planning and Development Services Division, dated April 19, 2021, be prepared and executed by the City's Development Engineering Manager to recover the City costs associated with Hwy.97 and Leckie Road intersection upgrade.

Carried

5.9 Regional Growth Strategy -RDCO Consultation

Staff:

- Displayed a PowerPoint Presentation outlining the reasons for recommending not to proceed with the Regional Growth Strategy update.

Moved By Councillor Given/Seconded By Councillor Singh

R0430/21/04/19 THAT Council receives for information the report from the Policy & Planning Department, dated April 19, 2021 regarding Regional Growth Strategy consultation;

AND THAT Council recommends the Regional District of Central Okanagan not undertake a 5-year review of the Regional Growth Strategy Bylaw No. 1336.

Carried

5.10 Emergency Operations Centre Grant Request from the RDCO

Staff:

- Provided an overview of the Emergency Operations Grant provisions.

Moved By Councillor Hodge/Seconded By Councillor Singh

R0431/21/04/19 THAT Council receives, for information, the report from the Kelowna Fire Department dated April 12, 2021 with respect to a UBCM Community Emergency Preparedness Fund grant application;

AND THAT the City of Kelowna supports the submission of a regional application by the Regional District of Central Okanagan (RDCO) for the 2021 UBCM-Community Emergency Preparedness Fund of \$125,000 for a regional project – the Emergency Operations Centre Regional Emergency Response Program. If approved for funding, the City of Kelowna support the RDCO to manage the project and be the recipient of all grant funds.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12183 Amendment No. 39 to Traffic Bylaw No. 8120

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0432/21/04/19 THAT Bylaw No. 12183 be adopted.

Carried

6.2 BL12208 Amendment No. 27 to the Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0433/21/04/19 THAT Bylaw No. 12208 be adopted.

Carried

6.3 BL12210 Amendment No. 40 to Traffic Bylaw No. 8120

Moved By Councillor DeHart/Seconded By Councillor Donn

R0434/21/04/19 THAT Bylaw No. 12210 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Given:

- Acknowledged that it is National Volunteer Week (April 18-24) and recognized the work that volunteer groups perform.

Councillor Sieben:

- Mentioned that the Public Health Order restriction of in-room dining has been extended through the May long weekend and encouraged residents to order out or support those businesses with outdoor dining and encouraged the public to get vaccinated.

Councillor Hodge:

- Provided kudos to those involved in the vaccinations at the Trinity Church.

8. Termination

This meeting was declared terminated at 3:49 p.m.

Mayor Basran

/acm



City Clerk

DRAFT

REPORT TO COUNCIL



Date: April 26th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: A20-0004 / FH20-0004

Owner: 1035617 BC Ltd., Inc. No.
1035617

Address: 3201 Pooley Road

Applicant: Carl Withler

Subject: Application to the ALC for Non-Adhering Residential Use Permit for Temporary Farm Worker Housing

Existing OCP Designation: REP – Resource Protection

Existing Zone: A1 – Agriculture 1

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A20-0004 for Lot 3 Section 10 Township 26 ODYD Plan 790 located at 3201 Pooley Road, Kelowna, BC, for a Non-Adhering Residential Use Permit pursuant to Section 25 of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration;

AND THAT Council authorizes the issuance of Temporary Farm Working Housing Permit No. FH20-0004 for Lot 3 Section 10 Township 26 ODYD Plan 790 located at 3201 Pooley Road, Kelowna, BC subject to the following:

1. Approval by the Agricultural Land Commission of Non-Adhering Residential Use Permit Application A20-0004;
2. The dimensions and siting of the building to be constructed on the land in accordance with Schedule A;
3. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule B;
4. A vegetated buffer is provided for screening adjacent property lines and between the temporary farm worker housing and active farming areas in accordance with Schedule C;

5. The applicant is required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
6. Registration of a Section 219 Restrictive Covenant on the Title that states:
 - a. The dwellings will be used for temporary farm workers only;
 - b. The owner will remove the dwellings if the farm operation changes such that if they are not longer required;
 - c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
 - d. The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers: and,
 - e. The temporary farm worker housing building footprint is a maximum of 0.3ha.

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

2.0 Purpose

To consider an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit application to allow Temporary Farm Worker Housing to accommodate 60 seasonal farm workers on the subject property.

3.0 Development Planning

Staff support the application for Temporary Farm Worker Housing (TFWH) for up to 60 seasonal agricultural workers on the subject property. The proposed farm worker accommodation meets the regulations of the Zoning Bylaw. The proposal is also consistent with the Ministry of Agriculture standards for temporary farm worker accommodation.

The proposed application complies with the City of Kelowna Official Community Plan (OCP) policies of TFWH requirements. Agriculture is the principal use on the parcel. The applicant has demonstrated that the scale of farm operations is large enough and necessary to accommodate farm employees whose residence on the farm property is considered critical to the overall operation of the farm. The proposed housing will be on non-permanent foundations which is the preferred solution where the need for farm worker housing is justified and is in an area of the property that minimizes the residential impact to agriculture.

4.0 Proposal

4.1 Background

In 2019, a Farm Development Permit (DP19-0186) was approved for the subject property, which allowed the construction of a new agricultural accessory building to be used for cold storage, fruit processing and packing facility with office space on the subject property. The building subsequently received a Building Permit (BP62264) to allow for the construction, which met all regulations and bylaws. This two-storey packing facility is 5,934.8m² in size, including office space. The need for this facility was because the applicant and applicant's family own and lease several agricultural properties, mostly within the South Okanagan, where they grow apples, cherries, peaches, nectarines, and grapes. The applicant has a total of 883 acres of active farmland throughout the Okanagan.

4.2 Project Description

The subject property is 20.26 acres (8.2ha) property. The property is located on the corner of Pooley Road and Rose Road, within the Southeast Kelowna OCP Sector. The property used to be an apple orchard; however, these were removed with the development of a new packing facility. The applicant has replanted the remaining land with cherry trees. There are no other dwellings on the property and there is currently two accesses off Rose Road, and this application would ask for a third access onto Pooley Road.

The applicant is seeking approvals to accommodate 60 seasonal workers on the property. The workers will help with packing cherries in the packing facility and work on orchards throughout Kelowna. They will be transferred to other farms with a farm vehicle. There are 16 total units proposed (9 sleeper, 2 washroom, 2 recreational, 2 kitchens, and 1 laundry), for a total floor area of 1913.6m². The total area of infrastructure will be approximately 2,700m² (0.27ha) in size, which does not exceed the maximum allowable 0.3ha footprint. The applicant is proposing to provide each worker with their own room and bed, which is different than a shared space or bunk houses that are typically provided as part of the Seasonal Agricultural Workers Program (SAWP).

4.3 Site Context

The subject property is located on the corner of Rose Road and Pooley Road in Southeast Kelowna. The parcel is accessed from Rose Road, but the application proposes an additional access of Pooley Road. The property is zoned A1 – Agriculture 1 and is designated Resource Protection Area (REP) in the City's Official Community Plan (OCP). The property is located within the Agricultural Land Reserve (ALR).

Subject Property Map: 3201 Pooley Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.33 Protect and enhance local agriculture.

Policy 5.33.1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise 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 5.34.2 Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel; and
- The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.
- TFWH (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Chapter 15 – Farm Protection Development Permit Guidelines

Design TFWH such that:

- TFWH should use all existing dwellings within the farm unit, prior to building new TFWH, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use, or demolished including decommissioning the existing septic system, prior to the authorization of a new TFWH structure.
- TFWH footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- TFWH should have a minimum 3-metre-wide vegetated buffer for screening to adjacent property lines and between the TFWH and active farming areas.

City of Kelowna Agriculture Plan

Allow TFWH, as permitted by City of Kelowna bylaw. TFWH, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the TFWH, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See Attachment B, Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: November 11th, 2020

Date Public Consultation Completed: March 24th, 2021

Agricultural Advisory Committee: March 11th, 2021

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on March 11th, 2020 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends to Council to support a non-adhering residential use permit to allow Temporary Farm Working Housing to accommodate 60 seasonal workers on the subject property.

Anecdotal comments from the Agricultural Advisory Committee (AAC) are that they support the application and want to ensure the migrant workers feel welcome and part of the community. They expressed the idea that additional event should be considered by the City and the community to celebrate migrant worker culture. The Committee also recognized that the applicant has worked towards providing separate rooms for each worker in the midst of the pandemic. Finally, the Committee expressed concerns regarding isolation of workers from the rest of the community and the impact on worker mental health. They encouraged the applicant to integrate workers into the community whenever possible.

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:

Schedule A: Site Plan / Floor Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan

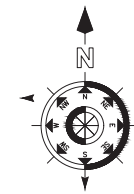
Attachment A: ALC Non-Adhering Residential Use Application

Attachment B: Development Engineering Memorandum

Attachment C: Applicant's Rationale

Attachment D: External Agency Comments (Interior Health & Ministry of Agriculture)

Attachment E: Draft Temporary Farm Working Housing Permit (FH20-0004)



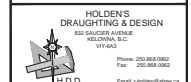
MUNICIPAL ADDRESS
3201 POOLEY ROAD
KELOWNA, B.C.
V1W-4G7

LEGAL ADDRESS
LOT 3 BLOCK
PLAN 790
KID 276244
PID 004-370-651

20.0 Acres / 8.09 Ha.

DATE	NO.	BY	REVISION

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PROJECT
POOLEY RD ORCHARD
3201 POOLEY ROAD
KELOWNA, B.C. V1W-4G7

SHEET TITLE
SITE PLAN & NOTATION

DESIGNER RAH	SHEET NO. A 1
CHECKED R.G.	Rev. 0
DATE Mar. 28, 21	

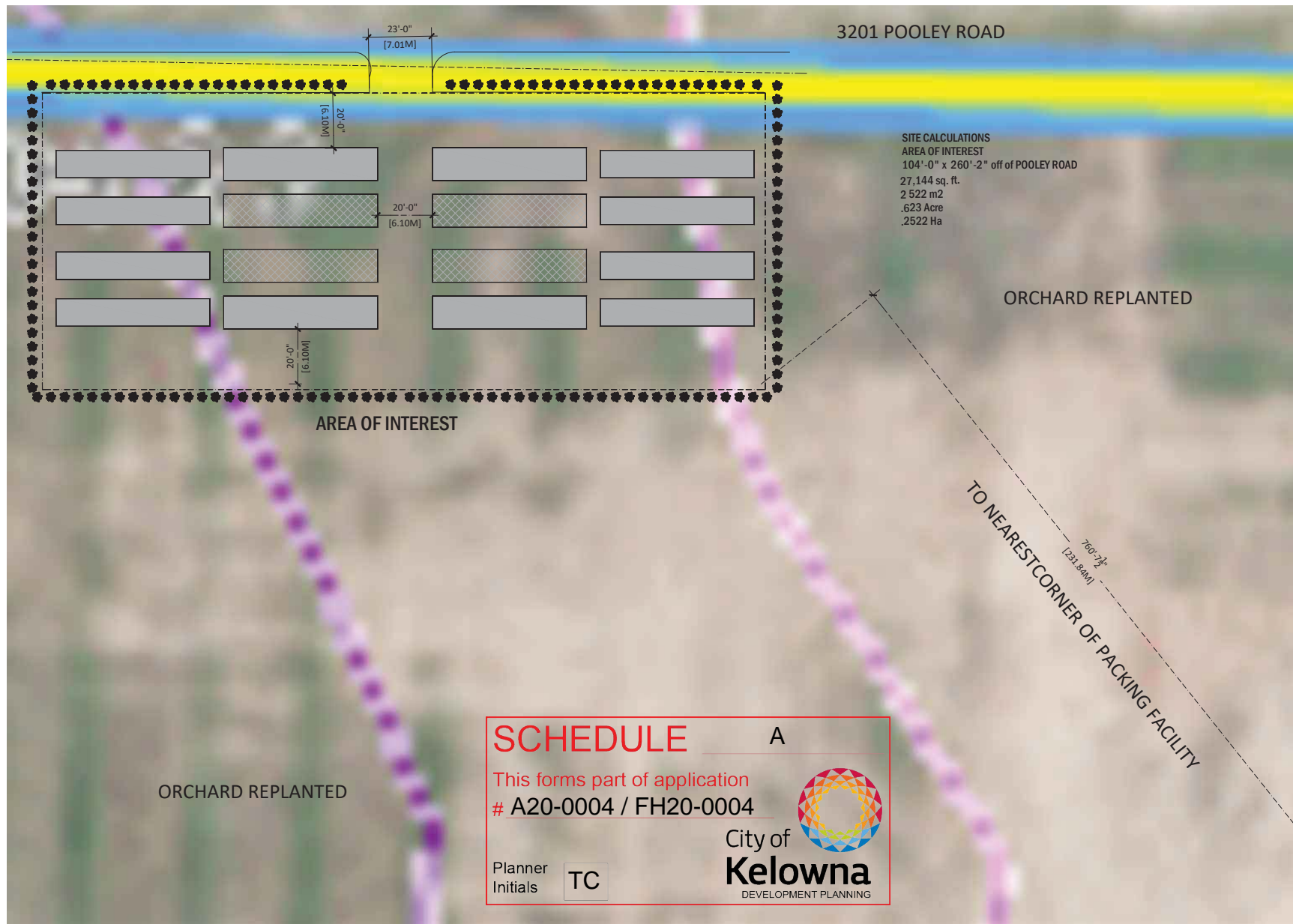
No.	Type	No. of Sleeping Units	Per Unit	Per Unit	Total Amount
7	12' SLEEPING UNIT	49	672 sq. ft.	62.4 m2	5,376 sq. ft. 499.2 m2
1	10' SLEEPING UNIT	7	560 sq. ft.	52.0 m2	1,120 sq. ft. 104.0 m2
1	10' SLEEPING UNIT	4	160 sq. ft.	52.0 m2	480 sq. ft. 44.6 m2
1	STORAGE AREA	0	160 sq. ft.	52.0 m2	360 sq. ft. 33.4 m2
2	12' KITCHEN	0	672 sq. ft.	62.4 m2	1,344 sq. ft. 124.8 m2
2	12' WASHROOM	0	672 sq. ft.	62.4 m2	1,344 sq. ft. 124.8 m2
2	10' RECREATIONAL	0	560 sq. ft.	52.0 m2	1,120 sq. ft. 104.0 m2
NUMBER OF SLEEPING UNITS		60			
				10,304 sq. ft. 1 913.6 m2	

SCHEDULE A

This forms part of application
A20-0004 / FH20-0004

Planner Initials TC

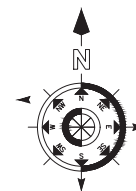
City of Kelowna
DEVELOPMENT PLANNING



MUNICIPAL ADDRESS
 3201 POOLEY ROAD
 KELOWNA, B.C.
 V1W-4G7

LEGAL ADDRESS
 LOT 3 BLOCK
 PLAN 790
 KID 276244
 PID 004-370-651

20.0 Acres / 8.09 Ha.



DATE	NO.	BY	REVISION

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HOLDEN'S
DRAFTING & DESIGN
 402 SAKCER AVENUE
 KELOWNA, B.C.
 V1Y 6A5
 Phone: (250) 868-0862
 Fax: (250) 868-0862
 Email: hholden@holdens.ca

PROJECT
 POOLEY RD ORCHARD
 3201 POOLEY ROAD
 KELOWNA, B.C. V1W-4G7

SHEET TITLE
 ENLARGED PARTIAL
 SITE PLAN

DESIGNER RAH	SHEET NO. A 1a
CHECKED R.G.	Rev. 0
DATE Mar. 28, 21	

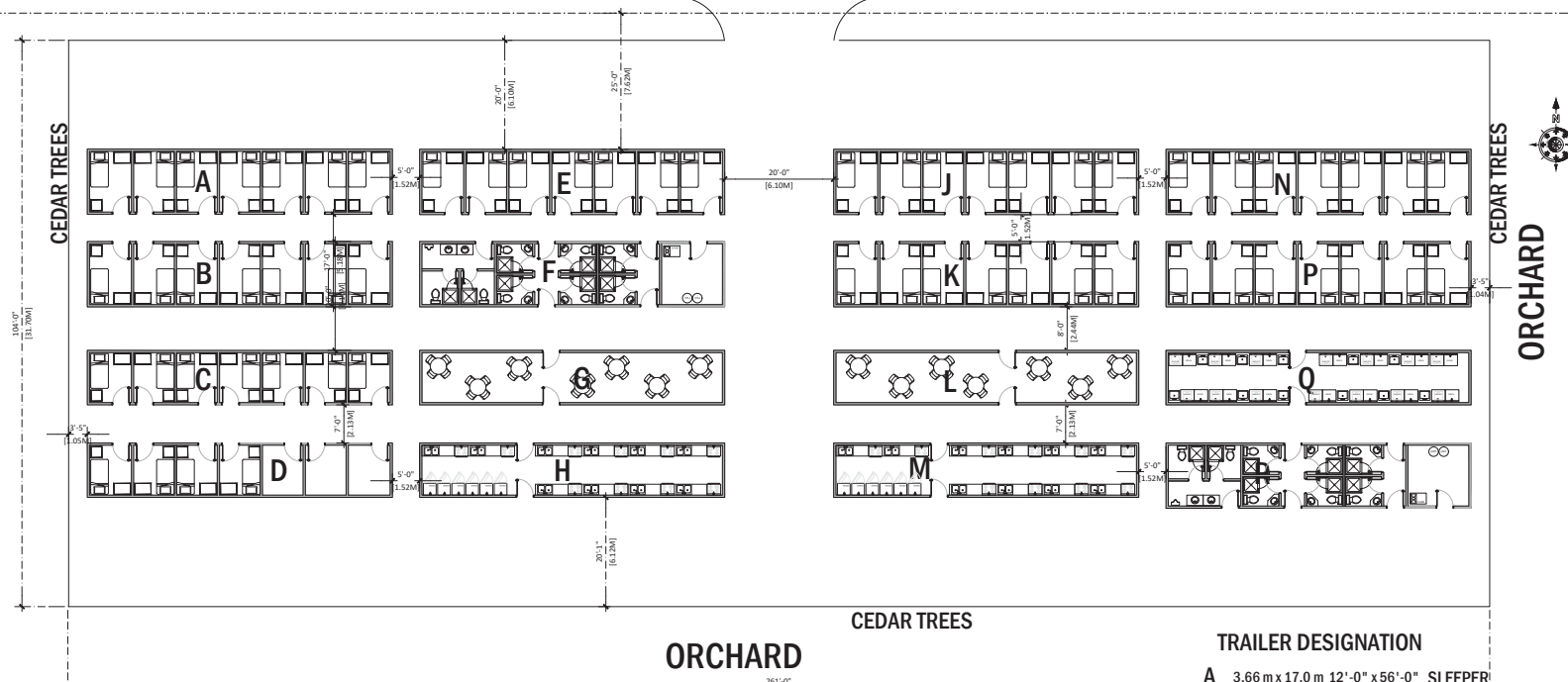
SCHEDULE A

This forms part of application
 # A20-0004 / FH20-0004

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

ORCHARD



ORCHARD

SCHEDULE

This forms part of application
A20-0004 / FH20-0004

Planner
Initials

TC

A

**City of
Kelowna**
DEVELOPMENT PLANNING

CEDAR TREES

ORCHARD
261'-0"

TRAILER DESIGNATION

- A** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- B** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- C** 3.0 m x 17.0 m 10'-0" x 32'-0" SLEEPER
- D** 3.0 m x 17.0 m 10'-0" x 24'-0" STORAGE AREA
- E** 3.0 m x 17.0 m 10'-0" x 56'-0" SLEEPER
- F** 3.66 m x 17.0 m 12'-0" x 56'-0" WASHROOM
- G** 3.0 m x 17.0 m 10'-0" x 56'-0" RECREATIONAL
- H** 3.66 m x 17.0 m 12'-0" x 56'-0" KITCHEN
- J** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- K** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- L** 3.0 m x 17.0 m 10'-0" x 56'-0" RECREATIONAL
- M** 3.0 m x 17.0 m 10'-0" x 56'-0" KITCHEN
- N** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- P** 3.66 m x 17.0 m 12'-0" x 56'-0" SLEEPER
- Q** 3.0 m x 17.0 m 10'-0" x 56'-0" LAUNDRY
- R** 3.0 m x 17.0 m 10'-0" x 56'-0" WASHROOM

DATE	NO.	REVISION

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**HOLDEN'S
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KELLOWNA, B.C.
V1Y 6A5
Phone: (250) 868-0862
Fax: (250) 868-0862
Email: h.d.d.@holdens.ca


PROJECT: POOLEY RD ORCHARD
3201 POOLEY ROAD
KELOWNA, B.C. V1W 4G7

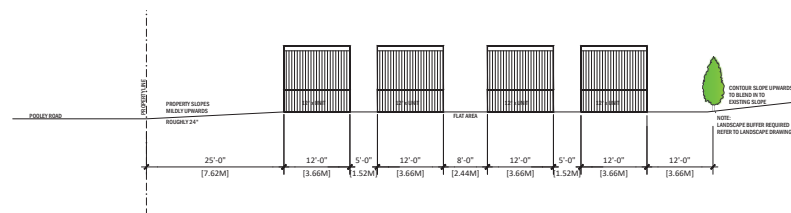
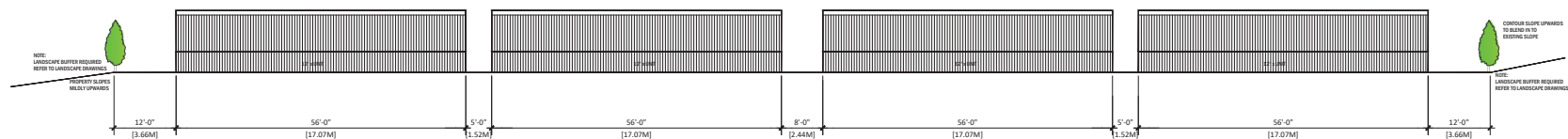
SHEET TITLE: UNIT TRAILER CONFIGURATION

DESIGNER: RAH CHECKED: R.G. TITLE: DATE: Mar. 28, 21	SHEET NO.: <div style="font-size: 2em; font-weight: bold; text-align: center;">A 2</div> Rev. 0
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<h1 style="margin: 0; color: red;">SCHEDULE</h1> <p style="margin: 10px 0 0 0; color: red;">This forms part of application</p> <p style="margin: 0; color: red;"># </p>	<h1 style="margin: 0; color: red;">A</h1>
<p style="margin: 0;">Planner Initials</p> <div style="border: 1px solid black; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 5px auto;"> TC </div>	 <p style="margin: 0; font-weight: bold; font-size: 1.2em;">City of Kelowna</p> <p style="margin: 0; font-weight: bold; font-size: 0.8em;">DEVELOPMENT PLANNING</p>

DATE	REV	DESCRIPTION
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<p>HOLDEN'S DRAFTING & DESIGN</p> <p>812 SULLIVER AVENUE KELOWNA, B.C. V1Y 6A1</p> <p>Phone: 255-888-0182 Fax: 255-888-0582</p> <p>Email: info@hdd.ca</p>		
<p> H.D.D.</p>		
PROJECT		
<p>POOLEY RD ORCHARD 3201 POOLEY ROAD KELOWNA, B.C. V1Y-4G7</p>		
<p>04/07/2012</p> <p>UNIT FLOOR PLANS</p>		
DRAWN BY	DATE/REV	
RAH		
CHECKED BY		
R.G.	<p>A3</p>	
DATE	Rev. 0	
Mar. 28, 21		



SCHEDULE B

This forms part of application
A20-0004 / FH20-0004



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC[illegible]

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PROJECT
POOLEY RD ORCHARD
3201 POOLEY ROAD
KELOWNA, B.C. V1W-4G7

SHEET TITLE

SITE ELEVATIONS

DESIGN	RAH	SHEET NO.	A 4
CHECKED	R.G.		
SCALE			
DATE	Mar. 28, 21		
			Rev. 0

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60454

Application Status: Under LG Review

Applicant: 1035617 BC Ltd.

Local Government: City of Kelowna

Local Government Date of Receipt: 11/25/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Non-Adhering Tourism Accommodation

Proposal: The purpose of the proposal is to build housing for temporary foreign worker under TFW programs.

Mailing Address:

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-370-651

Legal Description: L 3 SEC 10 TP 26 OSOYOOS DIVISION YALE DISTRICT PL 790

Parcel Area: 8.2 ha

Civic Address: 3201 pooley road kelowna bc V1W4G7

Date of Purchase: 12/13/2018

Farm Classification: Yes

Owners

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

When the property was first bought it was an old apple orchard .Now replanting has been done and cherry trees have been planted in the place of the apples.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Old apples tree were pulled and new cherries trees are being planted

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

No non agriculture use is in place

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Tree fruit farming

East

Land Use Type: Agricultural/Farm
Specify Activity: Tree fruit farming

South

Land Use Type: Agricultural/Farm
Specify Activity: Tree fruit farming

West

Land Use Type: Agricultural/Farm
Specify Activity: Tree fruit farming

Proposal

1. What is the purpose of the proposal?

The purpose of the proposal is to build housing for temporary foreign worker under TFW programs.

2. Describe any agri-tourism that is currently taking place on the property.

No

3. What is the total floor area of the proposed accommodation in square metres?

1913.6 m²

4. How many "sleeping units" in total are proposed?

16

5. Describe the rationale for the proposed location of the accommodation.

The proposed location is central location to our farms in Kelowna and Vernon area. Cherries packing activities will also be carried out on this farm property. To manage our farming activities efficiently we require the worker to live on this property.

6. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

No current residential structure is present on the property.

ATTACHMENT		A
This forms part of application		
# A20-0004 FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

7. Describe any agri-tourism accommodation or tourist accommodation currently located on the property.

None

8. Does the proposal support agriculture in the short or long term? Please explain.

The proposal support the agriculture in the long run. To manage and complete farming activities on time such as pruning, thinning, harvesting, packing, we require certain number of worker. Without required number of worker we won't be able to complete any tasks. The proposed build will provide housing for our workers and assist in successful operation.

9. What is the total area of infrastructure necessary to support the proposed accommodation?

2700 meter square

10. Do you need to import any fill be required to construct the accommodation?

No

Applicant Attachments

- Other correspondence or file information - Project Rational
- Proposal Sketch - 60454
- Other correspondence or file information - Title certificates
- Other correspondence or file information - Lease documents
- Site Photo - Photos
- Certificate of Title - 004-370-651

ALC Attachments

None.

Decisions

None.

ATTACHMENT		A
This forms part of application		
# A20-0004 FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: December 15, 2020
File No.: A20-0004 FH20-0004
To: Land Use Planning Manager (TC)
From: Development Engineering Manager (JK)
Subject: 3201 Pooley Road at Rose Rd Lot 3 Plan 790 Farm Worker Housing

Development Engineering has the following comments and requirements associated with this application to consider an ALC Non-Adhering Residential Use Permit to allow for Temporary Farm Worker Housing to be constructed on the subject property for 60 Farm Workers.

The requirements for setbacks and Building Code related issues must be considered. Development Engineering will defer comment on those and other issues to Building & Permitting.

Domestic water and fire protection.

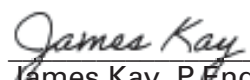
The subject property is currently serviced with an irrigation service, a Domestic service and a dedicated Fire Line. On-site servicing, the utilisation of the existing services as well as the required fire protection will be reviewed by Building & Permitting.

Sanitary Sewer.

This subject property is currently not within the City service area. Sanitary sewage is handled by on-site wastewater disposal system(s). The existing and proposed on-site system(s) will be reviewed by a Licenced Wastewater Practitioner and Building & Permitting.

Access and Parking

Both Pooley Rd and Rose Rd fronting this property are designated as major collectors. Provide an adequate a hard surface to accommodate the parking and turning movements on-site. Limit the driveway width to 6.0m meters


James Kay, P.Eng.
Development Engineering Manager
JF

ATTACHMENT		B
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Project Rational

Introduction

We are a family operated grower and packer originally based in Oliver BC Canada since 1998. We are involved in growing and processing of tree fruits such as cherries, peaches, nectarines, and apples. We also grow vegetable at considerable scale. In the last several years, due to rapid expansion in North Okanagan, we focused on Kelowna and surrounding areas and purchased many properties in the area. Now largest share of our farm properties is based around Kelowna. With recent purchased farms and increased production from the existing orchards, we had to built newwe packing facility to enhance the production capacity and adopt the new processing technology available in the industry. As Kelowna being central to various locations in BC including Oliver, Keremeos, Vernon, Armstrong, Kelowna, we opted to build the newer packing facility in Kelowna at 3201 Pooley RD, one of our cherry’s orchard. The project started in mid 2019 and finished in June 2020. Starting with cherries 2021, we will commence packing cherries at the newer facility at 3201 Pooley rd., Kelowna.

Requirement for housing

As there is no housing located at 3201 Pooley RD, Kelowna or near by owned properties to reside our workers, we must build new housing for workers required to pack cherries and work in Kelowna orchards. We required minimum of 60 workers to handle packing house operation and orchards in Kelowna effectively. Workers will be transported to near orchards in the farm vehicle. Most of the workers we employ receive under the temporary foreign worker program which has strict housing requirement. Moreover, the restrictions implemented due to ongoing pandemic of Covid 19, forces to build a well structed housing with



required living space and utilities to provide workers a safe living environment.

The plan and impact

We have already prepared the design and plans for the project and tried to use the less agricultural land as possible. To minimize the impact, we are utilizing the portable containers as housing instead of building whole new concrete building. The utilization of containers significantly minimizes the impact by reducing the number of activities required to build a completely new building.

Distance between the packing house and proposed building

The proposed TFWH is not sited within 15mm or less from the existing packing facility. The main reason for more distance is workers safety. The area surrounding the packing facility is usually crowded with semi trucks delivering the fruit and loading the packed product. Additionally, there will be other vehicle and equipment moving such as forklifts, passenger vehicle of staff and visitor.

Dec 16, 2020

City of Kelowna
1435 Water Street,
Kelowna, BC V1Y 1J4

Dear Lauren Moore,

Re: A20-0004, FH20-0004 – Request for Temporary Farm Worker Housing at 3201 Pooley Road

Thank you for the opportunity to provide comments on this application. It is my understanding the applicant is requesting a permit to allow for Temporary Farm Worker (TFW) Housing on ALR land to house up to 60 TFWs. The referral has been reviewed from a Healthy Food Systems and a Healthy Communities Development perspective. The following is for your consideration:

Housing

While Interior Health recognizes the importance of having housing available for TFW, this proposed housing may not support the health and wellness of the workers.

- The location of the housing on Pooley Road is outside the Permanent Growth Boundary and does not provide convenient access to amenities the workers may require.
- Not having easy access to a variety of amenities, such as public transportation and grocery stores, may have a negative impact on the workers' physical and mental health. In addition, opportunities for social connection with the broader community of Kelowna will be limited.

Interior Health also recognizes the farm employer's need to have the workers housed in proximity to the farm. However, the health and wellness of the workers also should be considered while they are working in the community. A possible option would be to have housing located within the Permanent Growth Boundary (See example from [Abbotsford](#)). If this is not possible, then partnerships with community groups and social services are suggested to ensure the health and wellness of the workers are supported. In addition, regardless of where the housing is located, engagement with the farm workers to identify their needs and partnerships with social services are suggested to ensure they are connected with city and other amenities.

Environmental Public Health

Interior Health, over the years, has received and investigated complaints of poor farm worker housing conditions. As such, we are interested in continuing to work with the City of Kelowna to ensure safe and sanitary housing conditions for farm workers. In addition, to ensure the applicant is following City of Kelowna's [Specific Use Regulations](#) for Temporary Farm Worker Housing (section 9.13); it is recommended prior to Building Permit issuance, Interior Health - Environmental Health program confirm all regulatory requirements have been met. The Environmental Health program can be contacted at HP.Admin.Central@interiorhealth.ca.



It is my understanding that the subject parcel is serviced by community water and not sanitary sewer systems. From an Environmental Public Health perspective, the following legislation may apply to this proposal:

- [Sewerage System Regulation](#): Prescribes any buildings in which domestic sewage is produced must be connected to the sanitary sewer system or a sewerage system. See [IH Onsite Sewerage webpage](#) for more information.
- [Industrial Camps Regulation](#): Prescribes the minimum housing standards that must be met. Even though this regulation is for where there are five or more occupants, these standards are still encouraged to be followed as best practice.
- [Food Premises Regulation](#): Prescribes requirements for food preparation and service to workers.

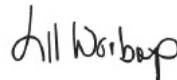
More information about sewerage and food premise requirements and processes can be found on the [Interior Health - Your Environment webpage](#).

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. Please do not hesitate to reach out to if you require clarification or have questions.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Jill Worboys, RD
Public Health Dietitian
Healthy Communities

ATTACHMENT		D
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



ATTACHMENT		D
This forms part of application # A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

December 18, 2020

File No: 0280-30

Local Government File No: A20-0004

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Via E-mail: planninginfo@kelowna.ca

Dear City of Kelowna:

Re: Non-adhering residential use application for 3201 Pooley Road (PID: 004-370-651)

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the proposed non-adhering residential use application in the Agricultural Land Reserve (ALR) for temporary farm worker housing. We note that the proposed temporary farm worker housing is intended to house workers that are part of the federal Seasonal Agriculture Worker Program (SAWP). The amount of useable space allocated per worker is more than double the amount of space suggested in the Temporary Farm Worker Housing Minister's Bylaw Standard in the Ministry's Guide for Bylaw Development in Farming Areas, which was intended to strike a balance between providing sufficient housing for workers and protection of agricultural land. However, the TFWH Standard was developed in 2009 and is due for a review. In addition, Covid-19 has posed significant challenges with regard to housing of SAWP workers in such a way as to achieve good public health outcomes.

Ministry staff have no objection to this application proceeding to the Agricultural Land Commission (ALC) for the following reasons:

- The proposed housing is on a larger (20 acre) lot and the farm operation consists of multiple parcels, some of which include processing;
- The housing is proposed to be on a compact footprint close to the road;
- The housing is proposed to consist of trailers which could easily be removed when no longer required;
- The applicants are clearly attempting to address public health issues by providing each worker with their own bedroom space; and
- Based on the information in the documentation provided it appears that the number of workers proposed to be housed is consistent with the Minister's Bylaw Standard for Temporary Farm Worker Housing.

If you have any questions, please contact us directly by email or phone.

- 2 -

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



Christina Forbes, BSc, P.Ag.
Regional Agrologist | Kelowna
BC Ministry of Agriculture, Food
and Fisheries
Christina.Forbes@gov.bc.ca
236-766-7057

Email copy: Sara Huber, Regional Planner, ALC Sara.Huber@gov.bc.ca

ATTACHMENT		D
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

TEMPORARY FARM WORKER HOUSING PERMIT



APPROVED ISSUANCE OF TEMPORARY FARM WORKER HOUSING PERMIT NO. FH20-0004

Issued To: 1035618 BC Ltd., Inc.No. 1035617
Site Address: 3201 Pooley Road
Legal Description: Lot 3 Section 10 Township 26 ODYD Plan 790

Zoning Classification: A1 – Agriculture 1
Development Permit Area: Temporary Farm Worker Housing

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Temporary Farm Worker Housing Permit No. FH20-0004 Lot 3 Section 10 Township 26 ODYD Plan 790 located at 3201 Pooley Road, Kelowna, BC to allow the development of temporary farm worker housing be approved subject to the following:

- a) The dimensions and siting of the buildings and structures to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the subject property to be constructed in accordance with Schedule B;
- c) A vegetated buffer is provided for screening adjacent property lines and between the temporary farm worker housing and active farming areas in accordance with Schedule C;
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of an Irrevocable Letter of Credit in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- e) Registration of a Section 219 Restrictive Covenant restricting the use of the temporary farm worker housing to accommodation for temporary farm workers only, to a maximum sixty (60) temporary farm workers, and to a maximum occupation of ten (10) months of the year;

ATTACHMENT		E
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

- f) Registration of a Section 219 Restrictive Covenant on all parcels owned or leased by the farmer in the Southeast Kelowna OCP Sector restricting the total number of temporary farm worker housing to sixty (60) on those parcels; and
- g) Registration of a Section 219 Restrictive Covenant on the farm unit parcels prohibiting the parcels from being sold or otherwise transferred separately; and

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

2. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of \$7,000.00

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

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

ATTACHMENT		E
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

5. APPROVALS

Issued and approved by Council on the April 26th, 2021

Terry Barton, Development Planning Department Manager

Date

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

ATTACHMENT		E
This forms part of application		
# A20-0004 / FH20-0004		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



A20-0004 FH20-0004 3201 Pooley Road

ALR Application for Non-Adhering Residential Use Permit &
Temporary Farm Work Housing Applications

Proposal

- ▶ To support an application to the Agricultural Land Commission for a non-adhering residential use permit application for Temporary Farm Worker Housing.

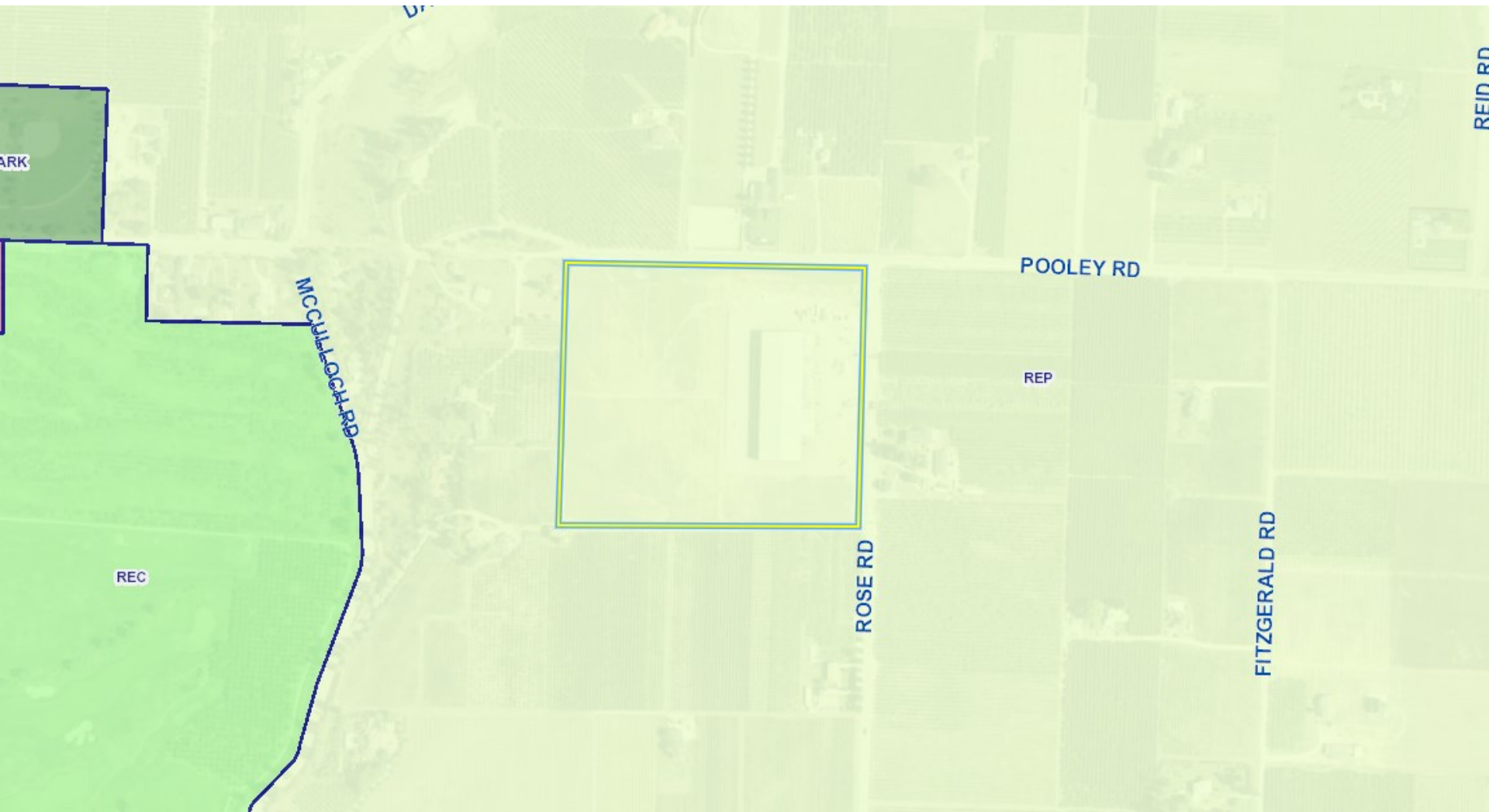
Development Process



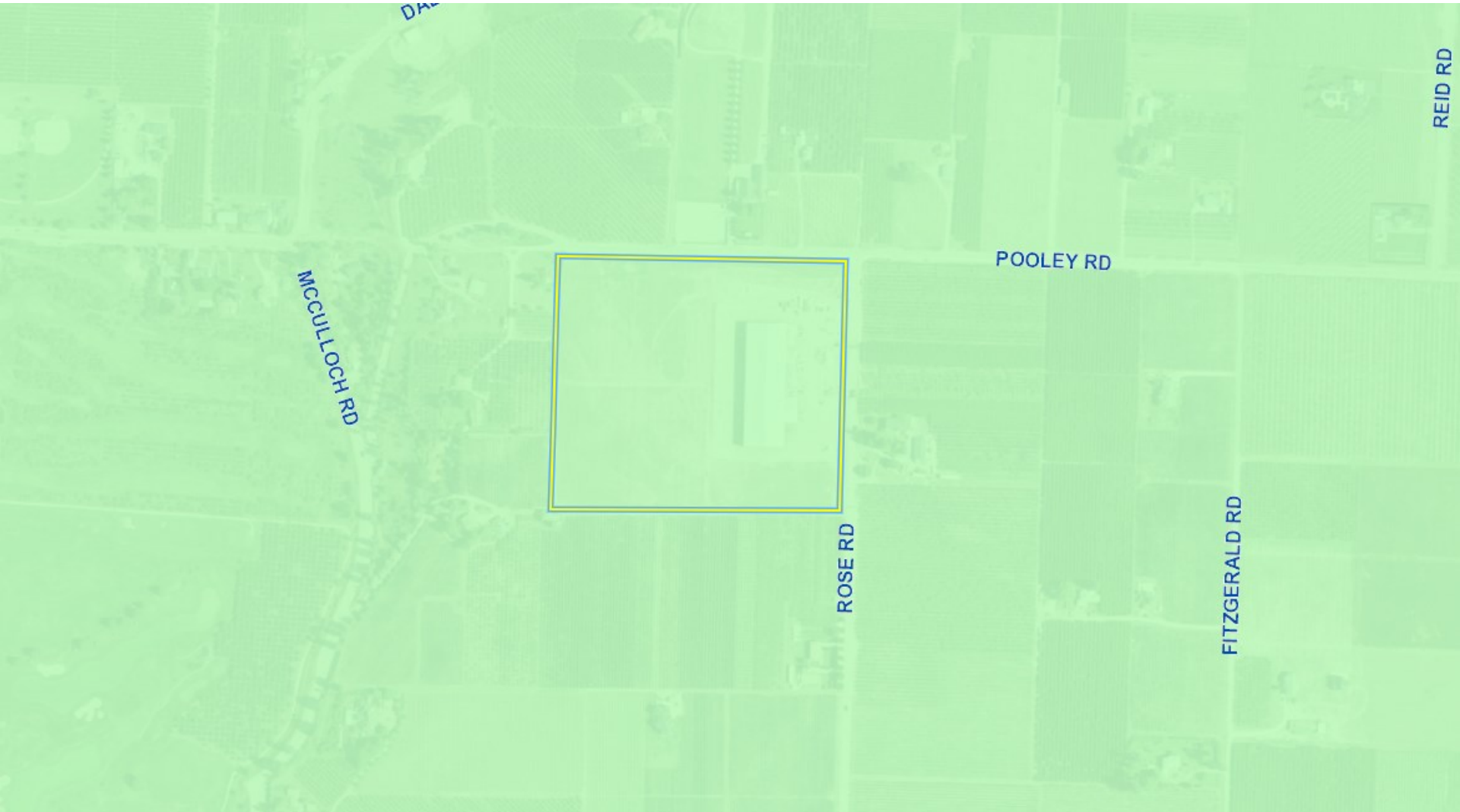
Context Map



OCP Future Land Use / Zoning



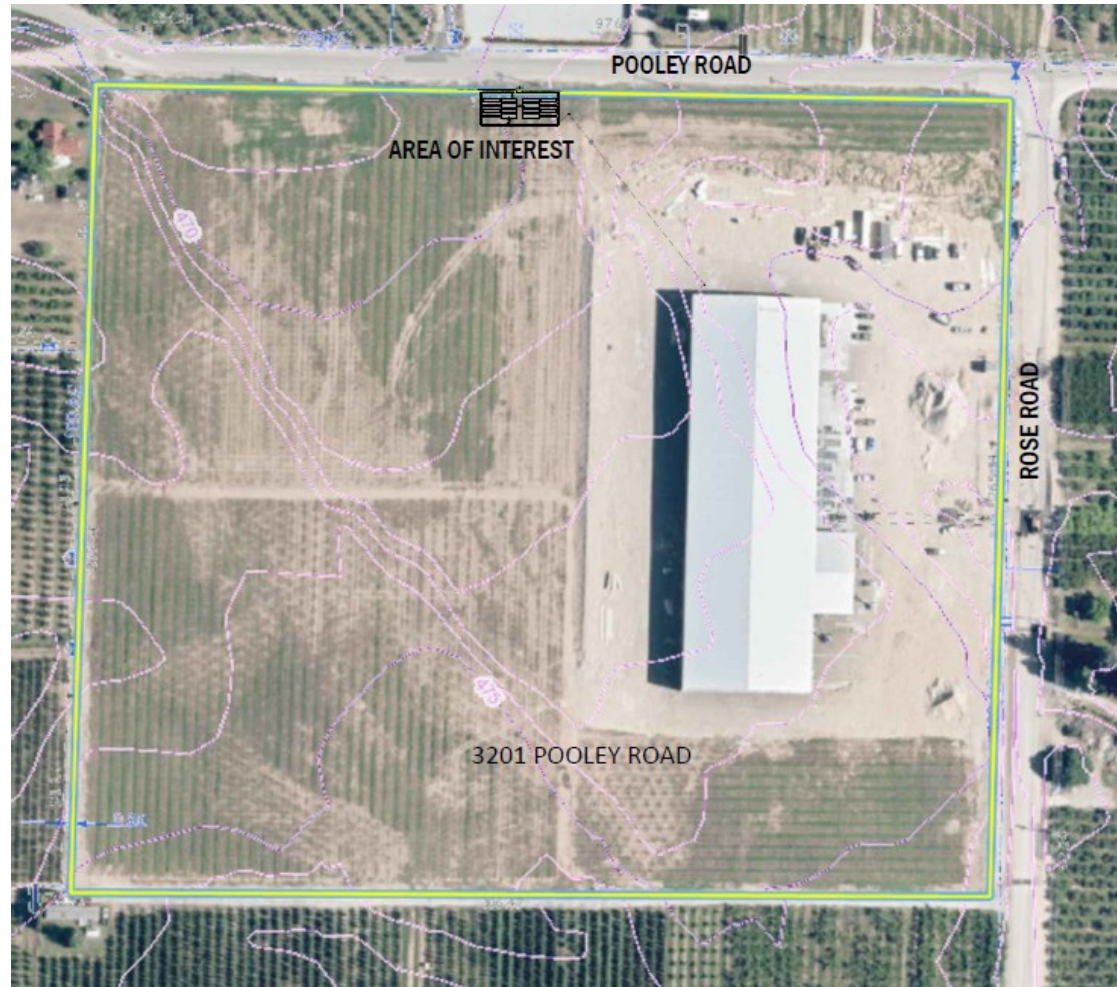
Agricultural Land Reserve



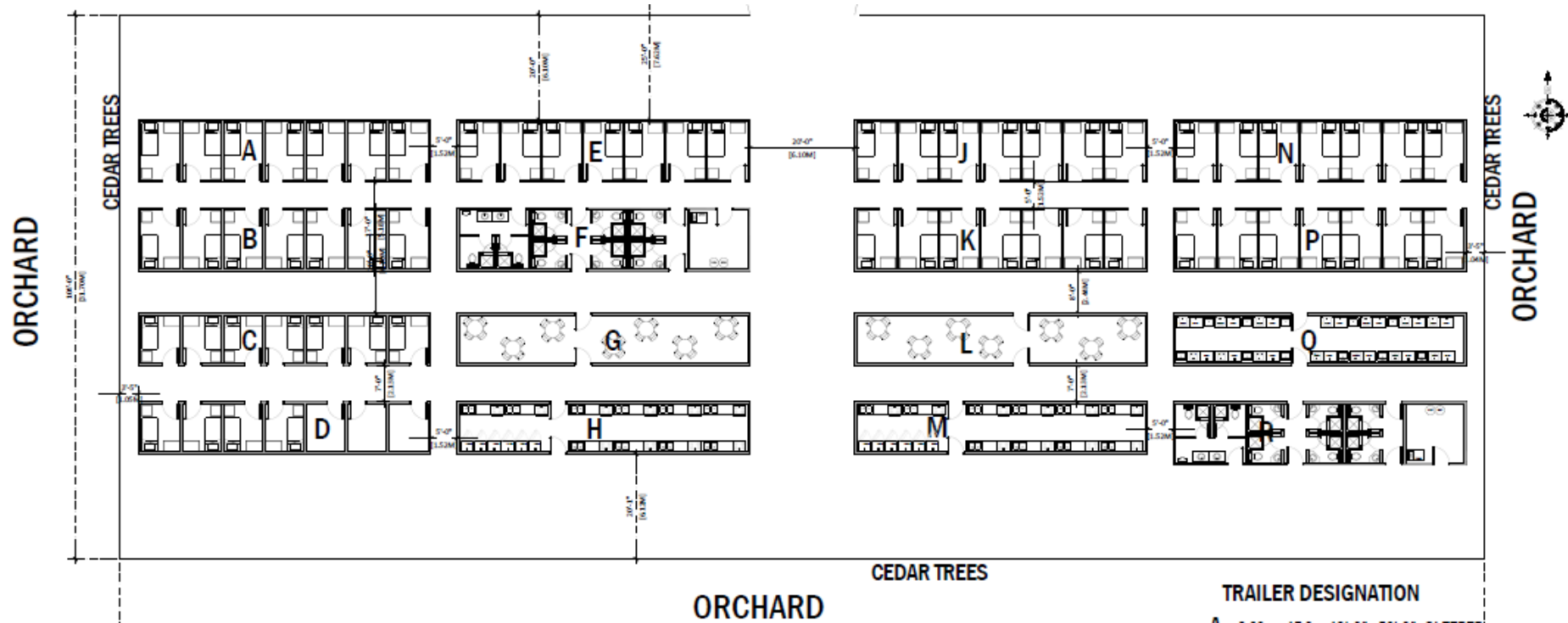
Project Details

- ▶ The applicant is seeking approvals to allow for 60 seasonal workers on the property.
- ▶ They will be house in 16 total units
 - ▶ 9 sleeper units
 - ▶ 2 washroom facilities
 - ▶ 2 kitchens
 - ▶ 1 laundry
- ▶ The infrastructure will be roughly 2,700m² in size.
 - ▶ Will not exceed allowable 0.3ha (3,000m²) area

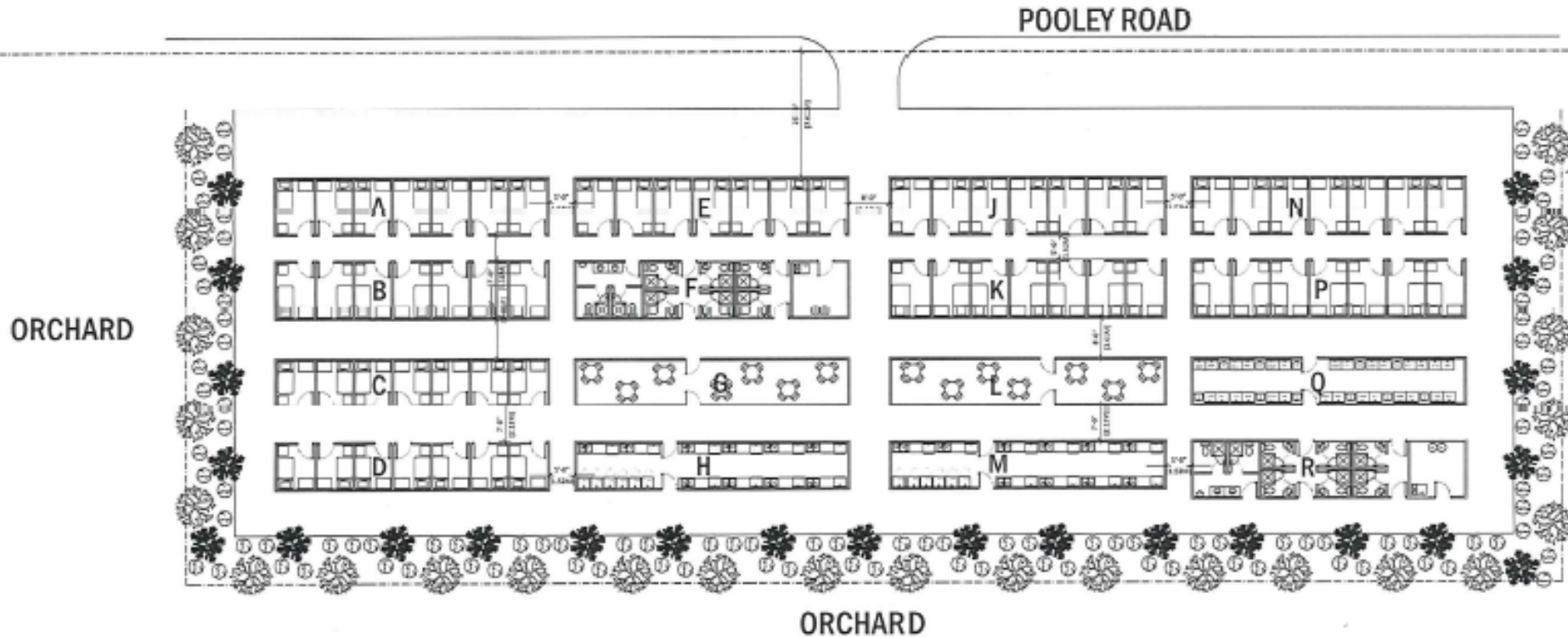
Site Plan



Floor Plan



Landscape Plan



Development Policy: Zoning Bylaw

Regulation	Meets
Minimum farm unit size: 3.8 ha	<input checked="" type="checkbox"/>
New TFWH structures must include a communal kitchen	<input checked="" type="checkbox"/>
Only occupied during growing, harvesting and pruning periods	<input checked="" type="checkbox"/>
Occupied no more than 10 months of a calendar year	<input checked="" type="checkbox"/>
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	<input checked="" type="checkbox"/>
Maximum temporary farm workers per city sector: 60	<input checked="" type="checkbox"/>

Development Policy: OCP Policies & Permit Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Scale of farm operation is large enough that permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH on non-permanent foundations where the need for farm worker housing is justified	<input checked="" type="checkbox"/>
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	<input checked="" type="checkbox"/>
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming	<input checked="" type="checkbox"/>

AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on March 11th, 2021
 - ▶ AAC Recommended that Council support the application.

Public Notification Policy #367

- ▶ The applicant completed the required Neighbourhood Consultation on March 24th, 2021 to all homes and tenants within a 300m radius of the subject property.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use & Temporary Farm Worker Housing applications.
 - ▶ Applicant has 883 acres of farming throughout the Okanagan;
 - ▶ Meets intent of Zoning Bylaw, OCP and Agricultural Plan;
 - ▶ Applicant is seeking proper approvals and permits for the TFWH housing.
- ▶ Recommend the application be forwarded to ALC for consideration



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: April 12, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: A21-0002 **Owner:** Parminder and Kulwant Hans

Address: 1454 Teasdale Road **Applicant:** Lauren Mason - Nudigz Contractors Ltd.

Subject: Non-Adhering Residential Use Permit

Existing OCP Designation: REP- Resource Protection Area

Existing Zone: A1 – Agriculture 1 Zone

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A21-0002 for Lot A, Section 23, Township 26, ODYD, Plan 4697 Except Plans H12752 and KAP78750 located at 1454 Teasdale Road, Kelowna, BC for a non-adhering residential use permit pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider an ALR Non-Adhering Residential Use Permit to allow for proposed temporary residences on non-permanent foundations to accommodate five (5) temporary agricultural workers on the subject property.

3.0 Development Planning

Staff support the application for temporary farm worker housing for a maximum of five agriculture workers on the subject property. The proposed temporary farm worker accommodation meets the regulations of the City's Zoning Bylaw and guidelines stated in Official Community Plan. The proposal is also consistent with Ministry of Agriculture standards for temporary farm worker accommodation. Specifically, the proposed accommodation is on non-permanent foundations which is the preferred solution where the need for farm worker housing is justified. The proposed housing meets the needs of the farming operation and is located in an area of the property that minimizes the residential impact to agriculture.

4.0 Proposal

4.1 Background

The subject site is a 16.7 acre agricultural property located at 1454 Teasdale Road in the Rutland neighborhood. The majority of the lot (Approximately 15.5 acres) is planted to grapes. There is an existing 1,500sqft single family dwelling on the property which is being used for orchard management. The applicants state that they require housing for 5 temporary farm workers to farm the property which cannot be housed in the existing dwelling. The applicants are also farming several other properties within Kelowna the only temporary farm worker housing they are currently providing is for 4 workers in the existing single detached house on the subject property.

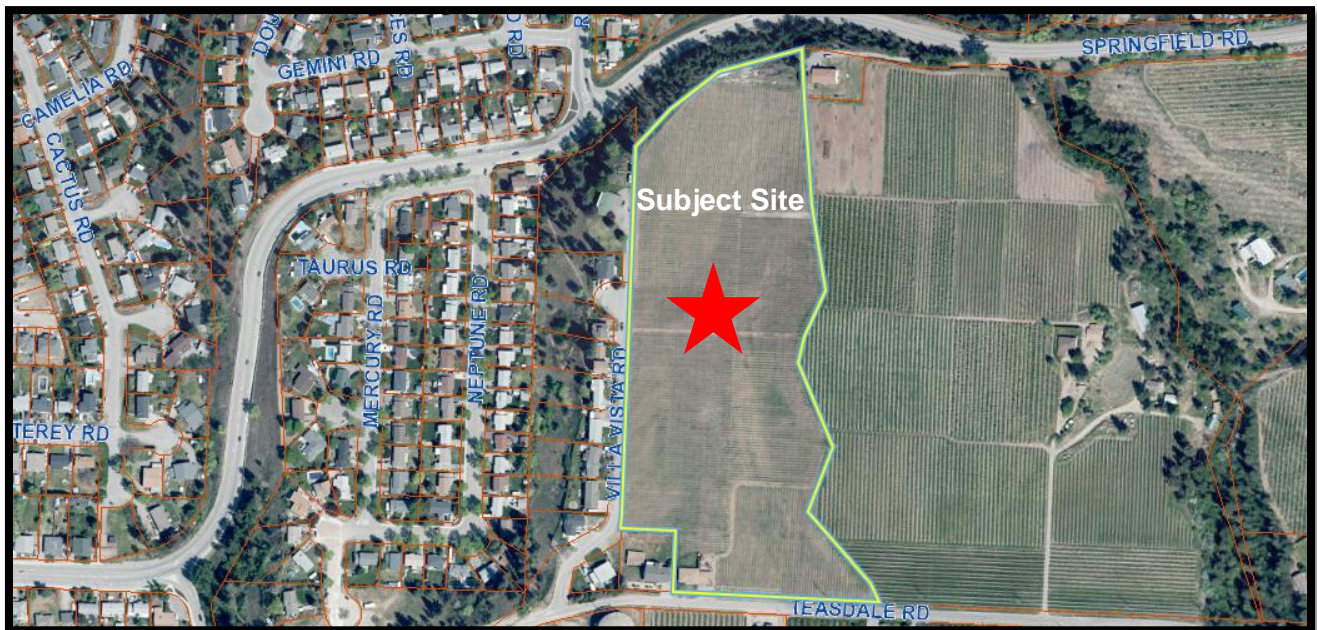
4.2 Project Description

The proposal is to place a modular building near the existing single detached house to house 5 workers as shown on the attached site plan. The proposal is consistent with the City of Kelowna regulations related to temporary farm worker housing (TFWH). Specifically the proposed building is a modular building to be placed on a non-permanent foundation and the proposed temporary farm worker housing is located in an area contiguous with the existing residential footprint meant to maximize agricultural potential and limit negative impacts on the farm parcel.

4.3 Site Context

The subject site is located in the Agricultural Land Reserve. The property is zoned A1 – Agriculture and designated REP- Resource Protection Area in the City's Official Community Plan. Most of the area surrounding the property is within the ALR and zoned for agriculture. There is an existing residential neighborhood zoned RU1 – Large Lot Residential to the west of the subject site.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.33 Protect and enhance local agriculture.

Policy 5.33.1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise 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 5.34.2 Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel; and
- The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.
- Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Chapter 15 Farm Protection Development Permit Guidelines.

Design temporary farm working housing such that:

- Temporary farm worker housing should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.

5.2 City of Kelowna Agriculture Plan

- Allow Temporary Farm Worker Housing, as permitted by City of Kelowna bylaw. Temporary Farm Worker Housing, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer.

6.0 Technical Comments

6.1 Development Engineering Department

- See Development Engineering Memorandum (attached)

6.2 Ministry of Agriculture

- Ministry staff have no objection to this application proceeding to the Agricultural Land Commission (ALC) for the following reasons:
 - The proposed housing is on a larger (16.7 acre) lot and is planted to more than 15 acres of grapes;
 - The housing is relatively small in size and is proposed to be on a compact footprint close to the road and close to the principal dwelling;
 - The housing appears to consist of a mobile home or trailer which could easily be removed when no longer required;
 - The applicant is clearly attempting to address public health issues by providing each worker with their own bedroom and bathroom space; and

7.0 Application Chronology

Date of Application Received: January 14th 2021
Agricultural Advisory Committee March 11th 2021

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on March 11th 2021 and the following recommendations were passed:

THAT the Committee recommend to Council to **support** a non-adhering residential use permit to allow temporary farm help housing to accommodate 5 seasonal workers on the subject property.

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan and Floor Plans

Attachment B: Non-Adhering Residential Use Permit Application

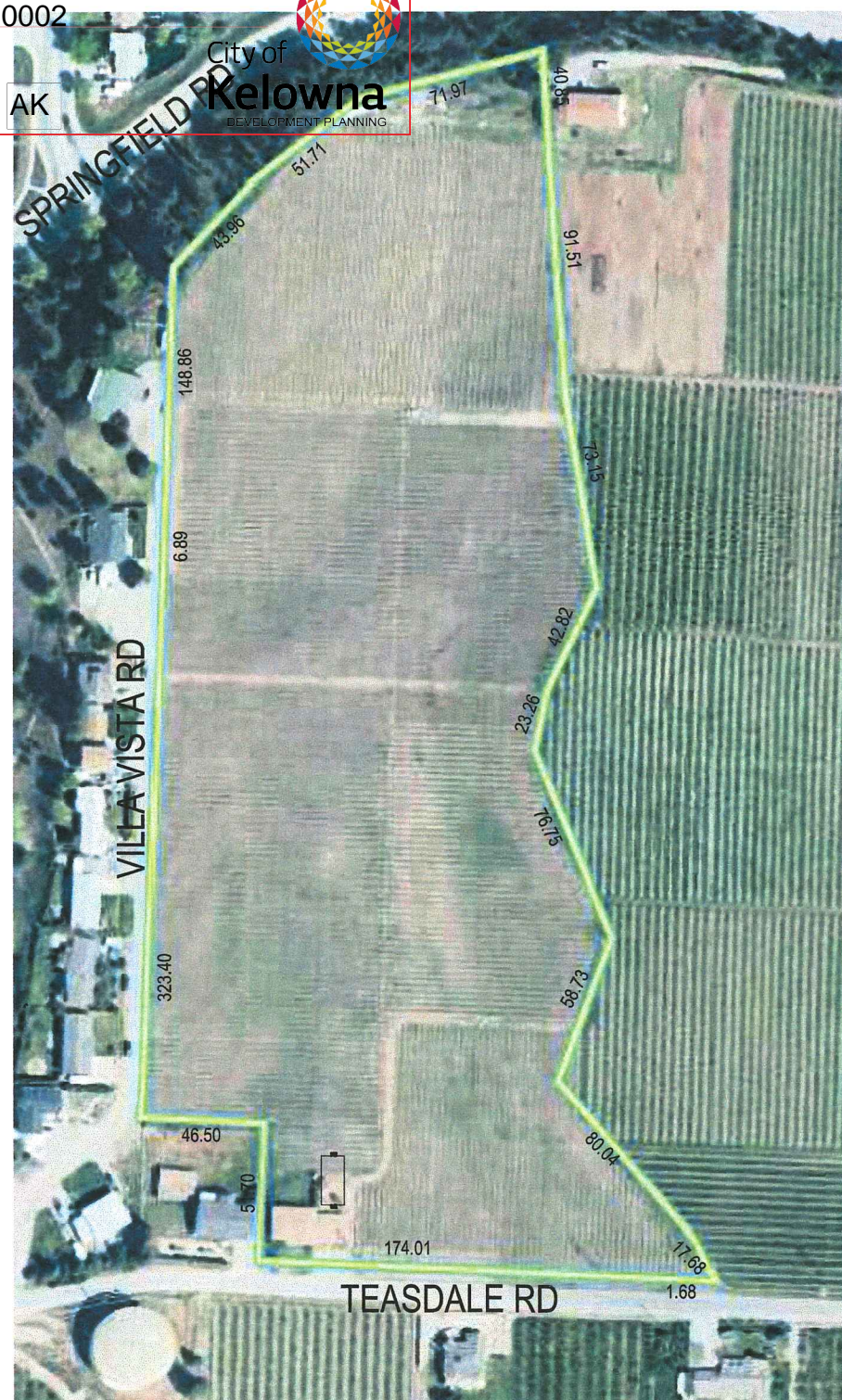
Attachment C: Development Engineering Memorandum

This forms part of application

A21-0002

Planner Initials AK

City of Kelowna
DEVELOPMENT PLANNING



1 SITE PLAN
SCALE: NTS

GENERAL NOTES:

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LAYOUTS ARE SUBJECT TO CHANGE DUE TO EXISTING CONSTRUCTION.

2 ENLARGED SITE PLAN
SCALE: 1/32"=1'-0"



PROJECT DATA:

CIVIC ADDRESS: 1454 TEASDALE RD., KELOWNA, BC
LEGAL DESCRIPTION: PLAN KAP4697 LOT A SECTION 23 TOWNSHIP 26 EXCEPT PLAN H12752 KAP78750
PID: 008-573-824
ZONING: A1, AGRICULTURAL

LOT AREA: 67,610m²
TOTAL BUILDING AREA: 157m²
SITE COVERAGE: 0.2%
BUILDING HEIGHT: 1-STORY



PROJECT:

1454 TEASDALE RD
5-PERSON CAMP

DRAWING TITLE:

SITE PLAN

SCALE:

AS NOTED

DATE:

01.04.2021

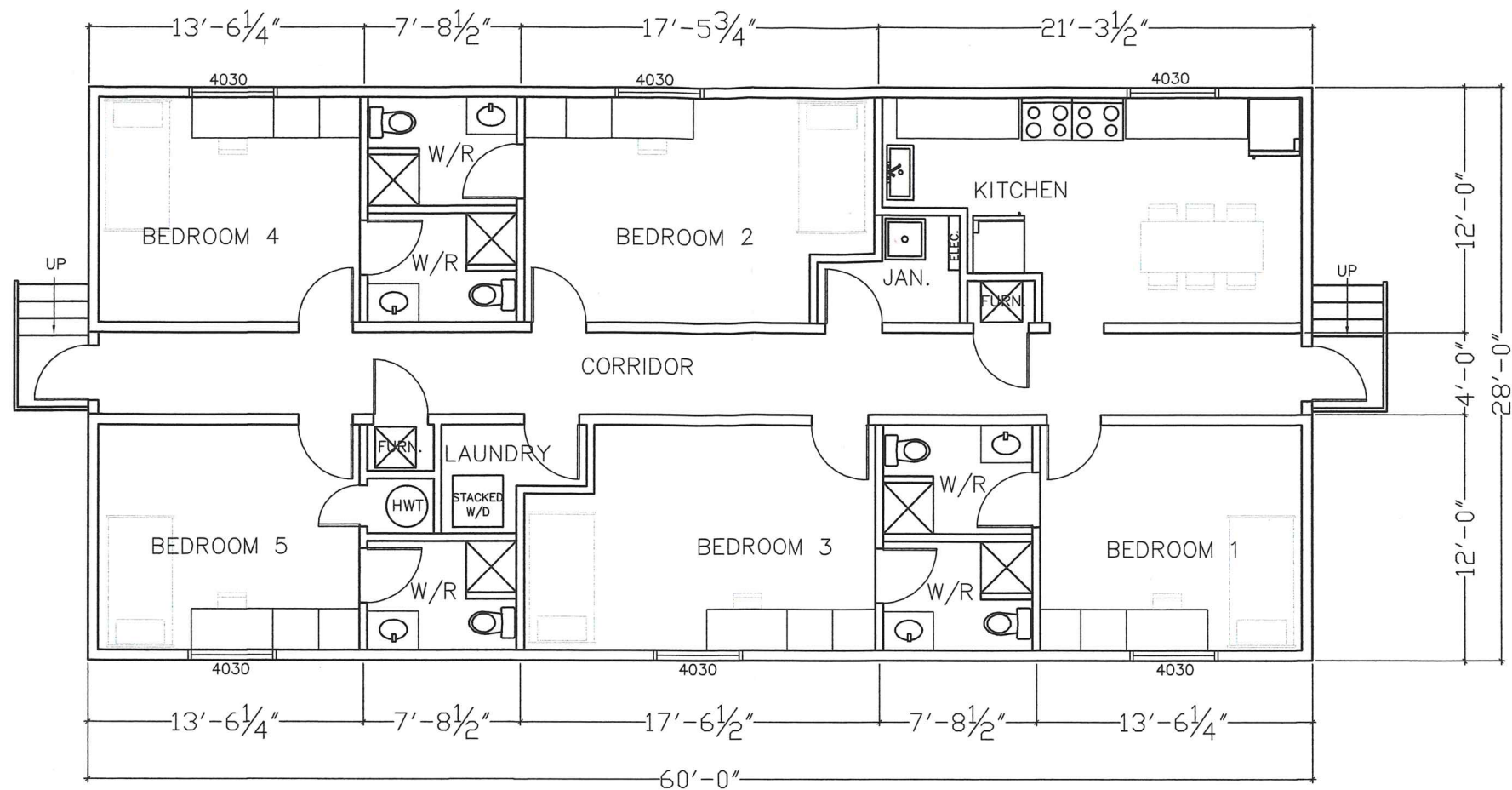
PAGE:

1 OF 2

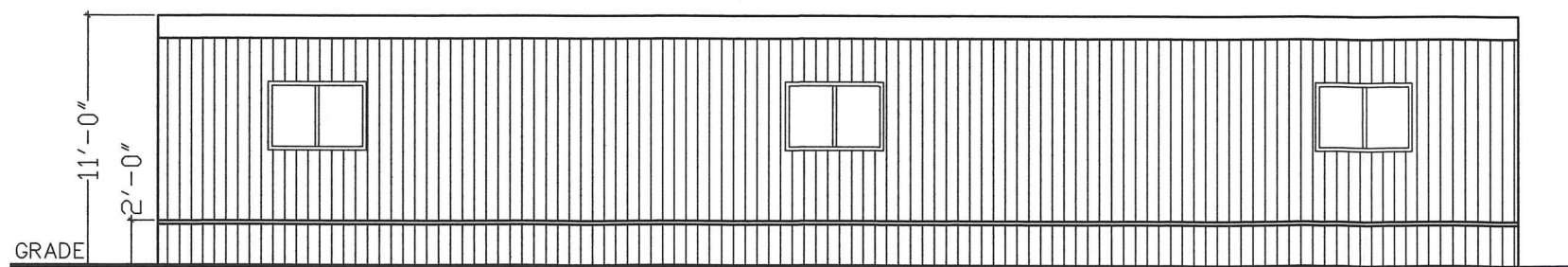
ATTACHMENT A

This forms part of application
A21-0002

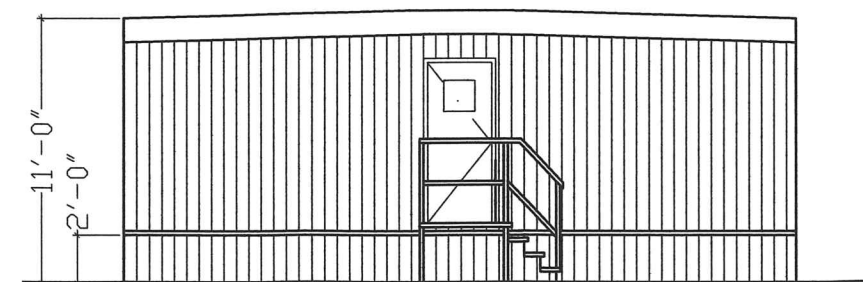
Planner
Initials AK



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EAST & WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH & SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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PROJECT:

1454 TEASDALE RD
5-PERSON CAMP

DRAWING TITLE :

FLOOR PLAN/ ELEVATIONS

SCALE :

AS NOTED

DATE :

01.04.2021

PAGE:

2 OF 2

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62086

Application Status: Under LG Review

Applicant: Parminder Hans , Kulwant Hans

Agent: Nudigz Contractors Ltd

Local Government: City of Kelowna

Local Government Date of Receipt: 01/06/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: Temporary Farm Worker Housing. Current house on property is insufficient. The proposal will achieve SAWP and WALI approved housing for 5 workers.

Agent Information

Agent: Nudigz Contractors Ltd

Mailing Address:

1770 Richter Street, PH11

Kelowna, BC

V1Y 0E6

Canada

Primary Phone: (250) 681-2433

Mobile Phone: (778) 581-3414

Email: lauren@nudigz.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-573-824

Legal Description: Lot A Section 23 Township 26 ODYD (Osoyoos Div of Yale) Plan 4697
Except Plans H12752 and KAP78750

Parcel Area: 6.8 ha

Civic Address: Belgo/Black Mountain

Date of Purchase: 01/04/2021

Farm Classification: Yes

Owners

1. **Name:** Parminder Hans

Address:

3647 Bemrose Road

Kelowna, BC

V1W 4G8

Canada

Phone: (250) 808-9270

Email: parm.hans@gmail.com

2. **Name:** Kulwant Hans

Address:
3647 Bemrose Road
Kelowna, BC
V1W 4G8
Canada
Phone: (250) 808-9270

ATTACHMENT		B
This forms part of application		
# A21-0002		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

16.7 acres total land

15.5 acres of grapes

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

2008 grapes were planted

fencing and irrigation was added at this time

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Primary residence located on property will be used for orchard management.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: apples

East

Land Use Type: Agricultural/Farm

Specify Activity: cherries

South

Land Use Type: Residential

Specify Activity: residential development

West

Land Use Type: Residential

Specify Activity: residential development

Proposal

1. What is the purpose of the proposal?

Temporary Farm Worker Housing. Current house on property is insufficient. The proposal will achieve SAWP and WALI approved housing for 5 workers.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

These workers are required to sustain the farm.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

There is currently 1 house on property which is 1500sf. It is single family dwelling

4. What is the total floor area of the proposed additional residence in square metres?

157 m²

5. Describe the rationale for the proposed location of the additional residence.

It is the only area on the property that is level and isn't using up farmland. It is located near the primary residence, near the edge of property.

6. What is the total area of infrastructure necessary to support the additional residence?

n/a

7. Do you need to import any fill to construct the additional residence or infrastructure?

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.16 ha*

Maximum depth of material to be placed as fill *0.1 m*

Volume of material to be placed as fill *14 m³*

Estimated duration of the project. *1 Months*

Describe the type and amount of fill proposed to be placed.

6" of road crush for base of temporary foundation

Briefly describe the origin and quality of fill.

standard 1"minus road crush

Applicant Attachments

- Agent Agreement-Nudigz Contractors Ltd
- Proposal Sketch-62086
- Certificate of Title-008-573-824

ALC Attachments

None.

Decisions

None.

ATTACHMENT		B
This forms part of application		
# A21-0002		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING



CITY OF KELOWNA

MEMORANDUM

Date: January 22, 2021

File No.: A21-0002

To: Land Use Planning Manager (AK)

From: Development Engineering Manager (JK)

Subject: 1454 Teasdale Rd Temporary Accommodation

The Development Engineering Branch has the following comments with regard to this application to allow Temporary Farm Worker Accommodation for up to 5 temporary farm workers at the subject property. The Development Technician for this file will be Sarah Kelly.

1. General

- a) The following requirements are valid for two (2) years from the reference date of this memo, or until the application/PLR has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Domestic water and fire protection.

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) Provide an adequately sized domestic water and fire protection system complete with an individual lot connection. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

3. Sanitary Sewer Service

- a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system. The existing on-site system(s) are not shown on the submitted Site Plan.
- b) The applicant's consulting engineer will determine the requirements of the on-site disposal system that will support the proposed use. The disposal system shall be reviewed by the Interior Health Authority and Building & Permitting.

4. Storm Drainage

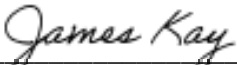
- a) Direct roof leaders onto splash pads.

5. Access and Parking

- a) Adequate on-site parking shall be provided with an area that will allow vehicles to turn-around and exit the property in a forward direction.

6. Electric Power and Telecommunication Services

- a) 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



James Kay, P.Eng.
Development Engineering Manager

SK



A21-0002

1454 Teasdale Road

Non-Adhering Residential Use Permit

Proposal

- ▶ Non-Adhering Residential Use Permit to allow for temporary farm worker housing for five (5) workers

Development Process

January 14th 2021

Development Application Submitted



Staff Review & Circulation



March 11th 2021

Agricultural Advisory Committee



April 12th 2021

Council Consideration



Council Approval



Agricultural Land Commission

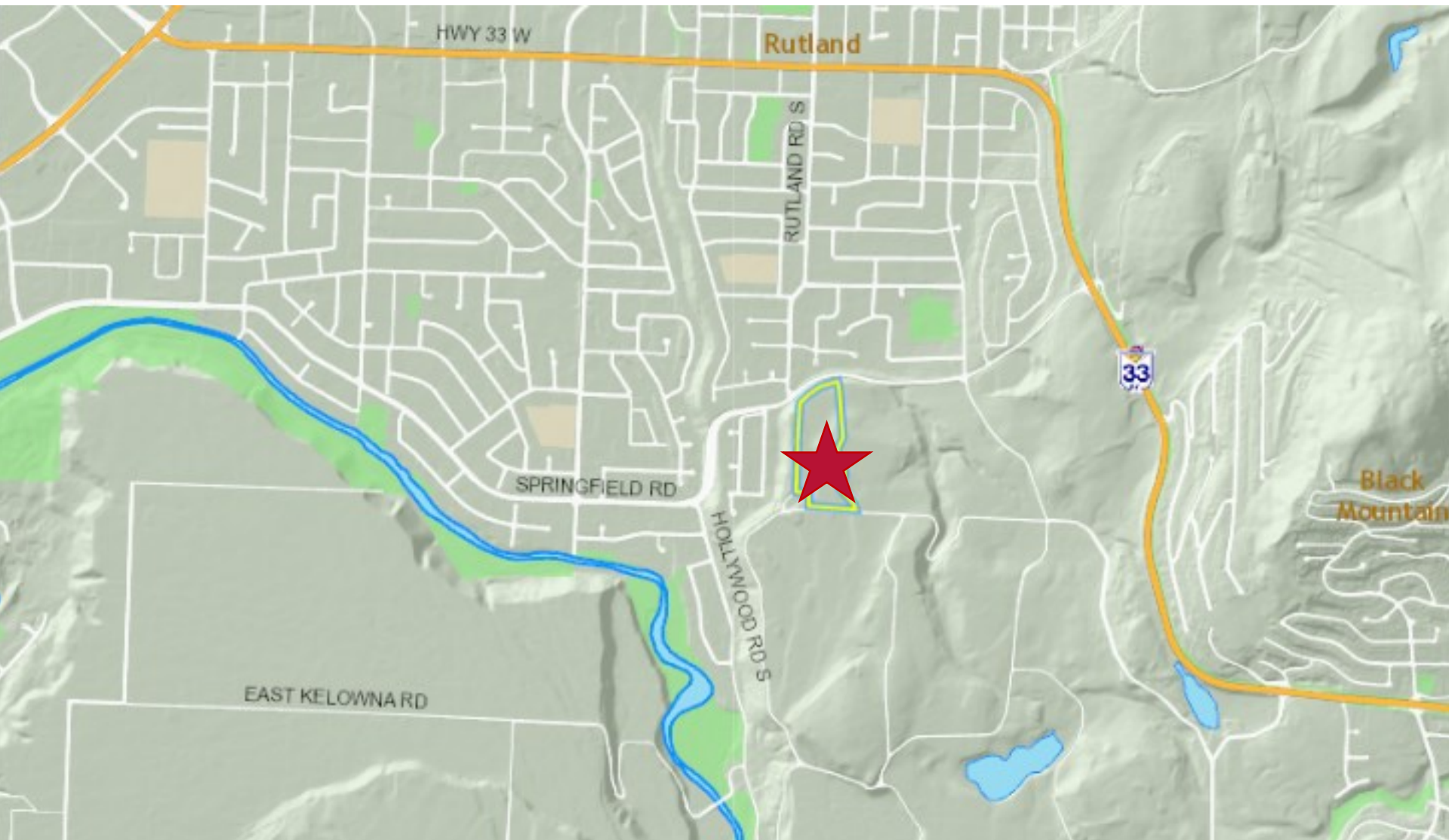


Development Permit Issuance & Building Permit

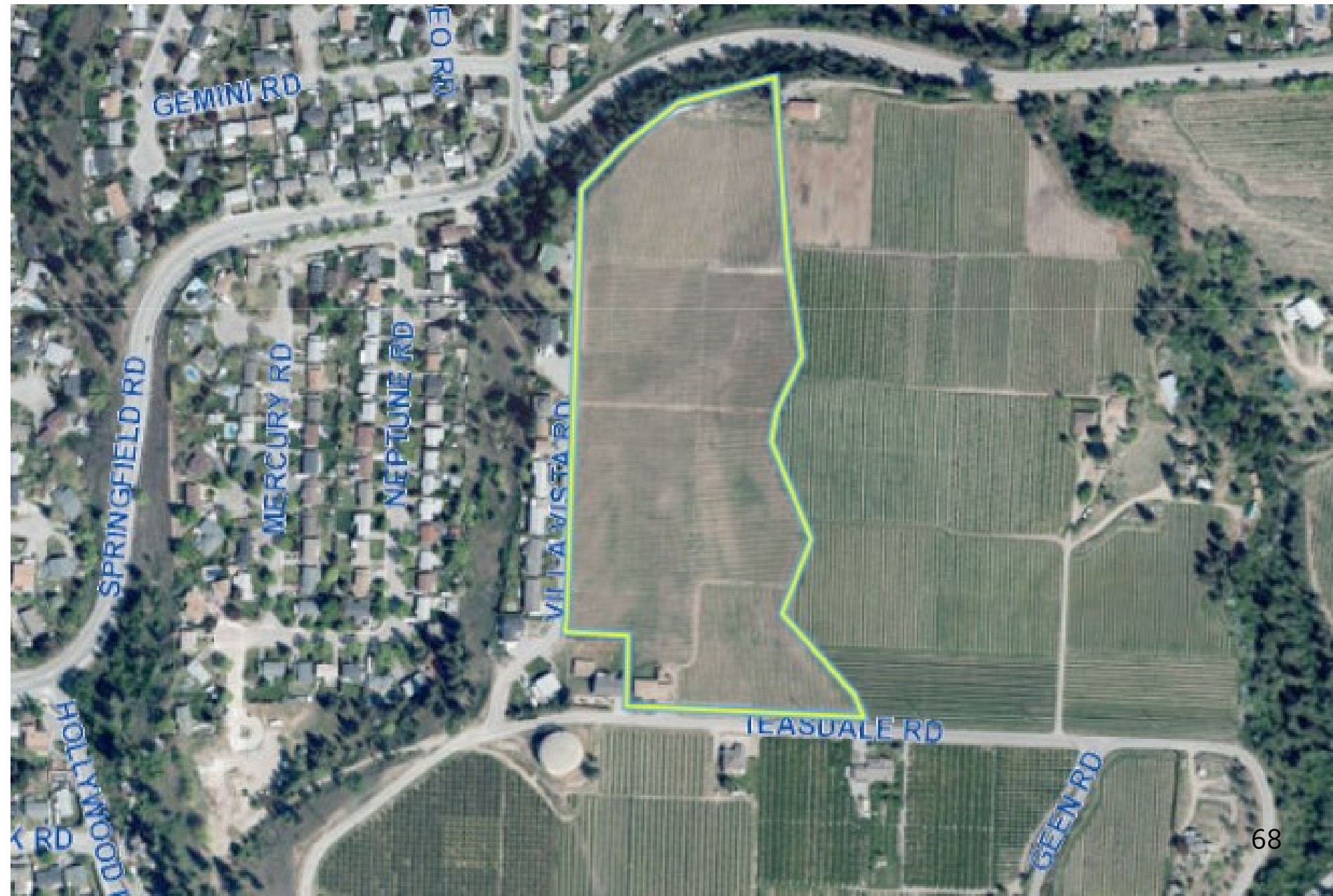


Only if proposal is supported by Council & the ALC

Context Map



Subject Property Map



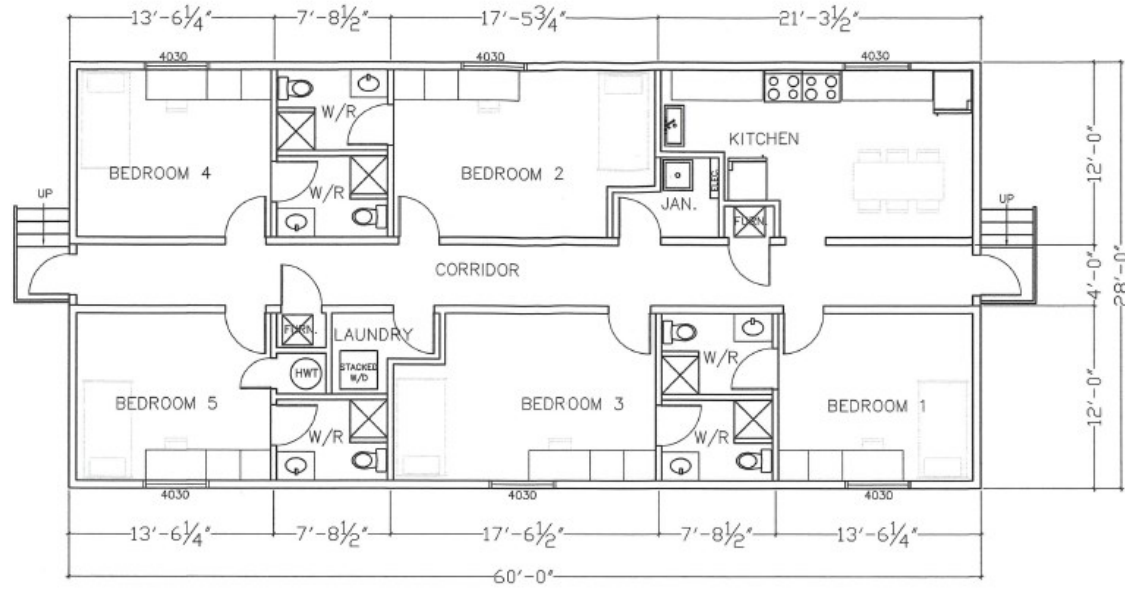
ALR Map



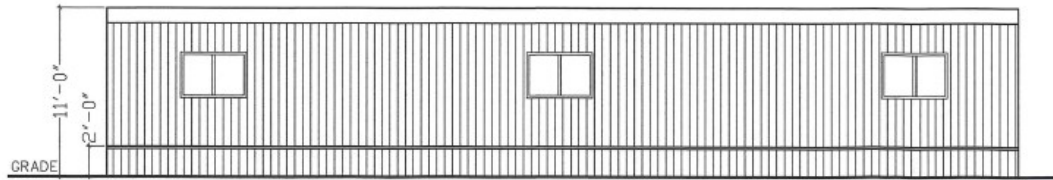
Proposed Location



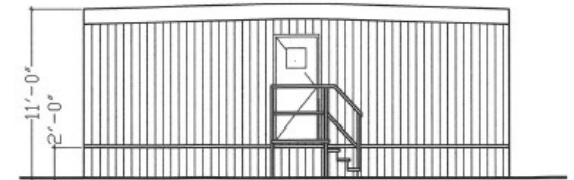
Proposed Modular Structure



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EAST & WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH & SOUTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:

Development Policy: Zoning Bylaw

Regulation	Meets
Minimum farm unit size: 3.8 ha	<input checked="" type="checkbox"/>
New TFWH structures must include a communal kitchen	<input checked="" type="checkbox"/>
Only occupied during growing, harvesting and pruning periods	<input checked="" type="checkbox"/>
Occupied no more than 10 months of a calendar year	<input checked="" type="checkbox"/>
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	<input checked="" type="checkbox"/>
Maximum temporary farm workers per city sector: 60	<input checked="" type="checkbox"/>

Development Policy: OCP Policies & Permit Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH is on non-permanent foundations	<input checked="" type="checkbox"/>
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	<input checked="" type="checkbox"/>
Minimum 3 m wide vegetated buffer	<input checked="" type="checkbox"/>



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: April 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0081

Owner: Gurmit Singh Mann and Jagraj Singh Gill

Address: 605 Gerstmar Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application – Waiver of Condition of Adoption

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Council waives the requirement for Schedule A: City of Kelowna Memorandum to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 12112;

AND THAT Final Adoption of Rezoning Bylaw No. 12112 be considered by Council.

2.0 Purpose

To waive a condition of adoption of Rezoning Bylaw No. 12112, and to forward the Bylaw for adoption.

3.0 Development Planning

Rezoning Bylaw No. 12112 received third reading in November 2020 and the property was sold shortly after. A new owner and applicant are wanting to move forward with the subdivision of the property. They have requested for the Schedule A: City of Kelowna Memorandum requirements to be deferred as a condition of rezoning to be a condition of subdivision. Should Council agree to this change, all items outlined in Schedule A: City of Kelowna Memorandum would need to be met prior to final subdivision approvals, and issuance of a Preliminary Layout Review would be considered by an Approving Officer. Development Planning feels this request is appropriate, as the requirements in the memorandum are subdivision specific.

All other conditions associated with the Rezoning Bylaw have been met.

4.0 Application Chronology

Date of Application Received:	September 3, 2020
Date Public Consultation Completed:	September 16, 2020
Date of Initial Consideration:	November 2, 2020
Date of Public Hearing:	November 17, 2020

Report prepared by:	Kimberly Brunet, Planner II
Reviewed by:	Jocelyn Black, Urban Planning Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: City of Kelowna Memorandum

Attachment A: Proposed Subdivision Plan

CITY OF KELOWNA

MEMORANDUM

Date: September 15, 2020

File No.: Z20-0081

To: Urban Planning Management (KB)

From: Development Engineering Manager (JK)

Subject: 605 Gerstmar Rd RU1 to RU2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 (Large-lot housing) to RU2 (Medium-lot housing) to support a two-lot subdivision. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Sarah Kelly.

1. **General**

- a) These are Development Engineering Branch comments/requirements and are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. **Domestic Water and Fire Protection**

- a) The subject lot is within the Rutland Waterworks District (RWD) water service area. The developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) 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. All fire flow calculations approved by RWD are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

3. **Sanitary Sewer**

- a) Each legal lot shall require only one individual sanitary service connection complete with an inspection chamber (SS-S7) and Brooks Box (SS-S9), to be installed at the applicant's cost.
- b) The existing lot is currently serviced with a 100-mm sanitary service. If the existing service connection is to remain it will be required to be completed with an inspection chamber and Brooks box.

4. **Storm Drainage**

- a) See item 5a for public storm drainage infrastructure requirements.
- b) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.
- c) Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan; and
 - iii. An Erosion and Sediment Control Plan.

5. **Subdivision Requirements**

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

6. **Electric Power and Telecommunication Services**

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.

7. **Road Improvements**

- a) Gerstmar Rd is classified as a Major Collector under the City of Kelowna's 20-Year Major Road Network. The section of Gerstmar Rd must be upgraded to a collector standard along the full frontage of this proposed development, including sidewalk, curb and gutter, pavement removal and replacement, boulevard landscaping, drainage infrastructure (catch basins, perforated storm pipe, and drywell), and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is SS-R6.
 NOTE: Pipe and drywell inverts to consider eventual connection to existing storm main at Gerstmar Rd and Tataryn Rd – DWG A-2482-4.

- b) The developer is requested, at the City's cost, to arrange for the design and construction of frontage upgrades, detailed above, continuing north along Gerstmar Rd. Based on the developer's Consulting Civil Engineers cost estimate, the City will agree to pay for frontage upgrades beyond the limits of the subject lot. The details of this arrangement are to be formalized at the time of drafting the servicing agreement for the required works and services. Contact the Development Technician (Sarah Kelly, skelly@kelowna.ca) for more information.
- c) Graham Rd must be upgraded to a local standard along the full frontage of this proposed development including curb and gutter, pavement removal and replacement, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The existing catch basin is to be relocated to the new gutter line. The road cross section to be used is a modified SS-R3.
- d) The estimated cost of this construction, for performance security purposes, is to be submitted by the Developer's Consulting Engineer.

8. **Geotechnical Report**

- (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.
- (b) The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) 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.

9. **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 Works & Utilities 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.

10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (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 (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



 James Kay, P.Eng.
 Development Engineering Manager

SK

SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 5 SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 19913

CITY OF KELOWNA
 CIVIC ADDRESS: 605 GERSTMAR ROAD
 PID: 005-078-563

SCALE 1:250

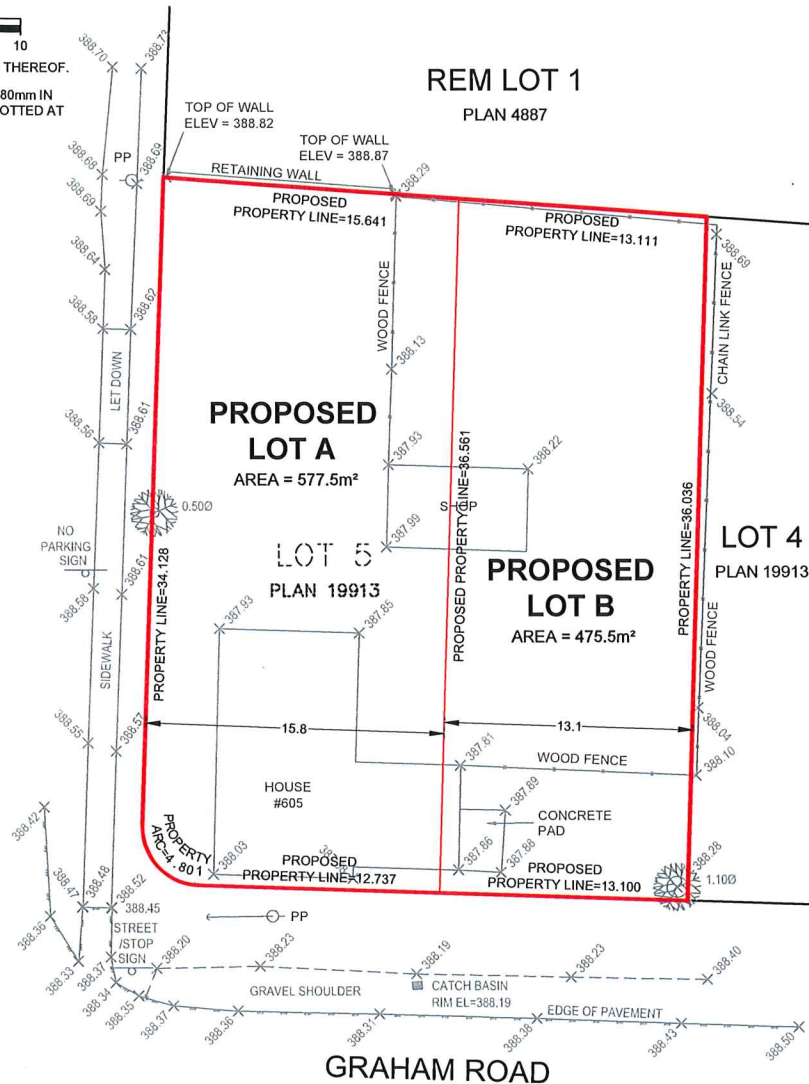


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



GERSTMAR ROAD



CITY OF KELOWNA

BYLAW NO. 12112

Z20-0081

605 Gerstmar 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 5 Section 22 Township 26 ODYD Plan 19913 located at Gerstmar Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 2nd day of November, 2020.

Considered at a Public Hearing on the 17th day of November, 2020.

Read a second and third time by the Municipal Council this 17th day of November, 2020.

Approved under the Transportation Act this 18th day of November, 2020.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11799
Z18-0103 – 934 Laurier 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 4 District Lot 138, ODYD, Plan 2819 located on Laurier Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling 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 8th day of April, 2019.

Considered at a Public Hearing on the 7th day of May, 2019.

Read a second and third time by the Municipal Council this 7th day of May, 2019.

Approved under the Transportation Act this 9th day of May, 2019.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0193

Owner: 1079687 B.C. Ltd., Inc. No
BC1079687

Address: 934 Laurier Avenue

Applicant: Urban Options Planning &
Permits – Birte Decloux

Subject: Development Permit Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11799 be considered by Council;

AND THAT Council waives the requirement for a Development Variance Permit to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 11799;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0193 for Lot 4 District Lot 138 ODYD, Plan 2819, located at 934 Laurier Avenue, Kelowna, BC subject to the following:

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

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

Purpose

To consider the form and character of a multi-family development.

2.0 Development Planning

Staff are recommending support for the issuance of a Development Permit for the proposed four dwelling housing development as it meets zoning regulations for parking, setbacks and landscaping, and is in general accordance with the Official Community Plan (OCP) Comprehensive Design Guidelines.

The applicant is proposing 4 total residential units with 2 units facing towards the street to the south and the other 2 units facing north towards the lane. Required parking will be accessed off the lane and will be met on-site. The development will be 2 storeys in height and will utilize grade level patio spaces to meet private open space requirements.

3.0 Proposal

3.1 Background

The existing site currently sits vacant but previously contained a single-family home situated at the south end of the property.

3.2 Project Description

The development will feature 4 three-bedroom units with ground floor dining and living areas and with bedrooms located on the upper floor. The project will include a central at grade open air breezeway for access to all units. Each unit will contain 2 tandem parking stalls located off the lane with 1 stall located in an accessory garage and 1 surface parking stall located behind. The development includes 1 visitor stall.

On-site landscaping will help buffer and complement the development and will include several deciduous tree plantings combined with shrub and perennial plantings. 2 out of the 4 units will contain 2 veggie garden plots each, which have been sited to allow for maximum sunlight exposure.

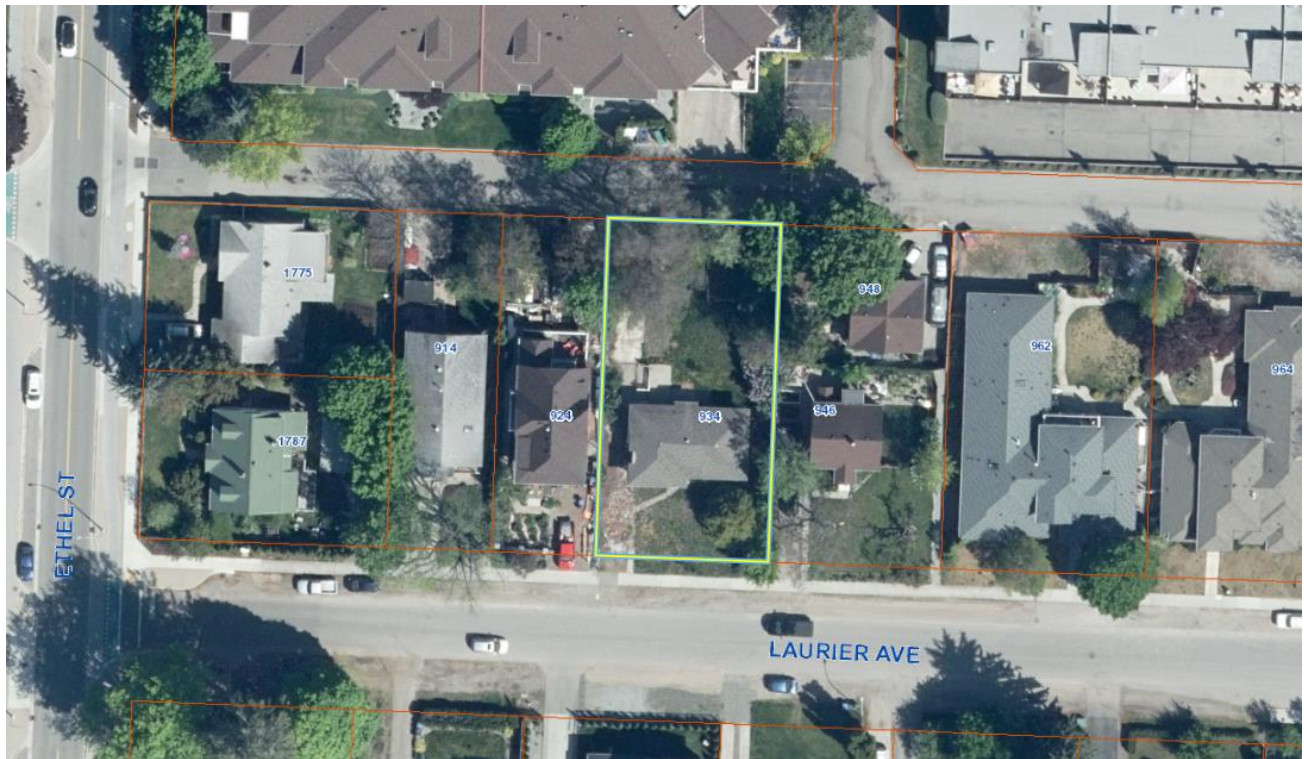
The development has been designed using a modern building form with a modern material palette including; natural stone siding, white stucco finish, faux-wood aluminium siding with black trim.

3.3 Site Context

The subject property is located in the Central City Sector nearest to the major intersection of Harvey Avenue and Ethel Street, approximately 500 m west of Rowcliffe Park. A vast majority of the surrounding properties are zoned RU6 – Two Dwelling Housing with a mix of RM1 – Four Dwelling Housing, RM2 – Low Density Housing, RM3 – Low Density Multiple Housing, RM4 – Transitional Low Density Housing, RM5 – Medium Density Multiple Housing and RU7 – Infill Housing. Surrounding Future Land Use Designations include; S2RES – Single / Two Unit Residential, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), MRH – Multiple Unit Residential (High Density) and SIH – Sensitive Infill Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 934 Laurier Ave**3.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.6	0.6
Max. Site Coverage (buildings)	40%	40%
Max. Site Coverage (buildings, parking, driveways)	50%	49.7%
Max. Height	9.5 m / 2 ½ storeys	6.7 m / 2 storeys
Min. Front Yard	4.5 m / 6.0m	4.5 m / 6.0m
Min. Side Yard (west)	2.0 m / 2.5 m	2.1 m for 1 storey portion / 3.05 m for > 1 storey portion
Min. Side Yard (east)	2.0 m / 2.5 m	2.1 m for 1 storey portion / 3.05 m for > 1 storey portion
Min. Rear Yard	6.0 m / 7.5 m	> 6.0 m / 7.5 m
Other Regulations		
Min. Parking Requirements	8 stalls	9 stalls
Min. Bicycle Parking	n/a	n/a
Min. Private Open Space	25 m ² per dwelling	> 25 m ² per dwelling

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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.

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy.1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice with the multi-unit rental or ownership markets.

5.0 Application Chronology

Date of Application Accepted:	August 29, 2018
Date Public Consultation Completed:	n/a
Date of Rezoning Initial Consideration:	April 8, 2019
Date of Rezoning Public Hearing:	May 7, 2019

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

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

Attachments:

Attachment A: Draft Development Permit DP18-0193

Schedule A: Site, Floor & Roof Plans

Schedule B: Elevation Drawings, Colour and Material Board and Renders

Schedule C: Landscape Plan

Attachment B: Project Renderings

Attachment C: Applicants Letter of Rationale

Development Permit DP18-0193



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

934 Laurier Avenue

and legally known as

Lot 4 District Lot 138 ODYD Plan 2819

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

Residential

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM1 – Four Dwelling Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1079687 B.C. Ltd., Inc. No BC1079687

Applicant: Urban Options Planning & Permits – Birte Decloux

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$45,944.68**

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

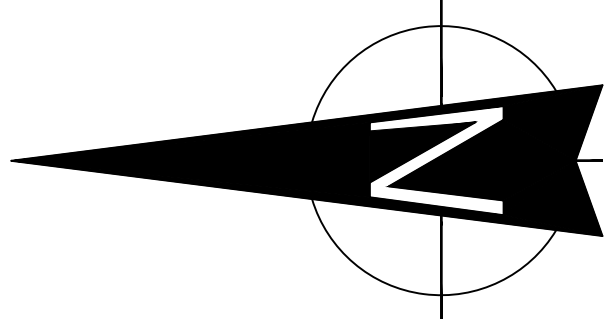
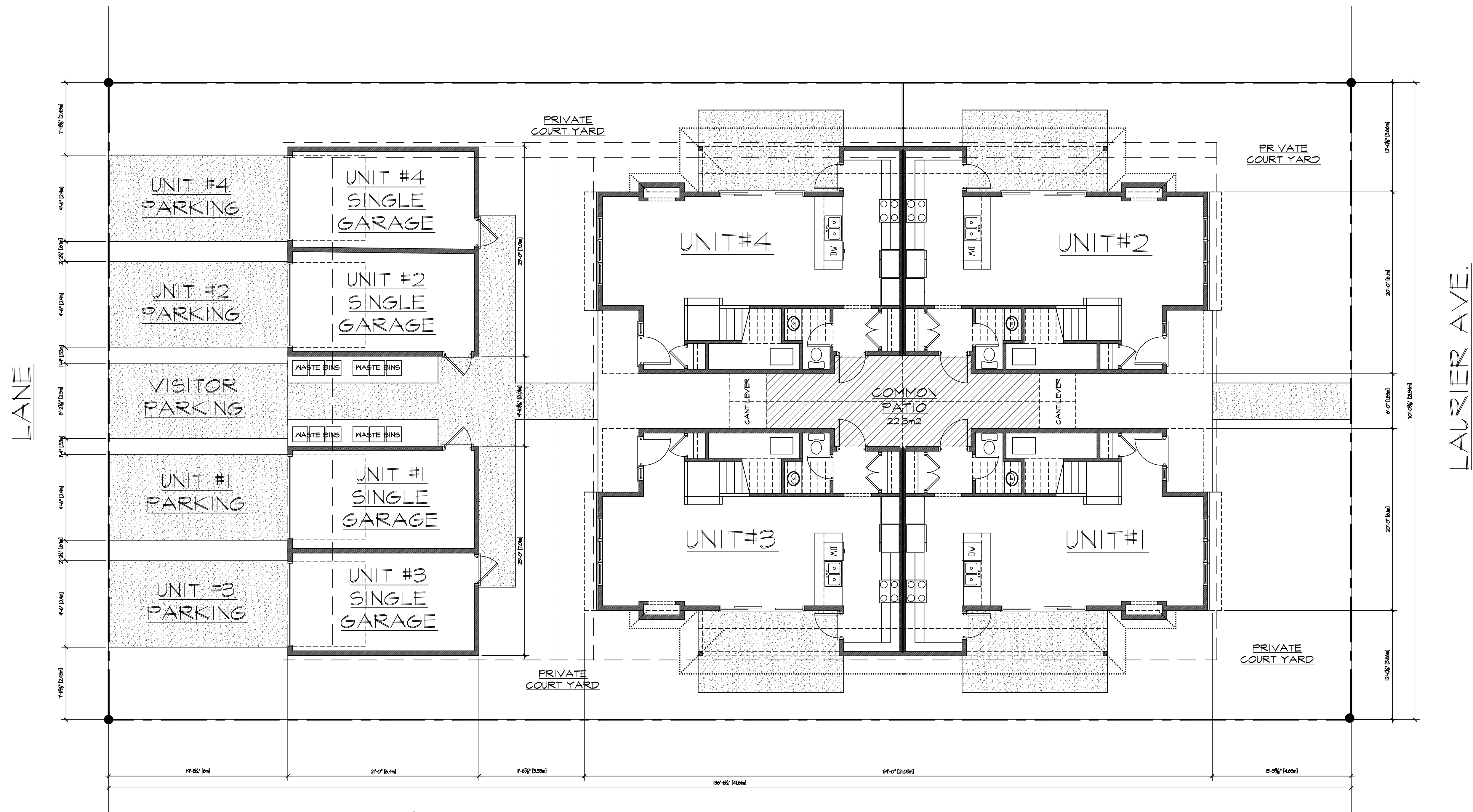
4. INDEMNIFICATION

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

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

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

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



PLOT PLAN

SCALE = 1:75

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction.

Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

Zoning Analysis Table		
Address: 934 Laurier Avenue		
Proposed Zone: RM1 - Fourplex Housing		
Subdivision Regulations	Bylaw Requirements	Proposal
Site Details:		
Site Area (m²)	700m²	887.96m²
Site Width (m)	20m	21.34m
Site Depth (m)	30m	41.61m
Development Regulations		
Building(s) Setbacks:		
Front yard	6.0m to garage, 4.5m to building	4.65m to building
Rear yard	6.0m for 1 - 1 ½ storey 7.5m for 2 - 2 ½ storey	6.0m to 1 storey garage
Side yards	2.0m for 1 - 1 ½ storey 2.5m for 2 - 2 ½ storey	W: 2.1m 1 stry / 3.05m 2 stry E: 2.1m 1 stry / 3.05m 2 stry
Site Coverage Buildings	Max 40%	40.0%
Site Coverage Buildings & Driveways	Max 50%	49.7%
Building Height (m)	Lesser of 9.5m or 2.5 storeys	6.74m / 2 storeys
Number of parking stalls (old section 8 regulation used)	2 stalls per 3br unit 8 stalls required	4 full sized stalls provided, 4 medium stalls provided 1 visitor provided
FAR	0.6	0.6
Private outdoor space	25m² per dwelling unit	< 100m² provided
Waste pick-up and bin storage		

BAXTER

DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

ph: (250) 862-9662

baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:

934 LAURIER AVE.

KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

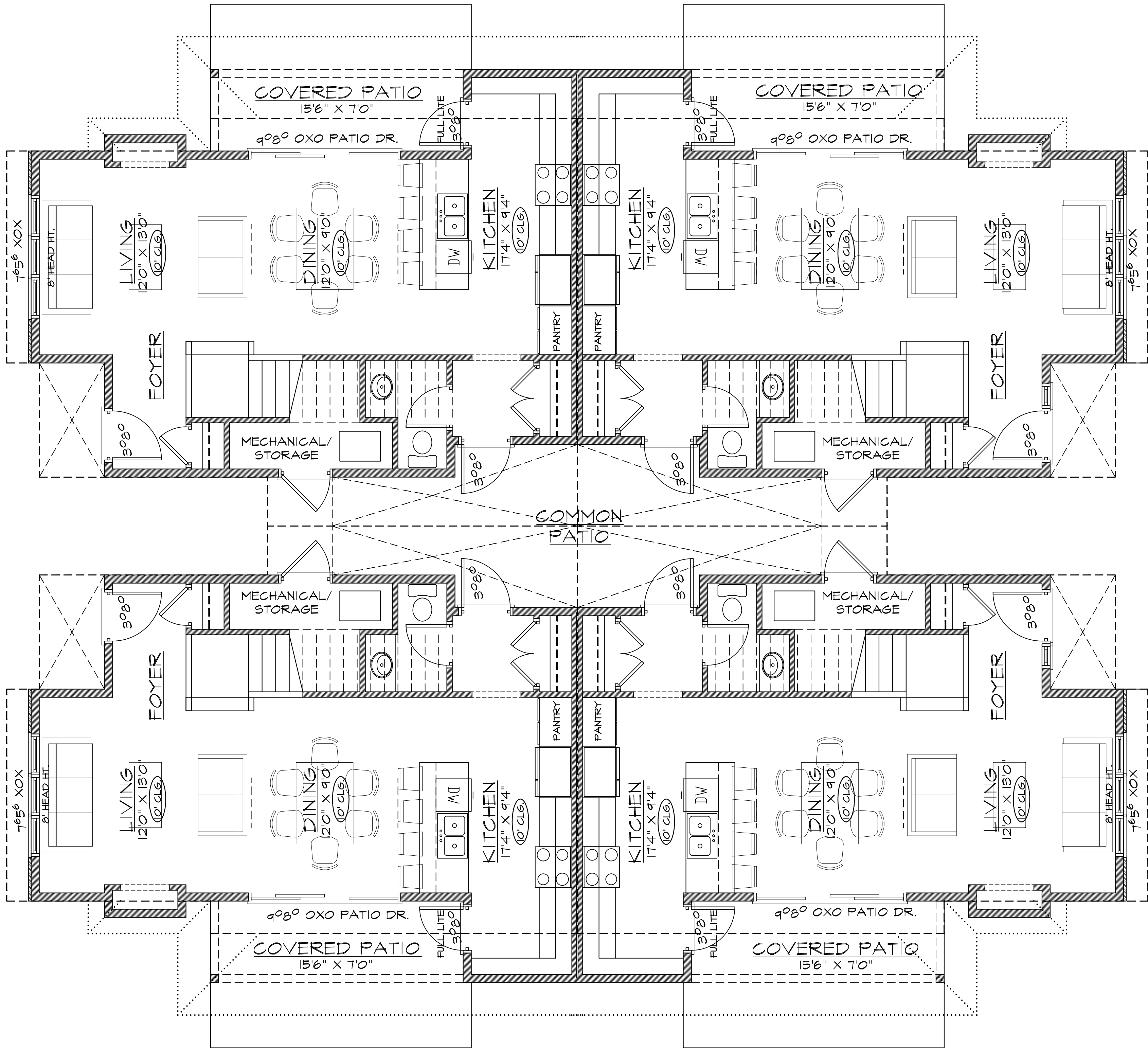
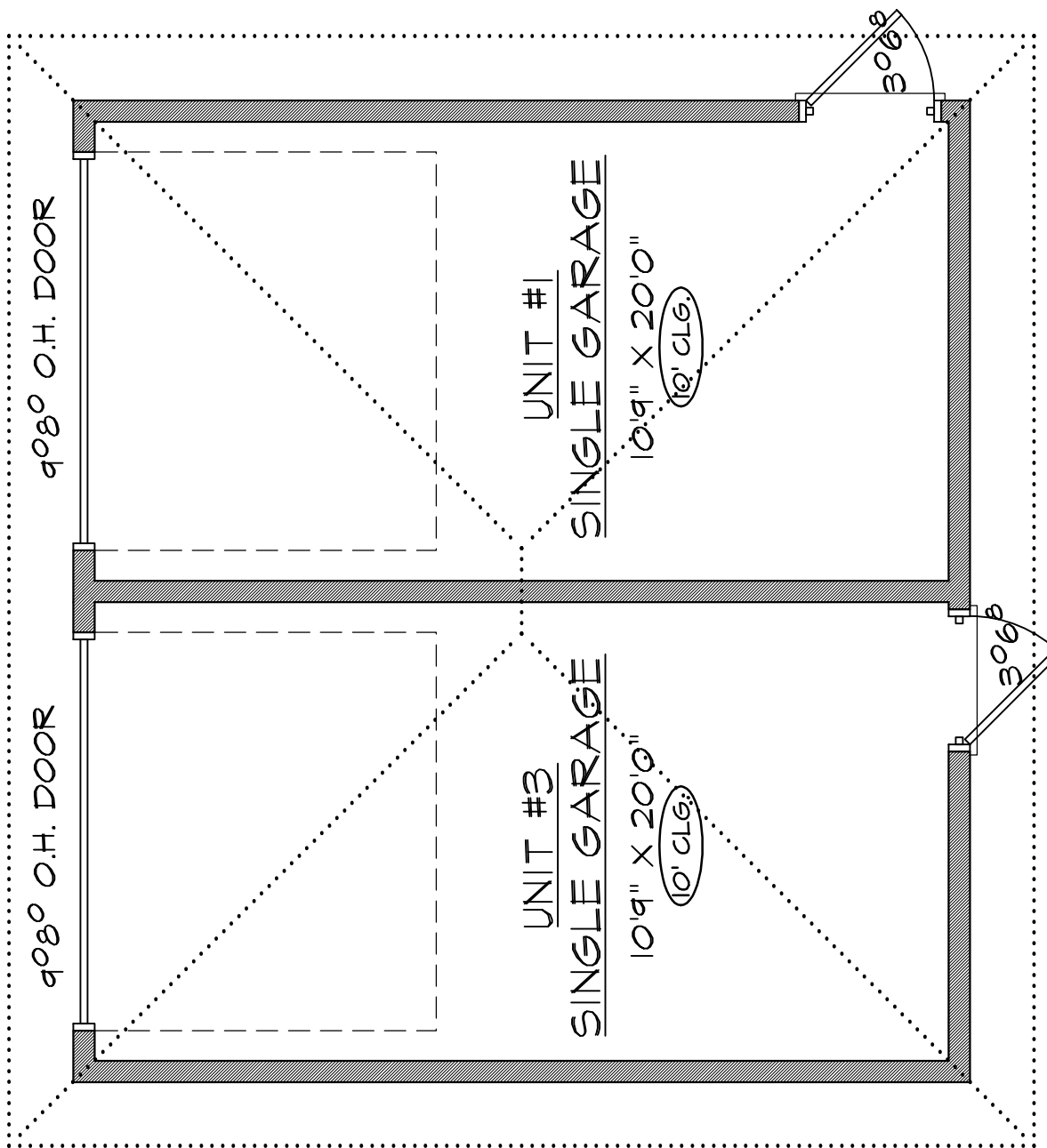
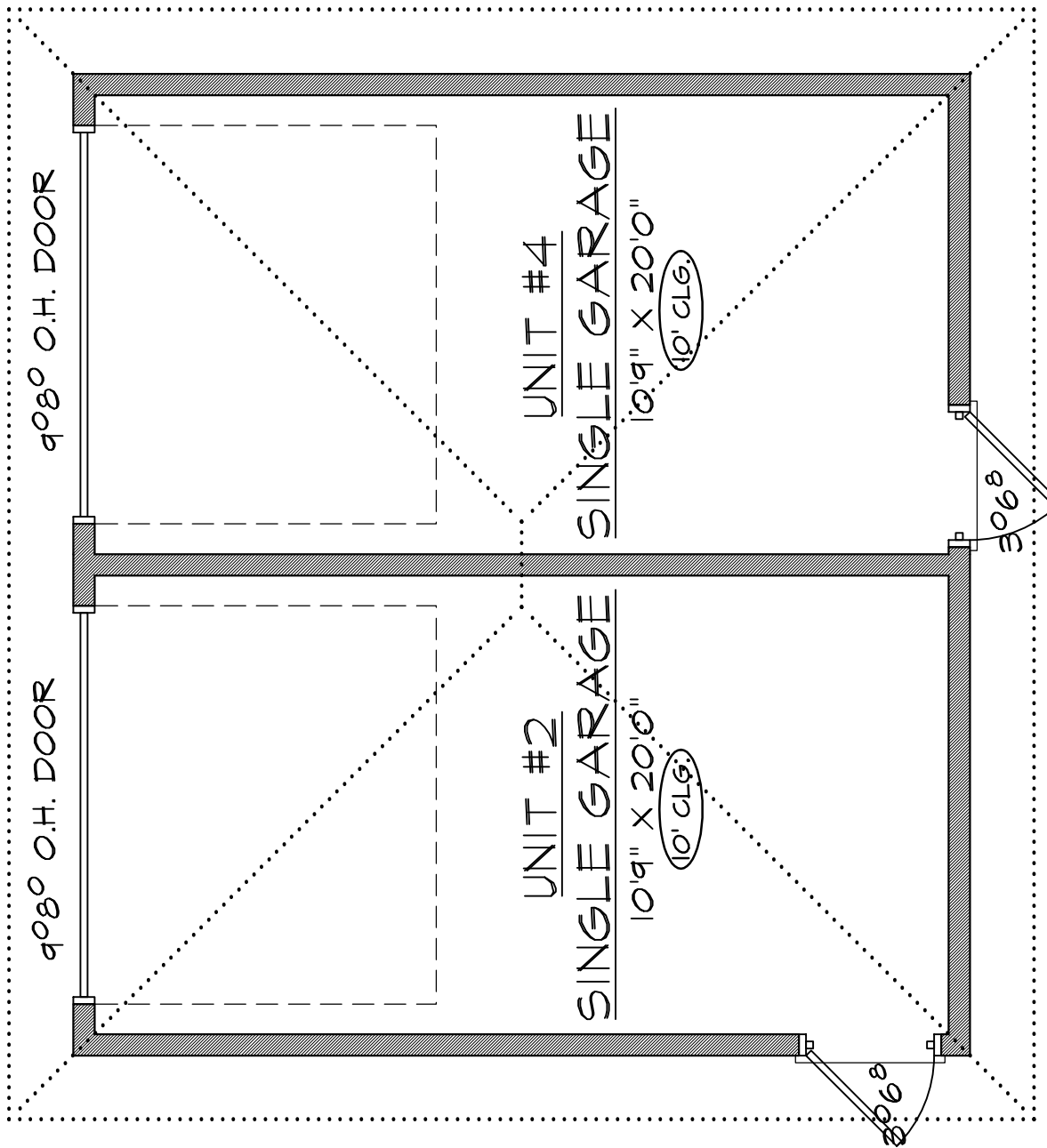
Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

2/9



MAIN FLOOR PLAN

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.
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PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

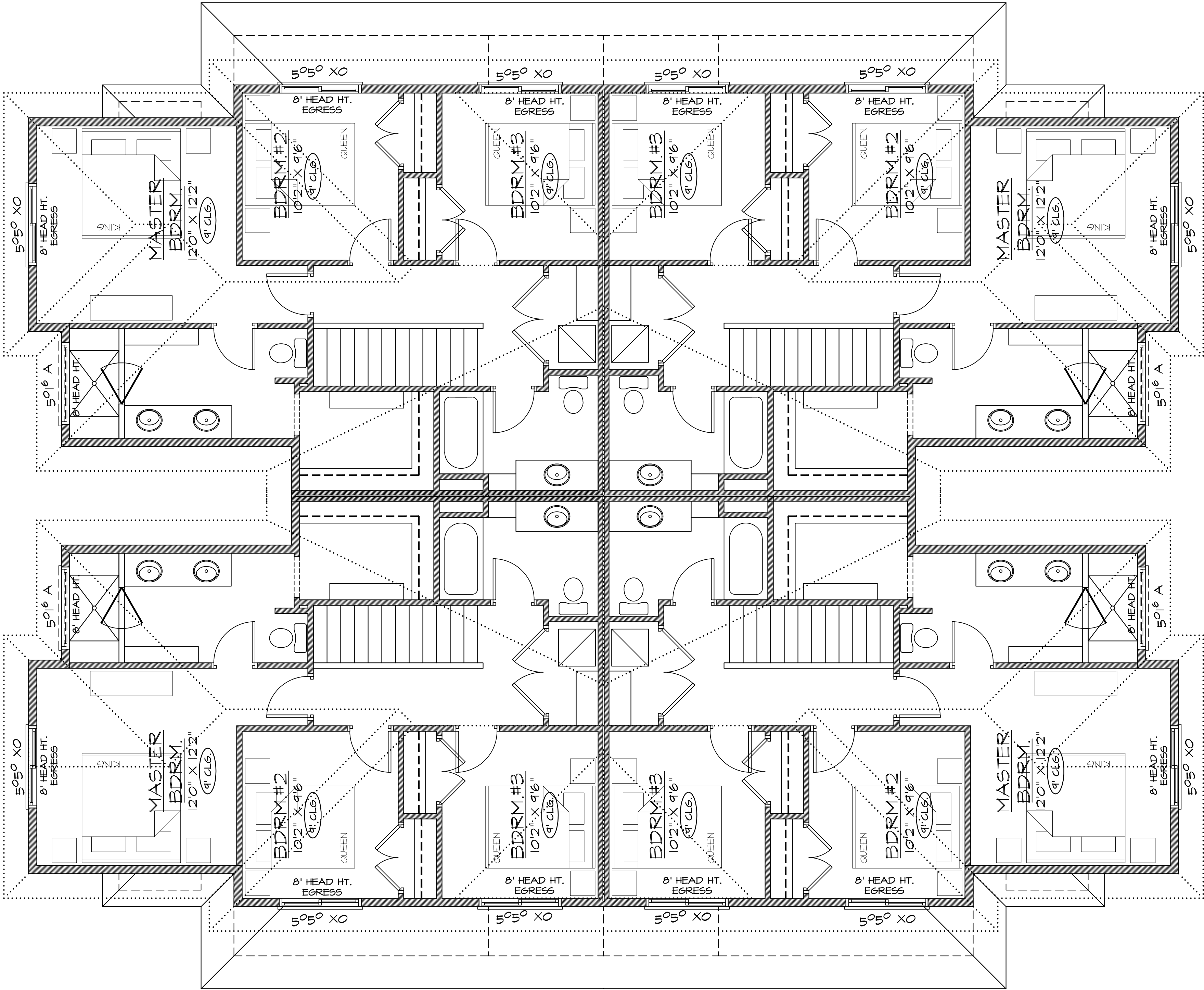
Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

3
9



UPPER FLOOR PLAN

ERRORS AND OMISSIONS

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- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

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PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

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Date: NOV. 20, 2020

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DP APPLICATION

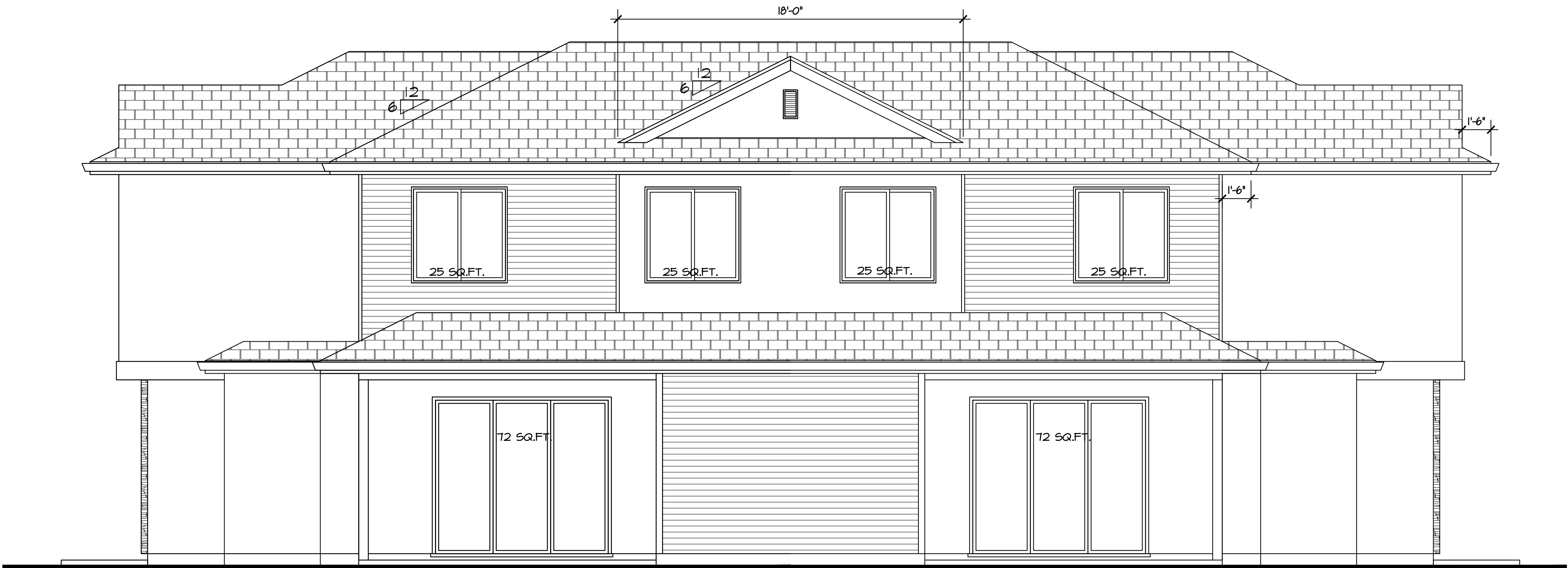
4/9



FRONT ELEVATIONS



FRONT ELEVATIONS



LEFT & RIGHT ELEVATIONS

ERRORS AND OMISSIONS

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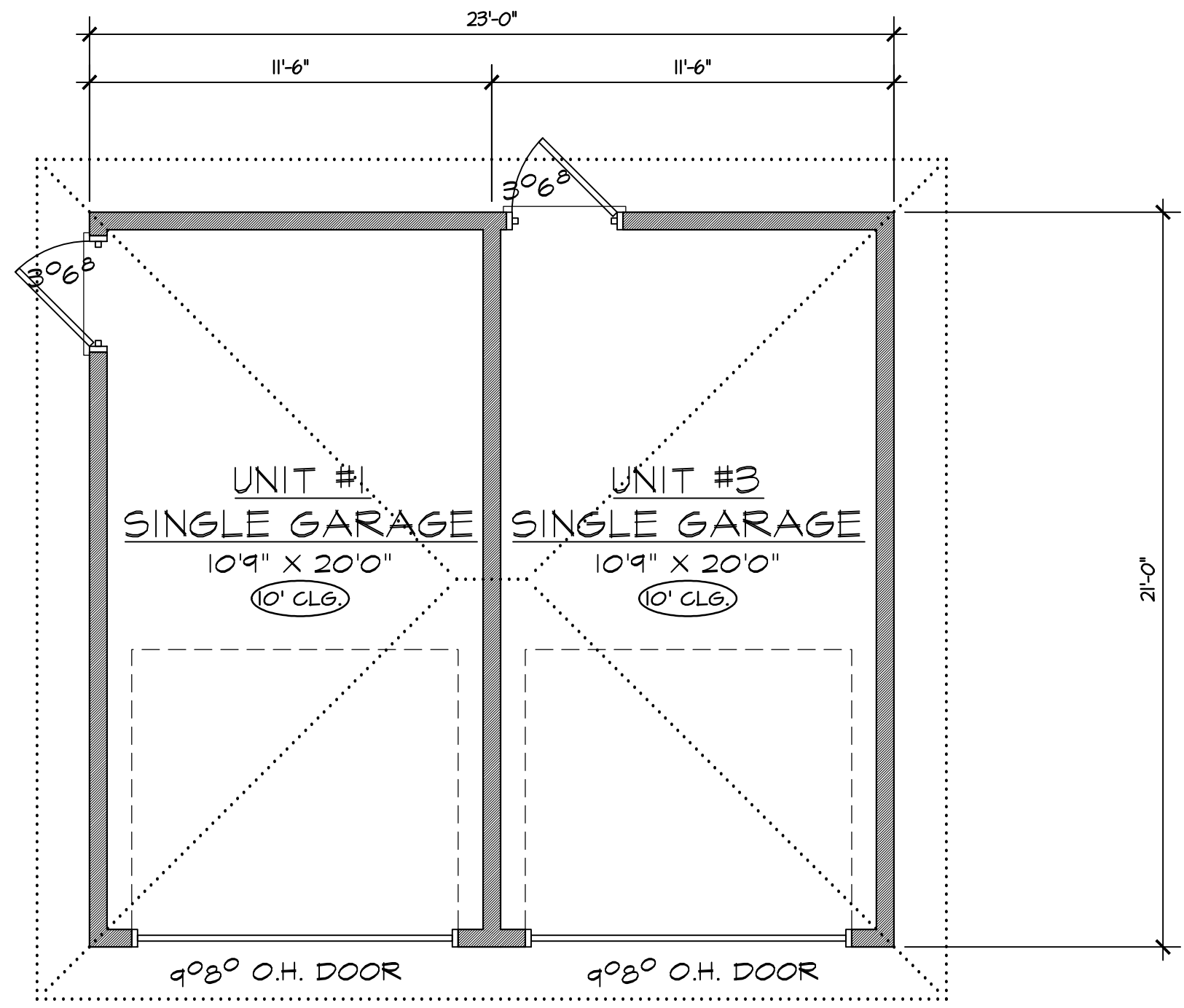
Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

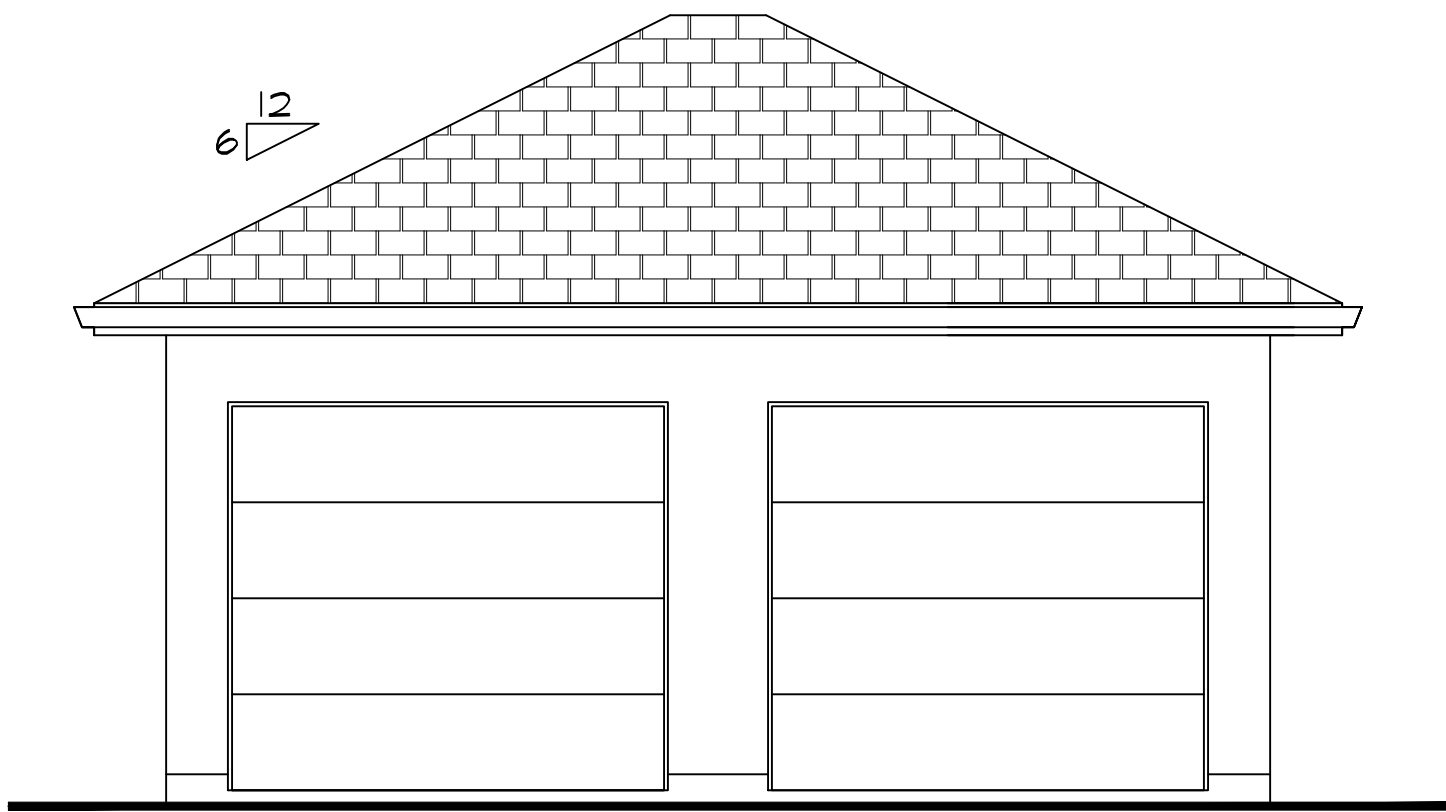
Drn. By: S.H.B.

DP APPLICATION

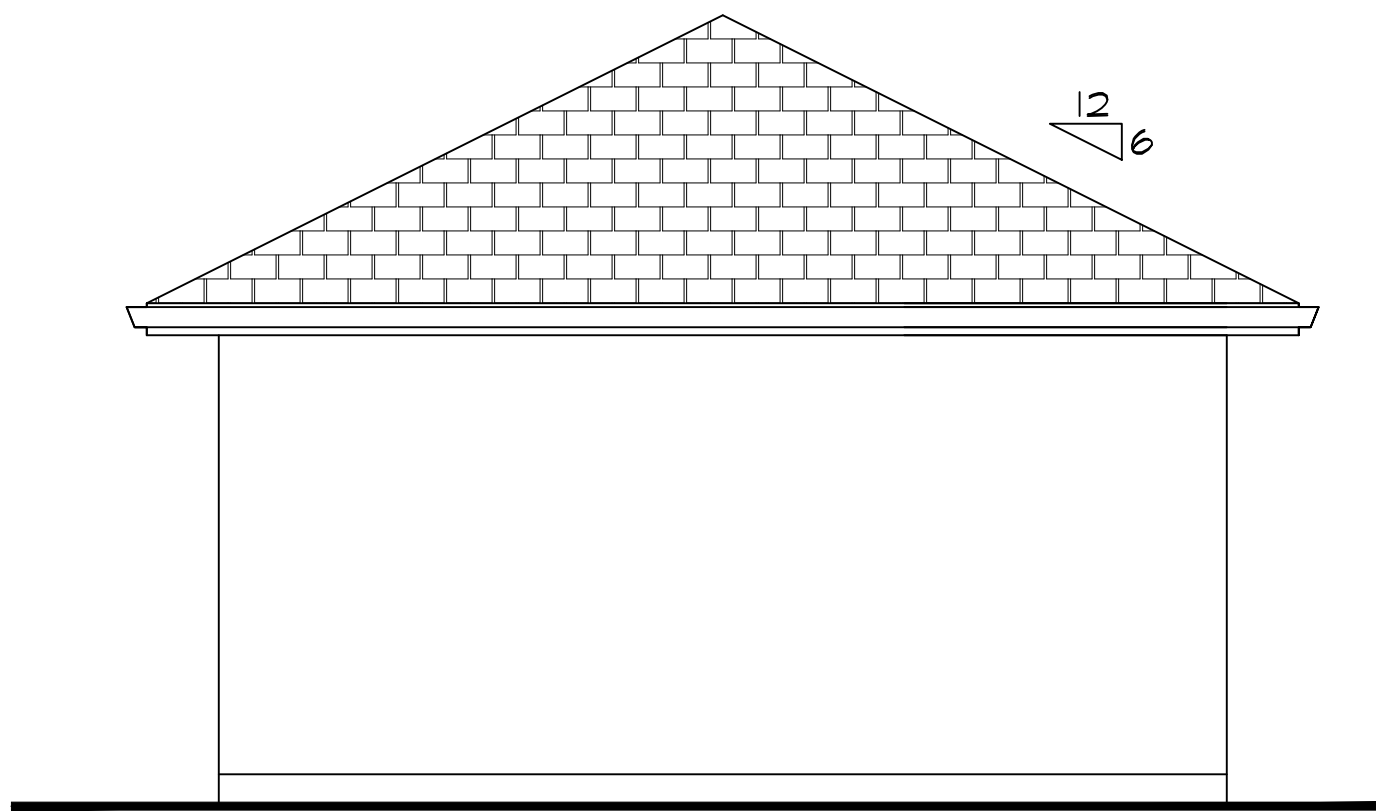
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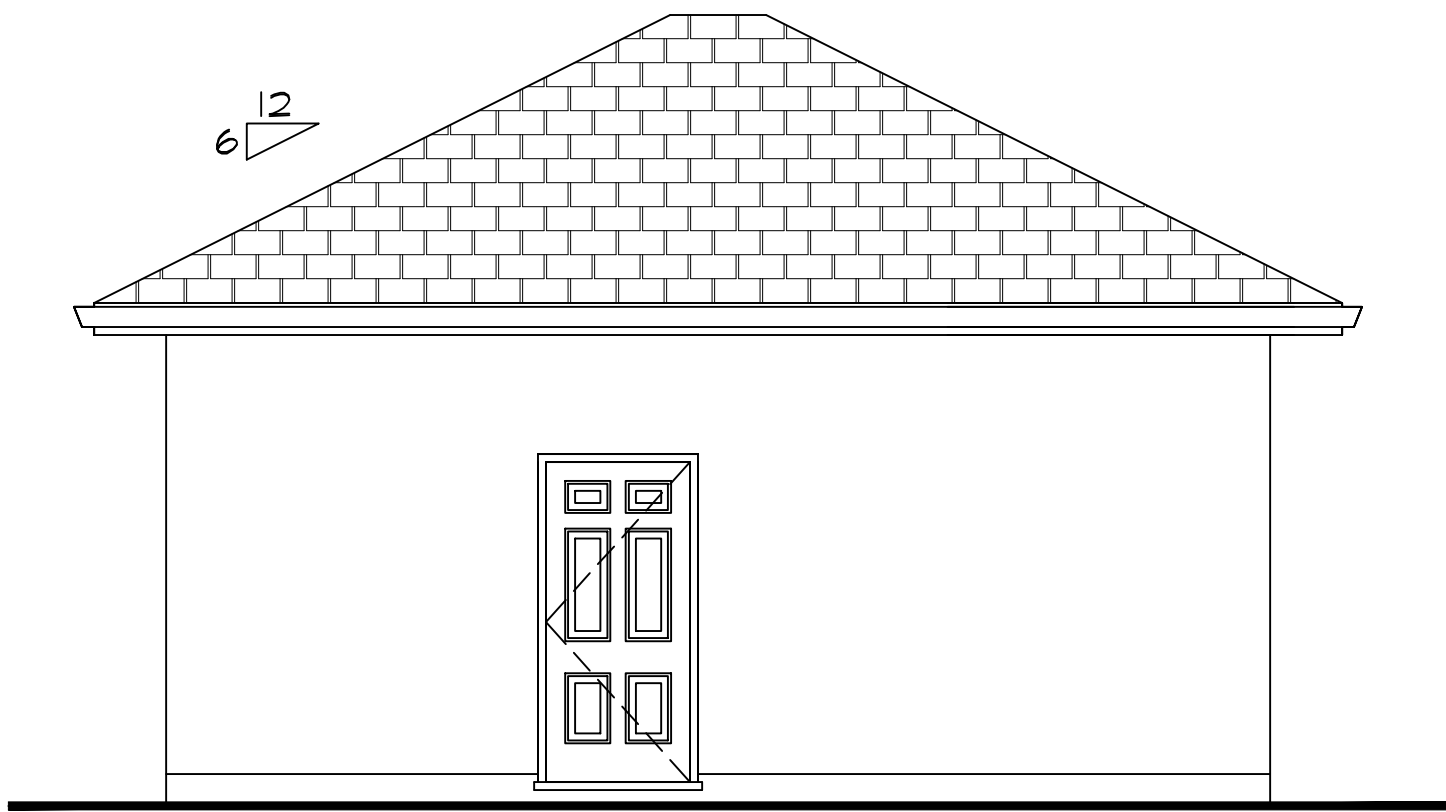
GARAGE PLAN



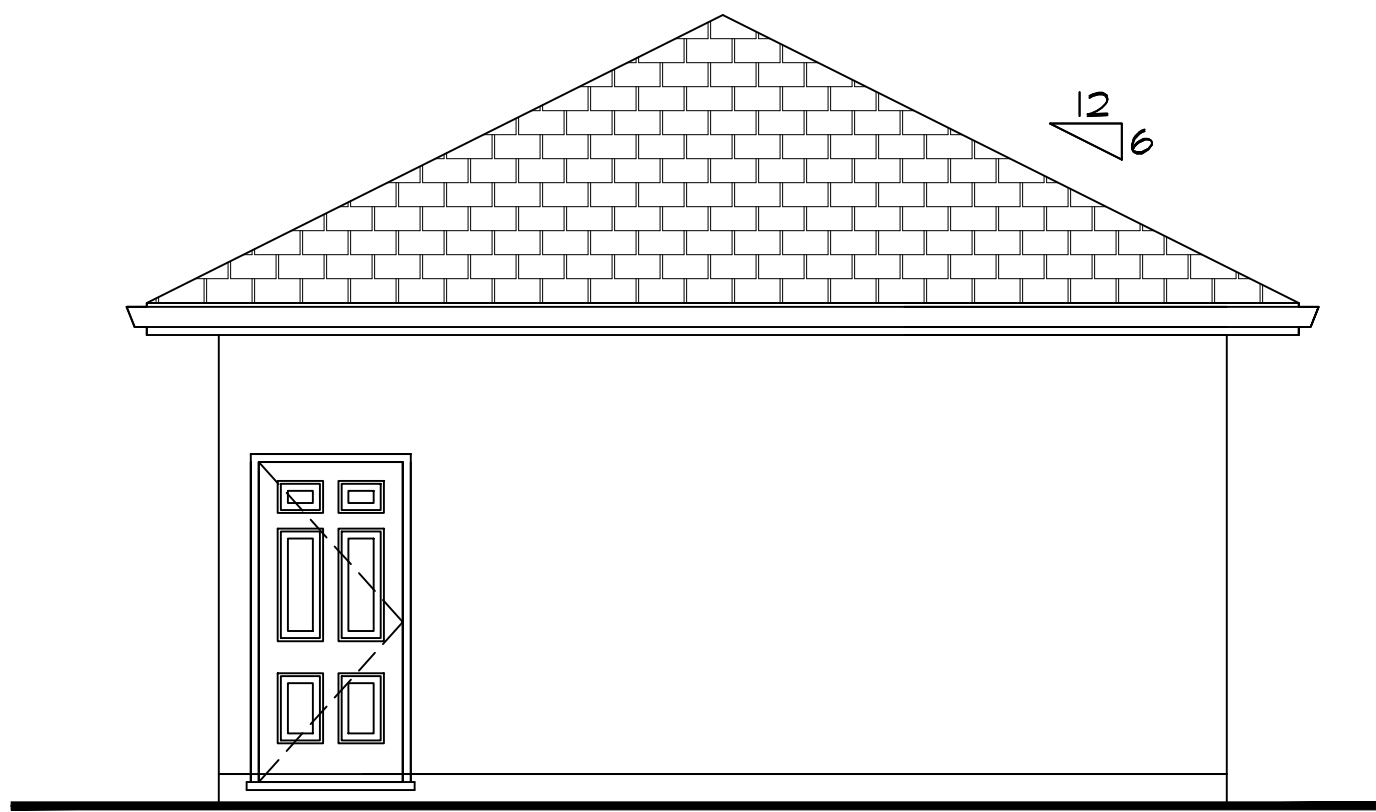
FRONT ELEVATIONS



OUTSIDE ELEVATIONS



REAR ELEVATIONS



INSIDE ELEVATIONS

ERRORS AND OMISSIONS
- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
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DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

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PROPOSED RM1 - 4 PLEX FOR:

934 LAURIER AVE.

KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

89



SCHEDULE

C

This forms part of application

DP18-0193

Planner

Initials

AF

City of

Kelowna

COMMUNITY PLANNING

OUTLAND DESIGN

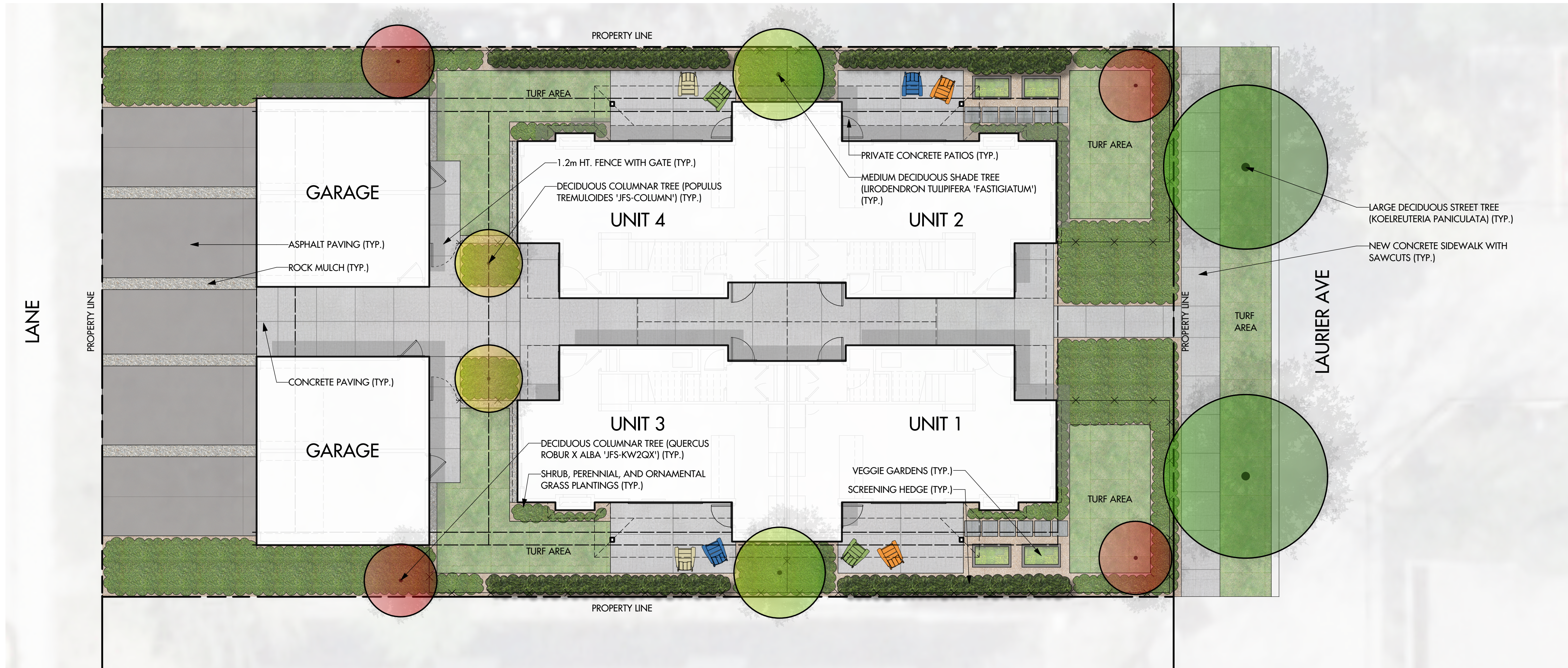
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road

Kelowna, BC V1Y 7S2

T (250) 868-9270

www.outlanddesign.ca

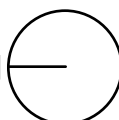


PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2	6cm CAL.
LIRODENDRON TUJIPIFERA 'FASTIGIATUM'	COLUMNAR TUJIP TREE	2	6cm CAL.
POPULUS TREMULOIDES 'JFS-COLUMN'	MOUNTAIN SENTINEL ASPEN	2	6cm CAL.
QUERCUS ROBUR X ALBA 'JFS-KW2GX'	SKINNY GENES OAK	4	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	22	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	22	#02 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	15	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BULMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	22	#02 CONT. /1.0M O.C. SPACING
SYRINGA X MEYERI 'PALIBIN'	DWARF KOREAN LILAC	15	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	22	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	13	#01 CONT. /0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	20	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	13	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	20	#01 CONT. /0.6M O.C. SPACING
HELLEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	20	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	20	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	20	#01 CONT. /0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	7	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	7	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	7	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	20	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	20	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE

934 LAURIER AVE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	20.11.04	Review
2	20.11.09	Review
3	20.11.13	Review
4	20.11.18	Issued for Development Permit
5		

PROJECT NO.	20-107
DESIGN BY	FB
DRAWN BY	WVC
CHECKED BY	FB
DATE	NOV. 18, 2020
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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BUILDING DESIGN

Baxter Design
202-1889 Springfield
Kelwona, B.C. V1Y 5V5
Contact: Shane Baxter
250-862-9662
baxterdesign@shaw.ca

LANDSCAPE DESIGN

Outland Design Landscape Architecture
303-590 KLO Road
Kelowna, B.C. V1V 7S2
250-868-9270

URBAN PLANNING CONSULTANT


Urban Options Planning & Permits 287
Rialto Drive
Kelowna, B.C. V1V 1E7
Contact: Birte Decloux
250-575-6707
birte@urbanoptions.ca

ATTACHMENT B	
This forms part of application # DP18-0193	
Planner Initials	AF
 City of Kelowna COMMUNITY PLANNING	

Drawing Package:

- 1/9 cover page
- 2/9 site plan
- 3/9 main floor plan
- 4/9 upper floor plan
- 5/9 roof plan
- 6/9 unit layout
- 7/9 building elevations
- 8/9 garage plan
- 9/9 building materials

- L1 landscape plan
- L2 water conservation plan

 BAXTER DESIGN Custom Building Design since 1991 SHANE BAXTER DESIGNS INC. KELOWNA, B.C. CANADA ph: (250) 862-9662 baxterdesign@shaw.ca baxterhouseplans.com	
PROPOSED RM1 - 4 PLEX FOR: 934 LAURIER AVE. KELOWNA, B.C.	
Drawing Scale: 1/4" = 1'-0" (unless noted)	
Date: NOV. 20, 2020	
Rev. Date: APR. 9, 2021	
Drn. By: S.H.B.	
DP APPLICATION	1/9



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Materials & Colours

Roof - asphalt shingles:	Black
Stucco - acrylic:	White
Gutter - aluminum:	Black
Fascia - 8" smart board:	Charcoal
Soffits - aluminum:	Black
Windows & Doors:	Black
Stone - cultured:	Charcoal
Siding - aluminum T&G:	Brown

(note: Actual colours to be similar. Product names & suppliers as well as exact colours to be confirmed by contractor once contract is awarded.)

ATTACHMENT B

This forms part of application
DP18-0193

Planner Initials AF



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

9/9



November 20, 2020

City of Kelowna
Community Planning Dept.
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Revised Development Permit drawing for DP18—0193, at 934 Laurier Avenue

Dear Planning Staff,

We are pleased to submit the revised Development Permit application drawings for 934 Laurier Avenue.

The above noted Development Permit application is associated with Rezoning application Z18-0103 to rezone the subject property to RM1 – Fourplex Housing, which is currently held at 3rd reading. The application was considered at a Public Hearing on May 7, 2019, and subsequently extended. Revised drawings, as well as the updated Zoning Bylaw table are being submitted to update the application package for final adoption of the zone amending bylaw.

The focus of the redesign has been to provide a stronger visual clue of a “front door” pedestrian access for all four units from the street. This has been accomplished by creating a corridor through the ground level of the building, which allows the rear units to be accessed from the street. This access corridor through the building also provides connection of the front units to the garages located in the rear yard. In turn, providing pedestrian access through the corridor has removed the sidewalks from the building which allows for a more substantial amount of usable private outdoor space for the building occupants. Another change from the original submission is to provide a more traditional form and character, which will blend better with the existing form and character of the street.

This submission also includes an updated parking layout comprised of 4 garage units in 2 buildings, with a parking stall located on the driveway in front of each garage. The parking stalls located within the garages are a full-size stall, while the stalls located on the driveway are medium sizes stalls located 1.2m away from the property line. In addition, a visitor stall has been provided between the paired garage units. Because this application was made in August 2018, we are using the previous version of the parking regulations which were present before November 2019.

The exterior of the building is proposed to be finished with a base wall finish of “white” coloured stucco. The wall area is broken up with accent areas finished with a “brown” coloured aluminum horizontal tongue and groove siding material. The walls facing both

Laurier Avenue and the garages in the rear have additional detail areas around the entrance doors that are to be finished with a "charcoal" coloured cultured stone material. The window and door trim, as well as the gutters and gable trims are a "black" coloured finish material. The roof is to be finished with a "black" coloured asphalt shingle. The garages located in the rear of the site are to be finished with "white" coloured stucco and include "black" coloured window and door trim and "black" coloured asphalt roof shingles.

The site plans show private open space accessed from the side of the buildings which connect to additional private space located to the front yard or the space between the garages and the residential building. The landscape plan shows a substantial amount of planting along the side property lines to provide buffering from the neighbours. The plan also shows fencing around the patio area to enhance the usability of the space.

We believe that this project is a good fit for the property and the neighbourhood. Further, the resulting development will be good infill and will contribute to additional housing stock in a very desirable area of Kelowna. We look forward to hearing your comments and feedback on the project.

Should you have any questions please call me at 250.575.6707.

Regards,



Birte Decloux, RPP MCIP
Urban Options Planning & Permits



DP18-0193

934 Laurier Ave

Development Permit Application



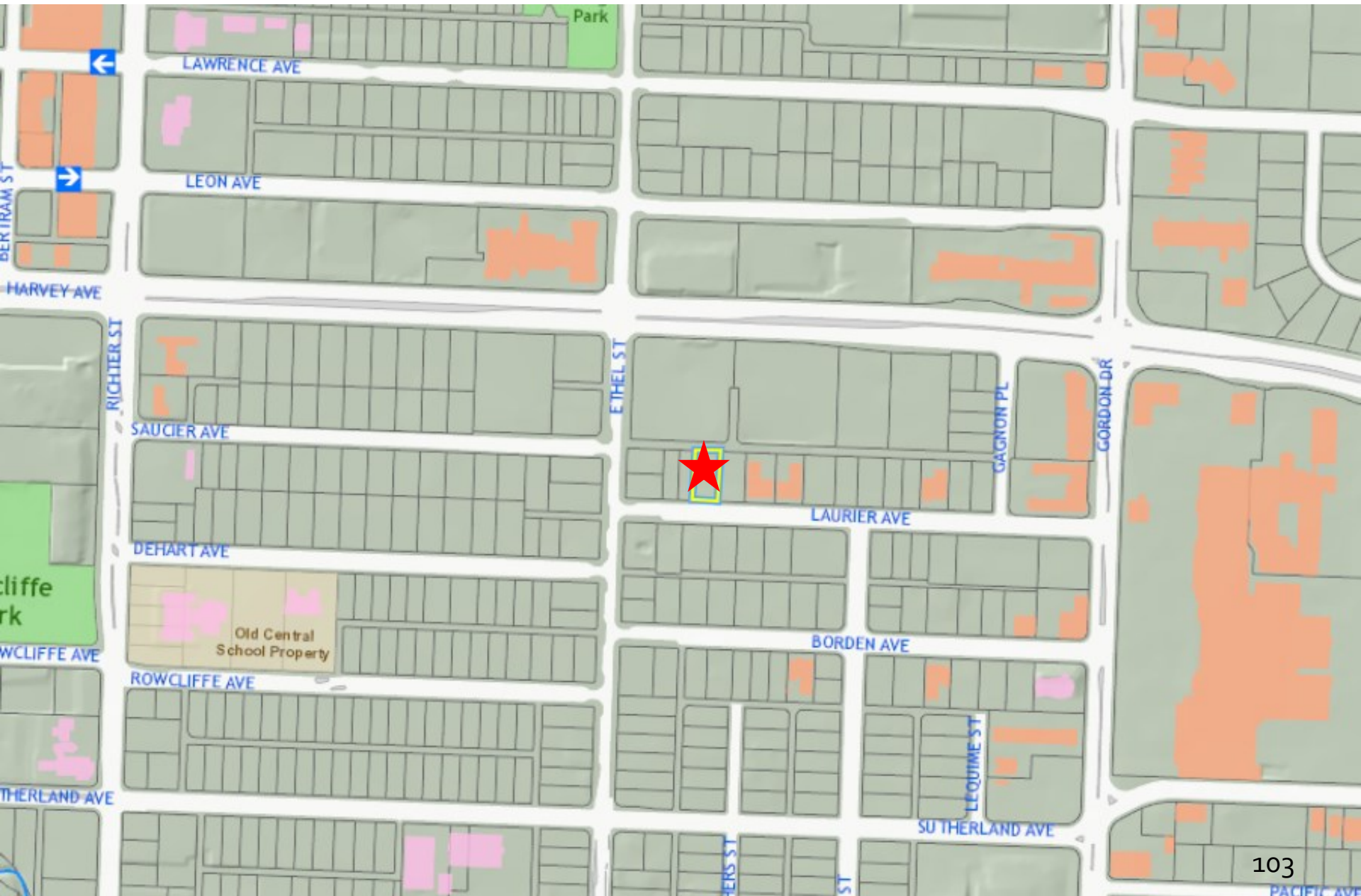
Proposal

- ▶ To consider the form and character of a multi-family development.

Development Process



Context Map



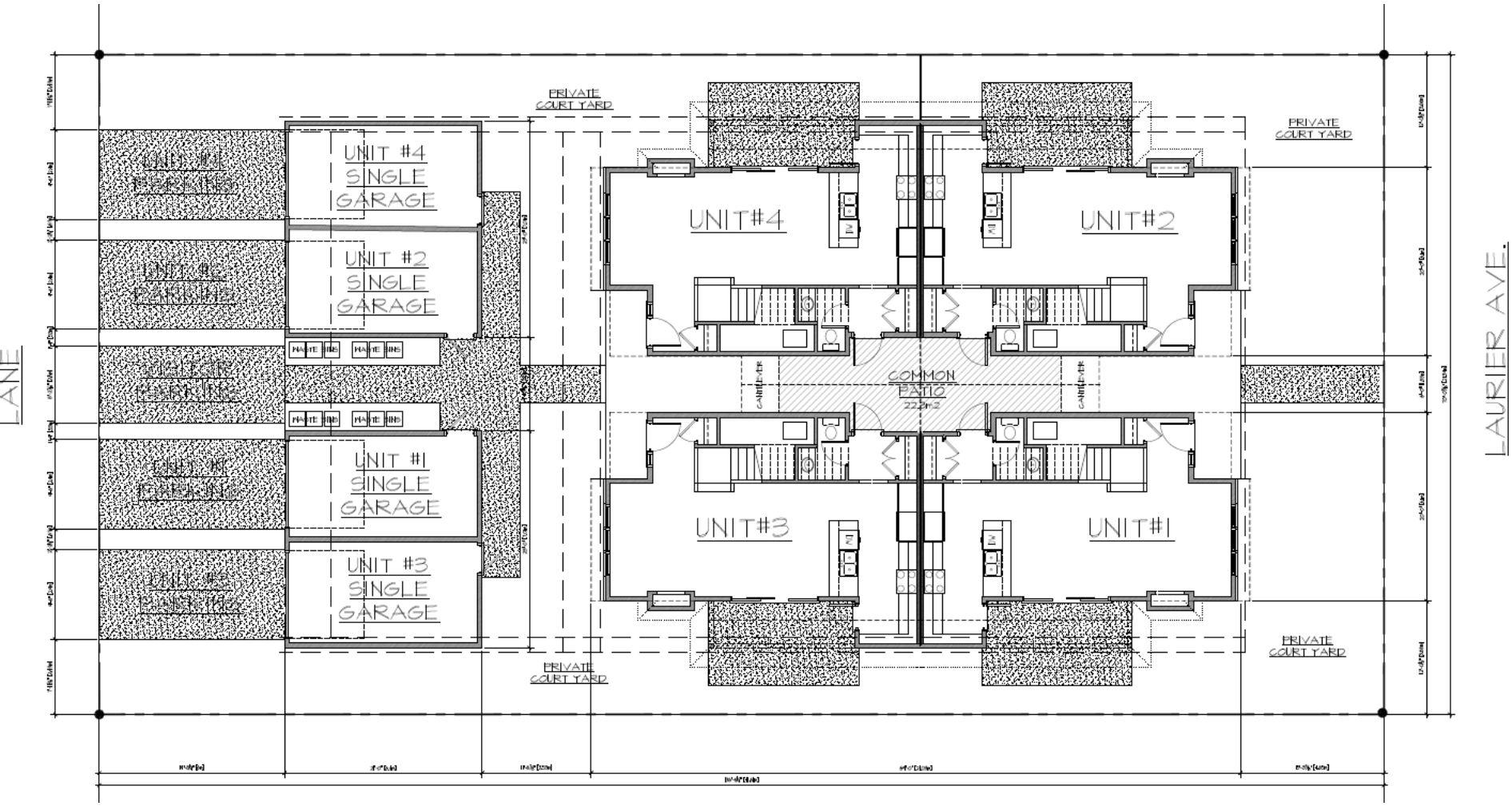
Subject Property Map



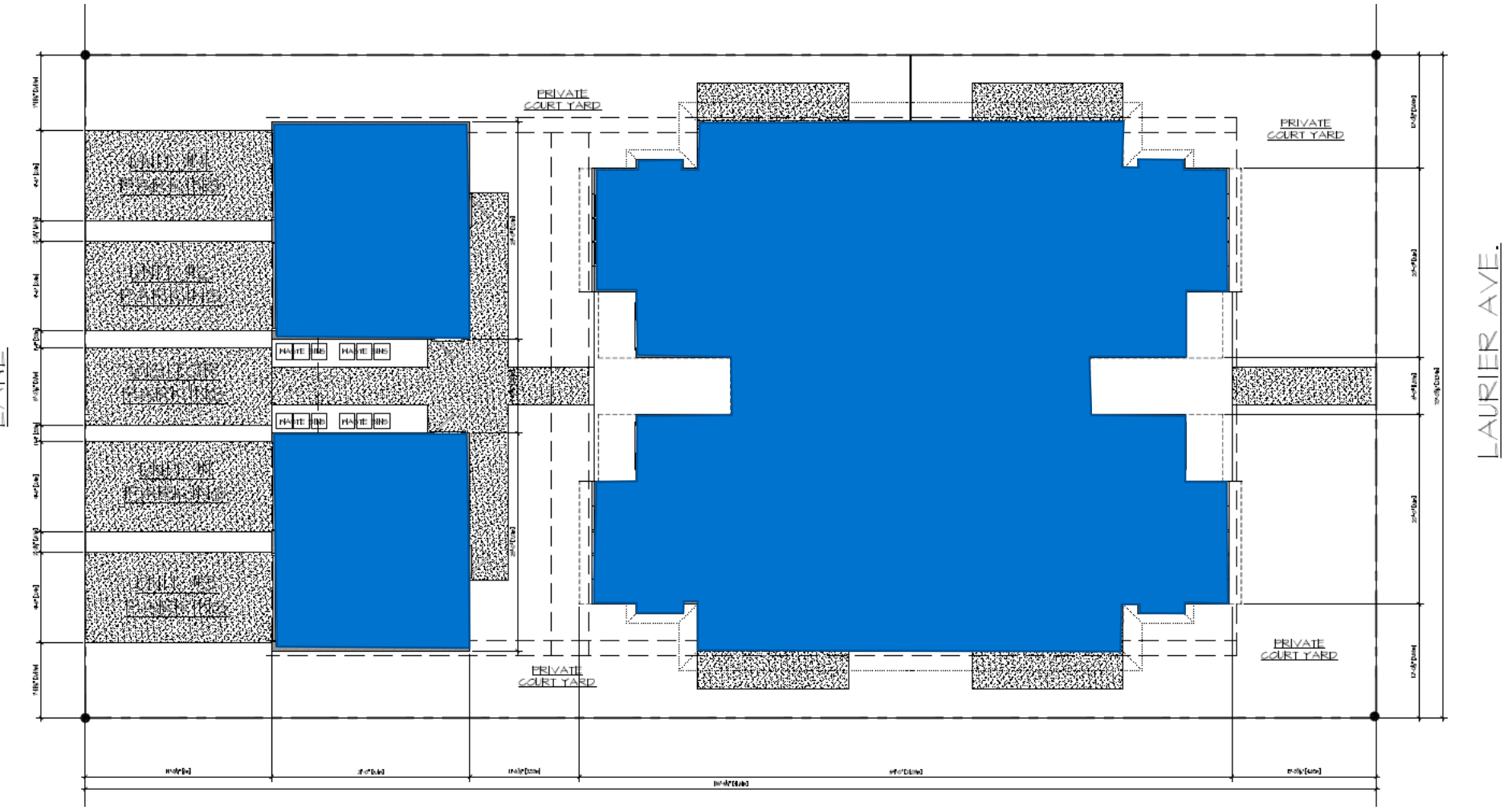
Project/technical details

- ▶ 4 three-bedroom units
- ▶ Central breezeway access to all units
- ▶ 2 tandem parking stalls per unit + visitor parking stall
 - ▶ 1 in garage and 1 surface stall
- ▶ High-quality landscaping with generously sized patios
 - ▶ Fronting units include 2 garden plots each

Site Plan



Site Plan



Elevations



FRONT ELEVATIONS



LEFT & RIGHT ELEVATIONS

Renderings

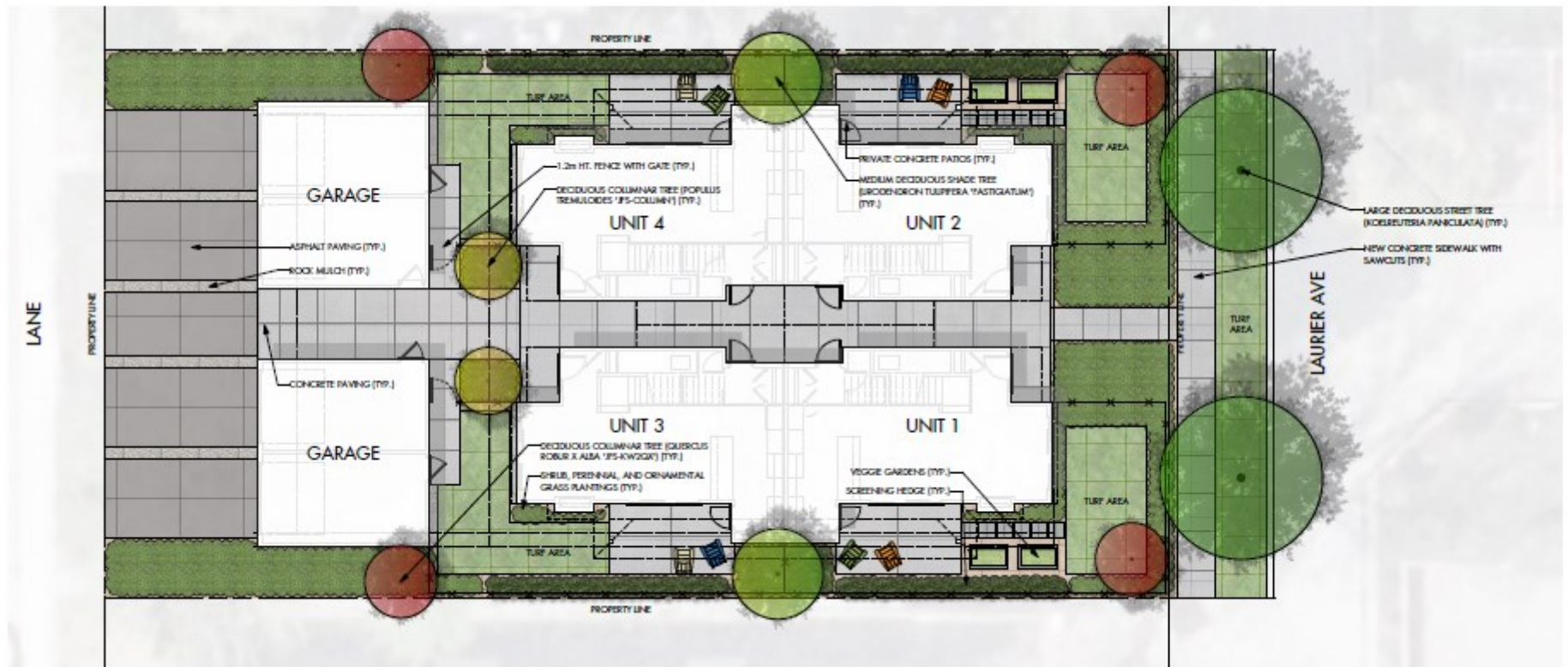


Laurier Ave. street view

Renderings



Landscape Plan



Development Policy

▶ Chapter 5: Development Process

▶ Sensitive Infill Housing

- ▶ Development to reflect the form and character of existing neighbourhood

▶ Ground Oriented Housing

- ▶ Encourage multi-family developments to have a front doors facing the street and be 2 bedrooms or more

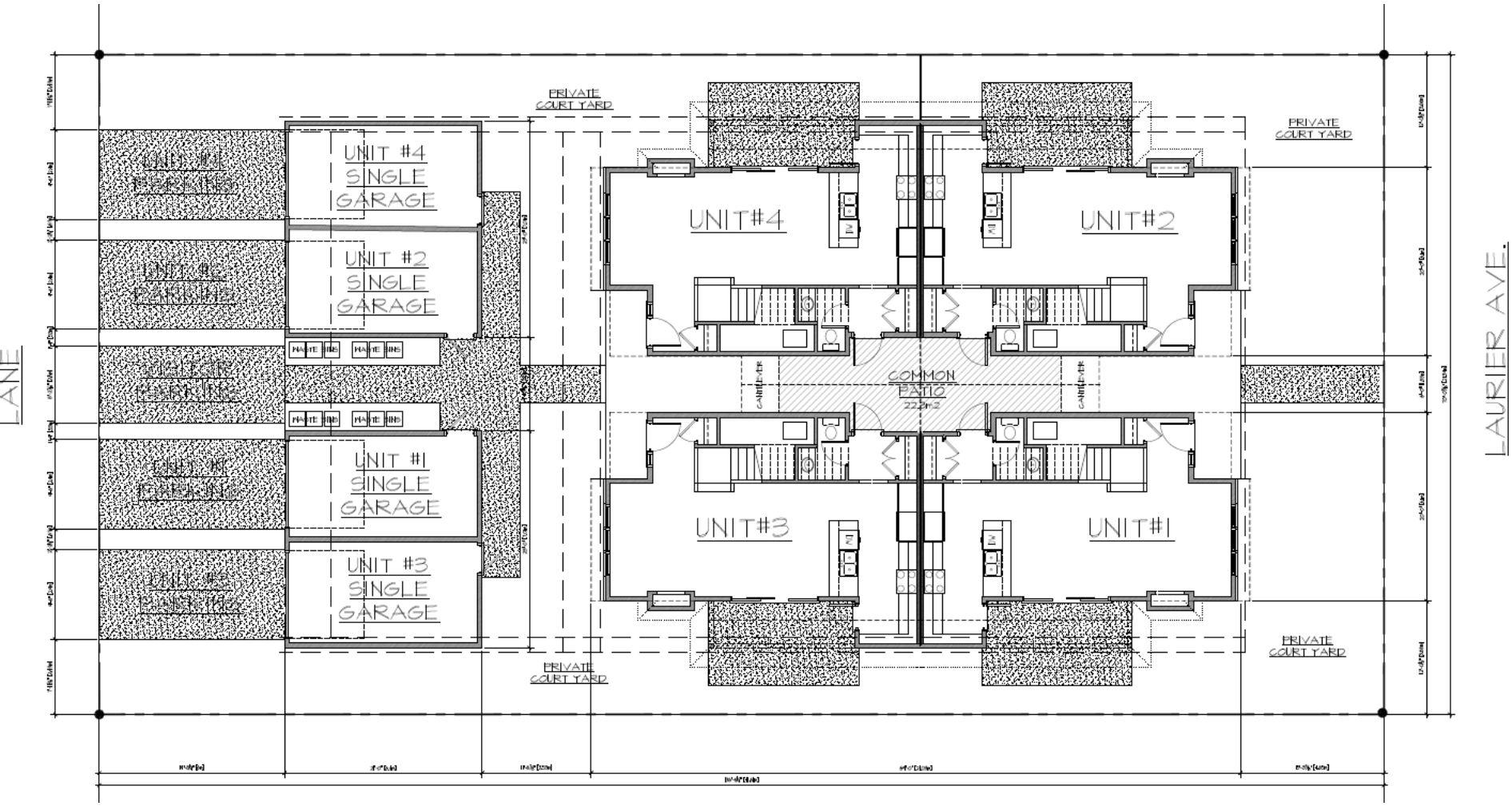
Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit
 - ▶ Meets zoning requirements
 - ▶ Consistent with OCP Comprehensive Design Guidelines



Conclusion of Staff Remarks

Site Plan



CITY OF KELOWNA

BYLAW NO. 12122

Official Community Plan Amendment No. OCP19-0007 – 2125 & 2205 Baron Road and 1830 & 1880 Leckie 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:
 - a) Lot 2, District Lot 126, ODYD, Plan KAP59203 located at Baron Road, Kelowna, BC from the MRH – Multiple Unit Residential (High Density) designation to the MXR – Mixed Use (Residential / Commercial) designation;
 - b) Lot 3, District Lot 126, ODYD, Plan KAP59203 located at Baron Road, Kelowna, BC from the MRH – Multiple Unit Residential (High Density) designation to the MXR – Mixed Use (Residential / Commercial) designation;
 - c) Lot 1, District Lot 126, ODYD, Plan KAP59203 located at Leckie Road, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation; and
 - d) Lot B, District Lot 126, ODYD, Plan KAP56817 located at Leckie Road, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / 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 23rd day of November, 2020.

Considered at a Public Hearing on the 12th day of January, 2021.

Read a second and third time by the Municipal Council this 12th day of January 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12123

Z19-0115

2125 & 2025 Baron Road, 1830 & 1880 Leckie 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:
 - a) Lot 2, District Lot 126, ODYD, Plan KAP59203 located at Baron Road, Kelowna, B.C.;
 - b) Lot 3, District Lot 126, ODYD, Plan KAP59203 located at Baron Road, Kelowna, B.C.;
 - c) Lot 1, District Lot 126, ODYD, Plan KAP59203 located at Leckie Road, Kelowna, B.C.;
and
 - d) Lot B, District Lot 126, ODYD, Plan KAP56817 located at Leckie Road, Kelowna, B.C.from the A1 – Agriculture 1 zone to the C4 – Urban Centre 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 23rd day of November, 2020.

Considered at a Public Hearing on the 12th day of January, 2021.

Read a second and third time by the Municipal Council this 12th day of January, 2021.

Approved under the Transportation Act this 22nd day of April, 2021.

Sean Potter

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0184 & DP19-0185

Owner: Victor Properties Ltd., Inc. No. BC1050457

Address: 2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd and 1901 Underhill St.

Applicant: WSP Canada Group Limited

Subject: Development Permit Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 12122 & Rezoning Bylaw No. 12123 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0184 for:

Lot 2, District Lot 126, ODYD Plan KAP59203, located at 2125 Baron Road;

Lot 3, District Lot 126, ODYD Plan KAP59203, located at 2205 Baron Road;

Lot 1, District Lot 126, ODYD Plan KAP59203, located at 1830 Leckie Road; and

Lot B, District Lot 126, ODYD Plan KAP56817, located at 1880 Leckie Road, Kelowna BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Permit No. DP19-0185 for:

Lot 1, District Lots 126, 127 and 142, ODYD, Plan KAP74479, located at 1901 Underhill Street;
Kelowna, BC subject to the following:

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

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

2.0 Purpose

To consider the form and character of a large-scale retail store and gas bar.

3.0 Development Planning

Development Planning are recommending support for the issuance of a Development Permit for the proposed large-scale retail store and associated gas bar as it meets zoning regulations for parking, setbacks and landscaping and is in general accordance with the Official Community Plan's Comprehensive and Revitalization Design Guidelines.

4.0 Proposal

4.1 Background

The subject properties are currently sitting vacant and have never been developed or built upon since the lots were created, more than 30 years ago.

4.2 Project Description

The applicant is proposing two commercial buildings located on two separate legal properties with the warehouse building comprising the larger site located adjacent to Leckie Rd and the smaller site comprising the gas bar which is located at 1901 Underhill Street. The proposed warehouse building will be 15,517 m² (167,023 ft²) in gross floor area (GFA) and measure one-storey in height at 10.0m tall. The gas bar, which will be located to the west of the warehouse site, will comprise a single gas station canopy structure with a supporting gas bar controller enclosure for on-site employees. The gas bar canopy will comprise 791 m² with the supporting enclosure encompassing 17.4 m² in area for a site total of 808.0 m².

Site Access



The warehouse site will include a total of 4 access points:

- 2 accesses on Baron Road
 - 1 right in, right out
 - 1 full access
- 2 accesses on Leckie Road
 - 1 full access
 - 1 full access with traffic signal, no straight thru from Parkview Cr in to warehouse site

The gas bar site will include a total of 3 access points:

- 1 full access at Durnin Road
- 1 full access at Baron Road
- 1 exit only at Underhill St

Site Layout

The warehouse site is located in between 3 major roads with Baron Road situated to the west, Leckie Road to the east and a portion of Springfield Road to the south. The warehouse building will be located centrally on-site, near the south boundary of the property with the front entrance located at the north east building corner.

The gas bar canopy will be located near the western boundary of the site and has been designed to allow vehicles to que in line to the east of the canopy structure and move westward to fill vehicles and subsequently exit the site onto Underhill St. The structure will include 12 two-sided gas pumps which will serve up to 2 vehicles each to allow for a maximum of 24 vehicles to pump simultaneously. 6 service bays/service aisles will serve the 12 total pumps and will allow for 3-4 queuing spaces per service bay to meet the minimum zoning bylaw requirements for vehicle-oriented uses.

The warehouse site will include garbage and recycling compactors which will be located on the west side of the building adjacent to Baron Rd. The compactors will be situated within an exterior and enclosed compound which will screen the compactors from view of the road.

Form and Character

The exterior façade for the warehouse building will utilize Costco's branding and colours and will include metal panel siding in 3 different colours (mystique plus, shell grey & metallic champagne), charcoal stone siding, glazing and charcoal coping, cornice and siding accents.

The gas bar canopy will be composed of mainly champagne coloured metallic metal siding with painted steel columns and Costco branded signage and accents located on the canopy structure.

Landscaping

The applicant is proposing to formally connect the Baron and Leckie Road sidewalks through a new sidewalk connection traversing the site along the north boundary. Trees cannot be planted in this location due to the presence of overhead Fortis BC power lines. As an alternative to tree plantings, and to ensure vegetation establishes in this area, a native grass mix will be utilized on either side of the walkway where trees cannot be planted.

Landscaping for the remainder of the site will include a mix of deciduous and coniferous trees, flowering shrubs and mixed ground cover plantings. Tree plantings will be utilized throughout the site boundary, landscape buffers between adjacent sites and within the surface parking areas to provide additional shade and help delineate drive aisles. The most significant landscape buffering will be located along the south property line for both the warehouse and gas bar sites to screen commercial activities from the adjacent residential uses to the south. The gas bar site in particular will utilize a plated landscape berm at the south end of the property to help screen the gas bar from the adjacent residential tower.

Site landscaping is expected to help buffer, mitigate and complement the proposed development from the surrounding sites which are largely residential in nature.

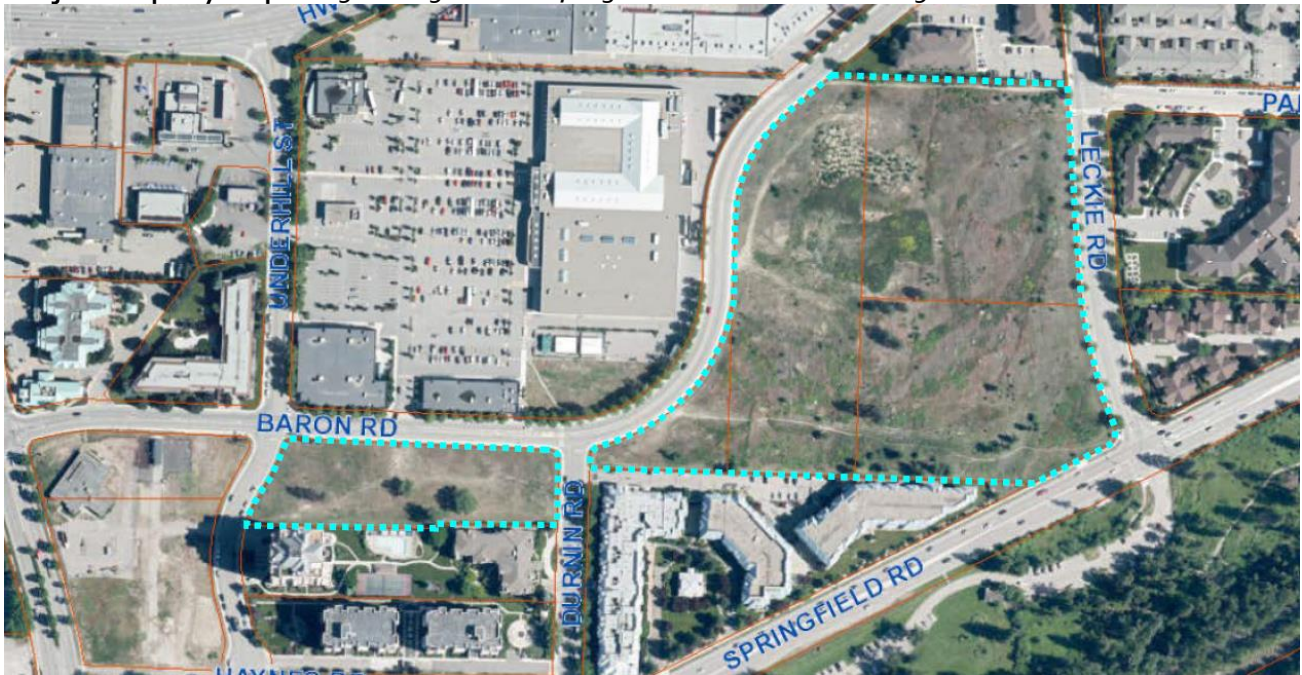
Site Context

The subject property is located in the Mid-town Urban Centre near the intersection of Leckie and Springfield roads. The subject site is composed of 4 legal parcels and is more specifically situated in between Baron Road to the west, Leckie Road to the east and Springfield Road to the south. The surrounding land uses include a mixture of low to medium density residential townhomes and apartments, located to the south, east and north with commercial situated on the west side of the property, mostly on the north side of Baron Road. The surrounding Future Land Use designations include medium to low density residential to the south, east and north with mixed use commercial / residential to the west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Residential
East	RM3 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing	Residential
South	RM5 – Medium Density Multiple Housing & P3 – Parks and Open Space	Residential and Park
West	C4lp – Urban Centre Commercial (Liquor Primary)	Commercial

Subject Property Map: 2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd and 1901 Underhill St.



4.3 Zoning Analysis Table

Zoning Analysis Table – Large-Scale Retail Store		
CRITERIA	C ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	0.24
Max. Site Coverage (buildings)	75%	25.9%
Max. Height	4 storeys / 15.0 m	1 storey / 10.0 m
Min. Front Yard	0.0 m	55.0 m
Min. Side Yard (south)	4.5 m	17.6 m
Min. Side Yard (north)	4.5 m	129.0 m
Min. Rear Yard	0.0 m	15.0 m
Other Regulations		
Min. Parking Requirements	202 stalls	787
Min. Bicycle Parking	21 short-term / 31 long-term stalls	22 short-term / 31 long-term stalls
Min. Loading Space	3 loading stalls	4 loading stalls

Zoning Analysis Table – Gas Bar		
CRITERIA	C ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	0.09
Max. Site Coverage (buildings)	75%	0.09%
Max. Height	4 storeys / 15.0 m	1 storey / 5.4 m
Min. Front Yard	0.0 m	11.3 m
Min. Side Yard (west)	0.0 m	27.0 m

Min. Side Yard (east)	0.0 m	123.0 m
Min. Rear Yard	6.0 m	16.3 m
Other Regulations		
Min. Parking Requirements	10 stalls	84 stalls
Min. Queuing Stalls per Service Bay	3 inbound stalls / 2 outbound stalls	3 inbound stalls / 2 outbound stalls

5.0 Application Chronology

Date of Application Accepted: September 17, 2019
 Date Public Consultation Completed: January 27, 2020
 Date of Rezoning Initial Consideration: November 23, 2020
 Date of Rezoning Public Hearing: January 12, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP19-0184 & DP19-0185

Schedule A: Site Plan

Schedule B: Building Elevations, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: Project Renderings

Development Permit DP19-0184



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

2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd.

and legally known as

Lot 2, District Lot 126, ODYD Plan KAP59203, located at 2125 Baron Road;

Lot 3, District Lot 126, ODYD Plan KAP59203, located at 2205 Baron Road;

Lot 1, District Lot 126, ODYD Plan KAP59203, located at 1830 Leckie Road; and

Lot B, District Lot 126, ODYD Plan KAP56817, located at 1880 Leckie Road;

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

Commercial

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

Existing Zone: C₄ – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Victor Properties Ltd., Inc. No. BC1050457

Applicant: WSP Canada Group Limited

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Development Planning

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$ 1,164,305.00**

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

4. INDEMNIFICATION

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

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

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

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

Development Permit DP19-0185



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

1901 Underhill St.

and legally known as

Lot 1 District Lot 126, 127 and 142, ODYD, Plan KAP74479

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

Commercial

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Victor Properties Ltd., Inc. No. BC1050457

Applicant: WSP Canada Group Limited

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Development Planning

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$ 400,000.00**

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

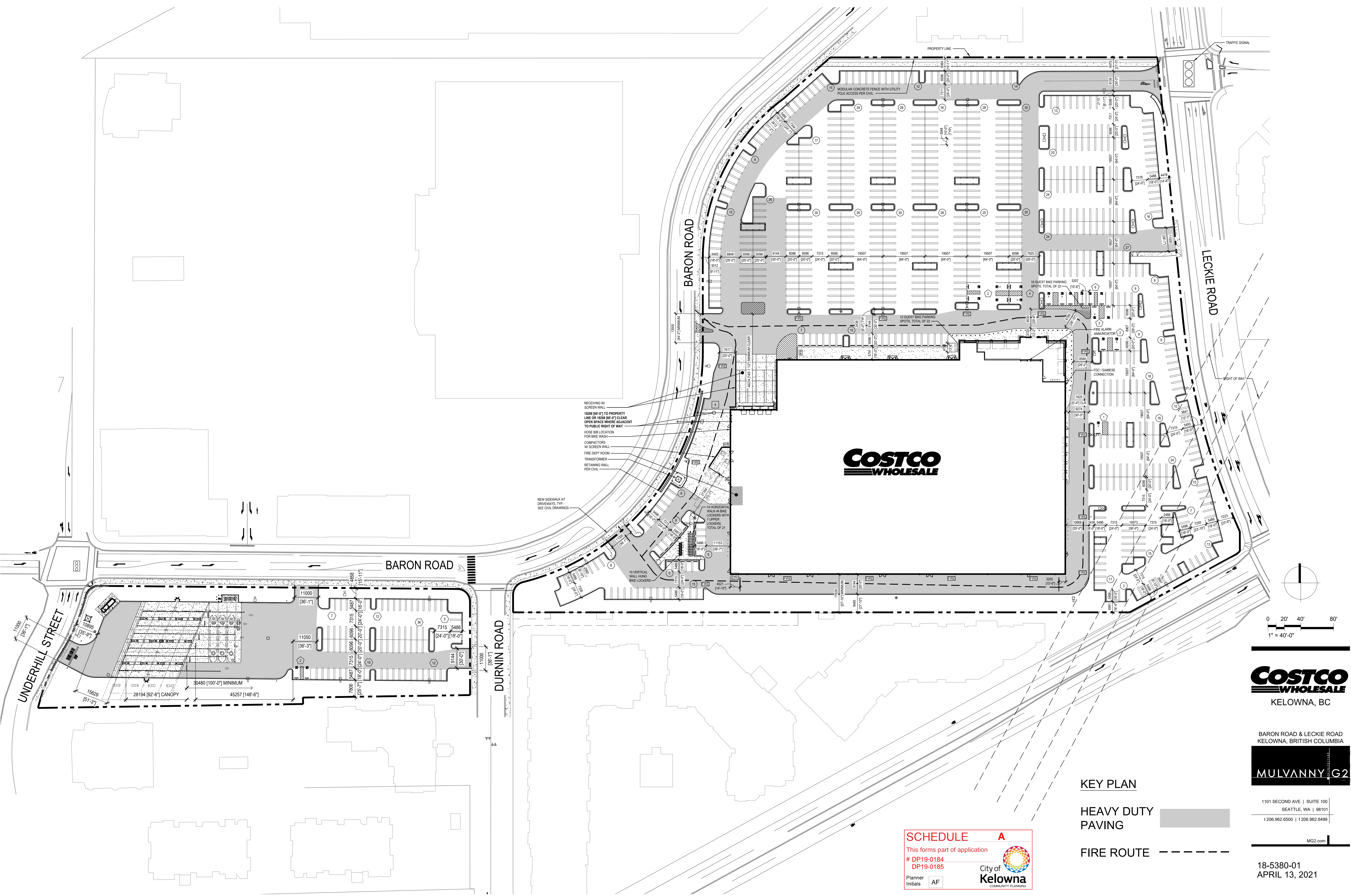
4. INDEMNIFICATION

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

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

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

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



COSTCO WHOLESALE

KELOWNA, B. C., CANADA

OVERALL SITE PLAN

APRIL 13, 2021

KEY PLAN

HEAVY DUTY
PAVING

FIRE ROUTE

SCHEDULEA

This forms part of application

DP19-0184
DP19-0185

Planner
Initials AF

City of Kelowna

COMMUNITY PLANNING

COSTCO WHOLESALE
KELOWNA, BC

BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

MULVANNY G2

1101 SECOND AVE | SUITE 100
SEATTLE, WA | 98101
t 206.962.6500 | f 206.962.6499

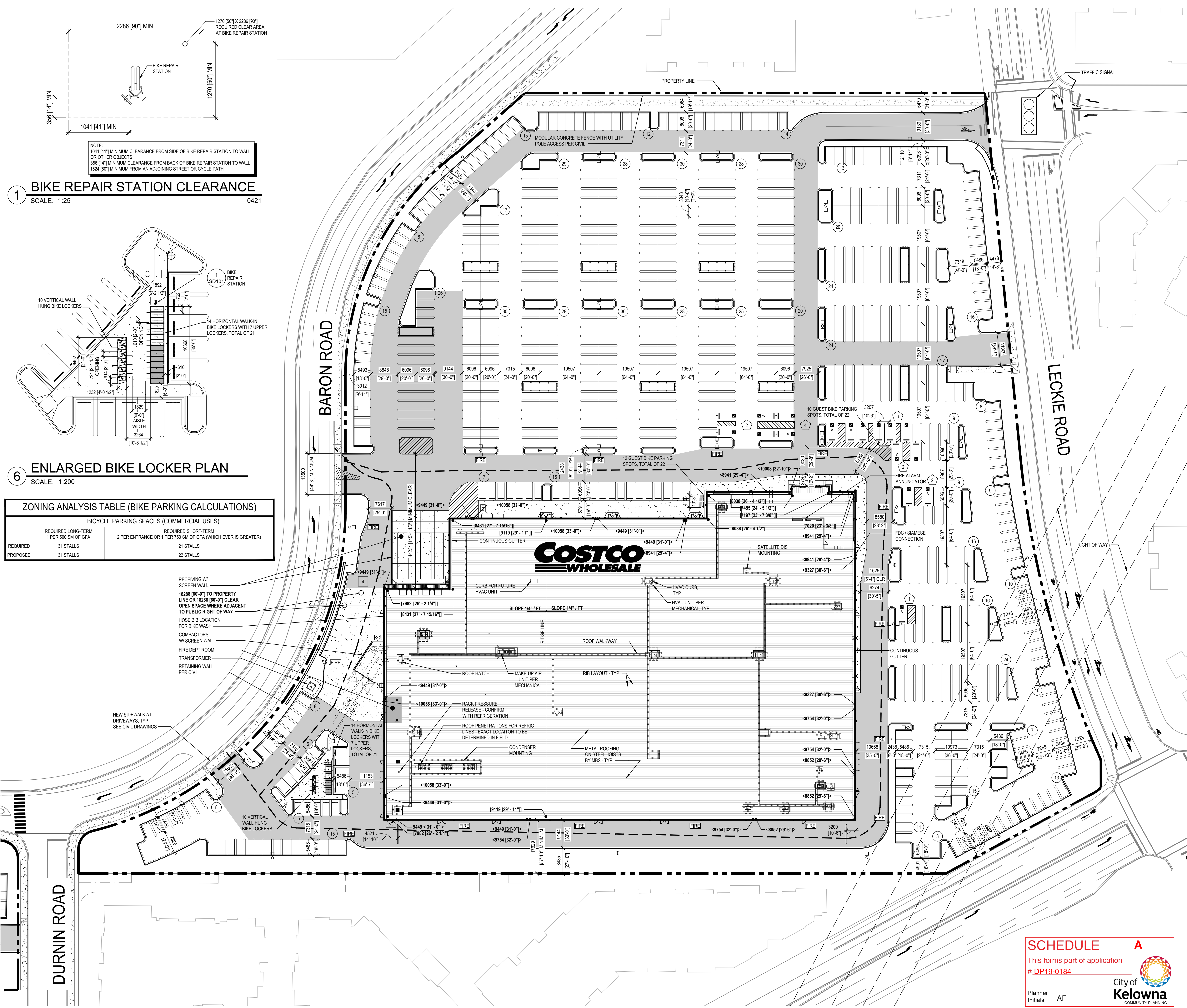
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18-5380-01
APRIL 13, 2021

OVERALL SITE PLAN

SD100

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1 BIKE REPAIR STATION CLEARANCE
SCALE: 1:25

6 ENLARGED BIKE LOCKER PLAN
SCALE: 1:200

ZONING ANALYSIS TABLE (BIKE PARKING CALCULATIONS)		
BICYCLE PARKING SPACES (COMMERCIAL USES)		
	REQUIRED LONG-TERM 1 PER 500 SM OF GFA	REQUIRED SHORT-TERM 2 PER ENTRANCE OR 1 PER 750 SM OF GFA (WHICH EVER IS GREATER)
REQUIRED	31 STALLS	21 STALLS
PROPOSED	31 STALLS	22 STALLS

RECEIVING W/ SCREEN WALL
18288 180'-0" TO PROPERTY LINE OR 18288 180'-0" CLEAR OPEN SPACE WHERE ADJACENT TO PUBLIC RIGHT OF WAY
HOSE BIB LOCATION FOR BIKE WASH
COMPACTORS W/ SCREEN WALL
FIRE DEPT ROOM
TRANSFORMER
RETAINING WALL PER CIVIL

NEW SIDEWALK AT DRIVEWAYS, TYP - SEE CIVIL DRAWINGS

DURNIN ROAD

COSTCO WHOLESALE
KELOWNA, B. C., CANADA

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

SITE DATA:

COSTCO SITE AREA: 68,036.9 M² (6.80 HA)
732,343 FT² (16.81 AC)

INCLUDES:

WAREHOUSE SITE: 59,719 M² (5.97 HA)
642,818 FT² (14.76 AC)

AUX. PARKING/FUEL: 8,317 M² (0.83 HA)
89,526 FT² (2.06 AC)

JURISDICTION: CITY OF KELOWNA

ZONING:

WAREHOUSE SITE: C4 - URBAN COMMERCIAL
AUXILIARY SITE: C4 - URBAN COMMERCIAL

SETBACKS:

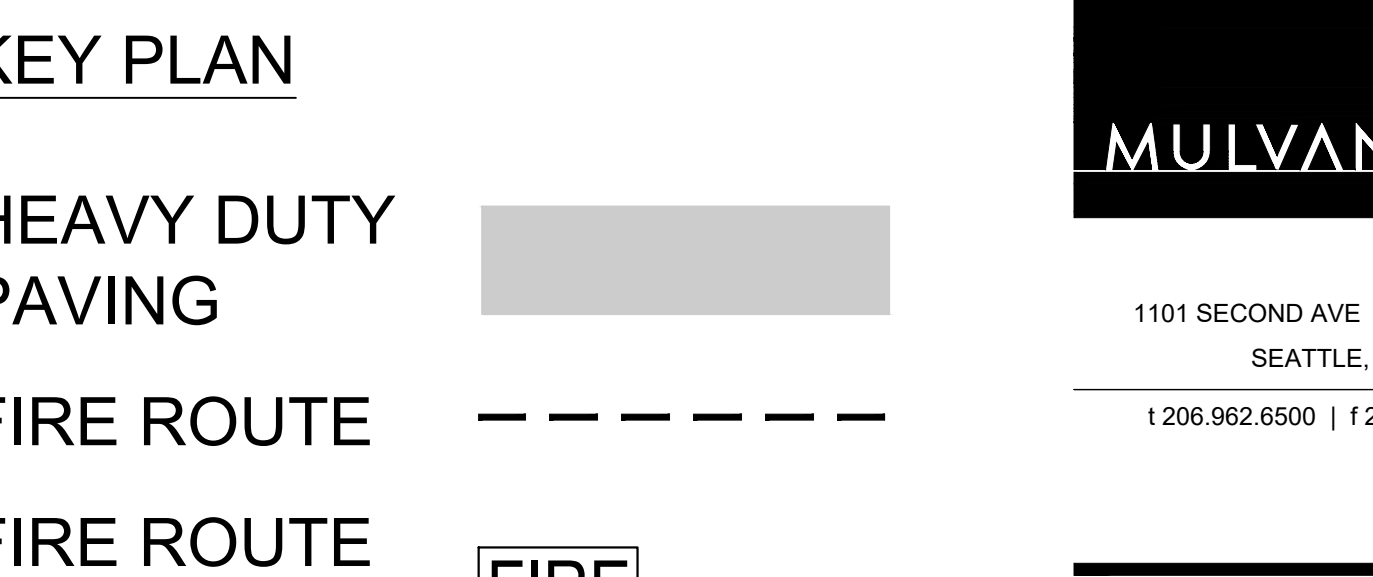
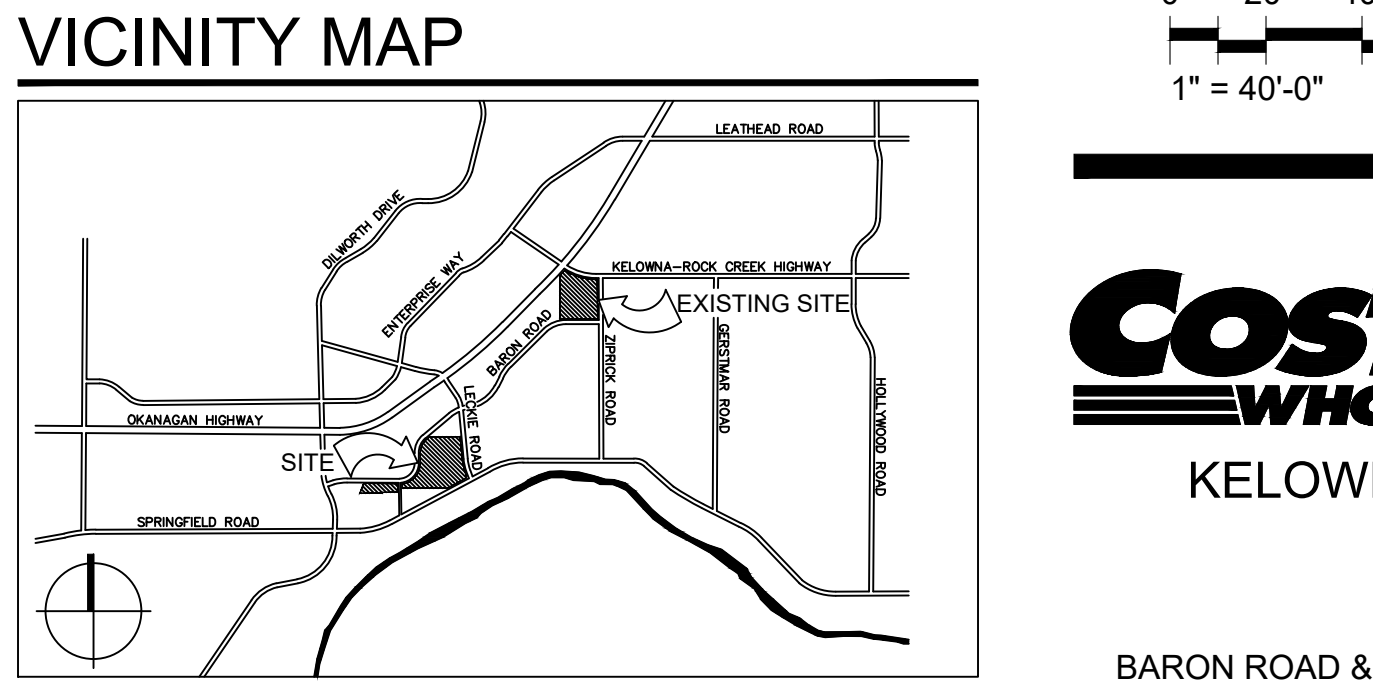
ACTUAL:

FRONT: 129.0 M (424 FT)
SIDE: 15.0 M (49 FT)
REAR: 17.5 M (58 FT)

BUILDING DATA:	
NET WAREHOUSE AREA	14,656 SM [157,756 SF]
NET FIRE DEPT ROOM	51 SM [549 SF]
NET MECHANICAL ROOM	178 SM [1,916 SF]
NET VESTIBULE	447 SM [4,811 SF]
ENVELOPE / EXTERIOR WALL	185 SM [1,991 SF]
TOTAL BUILDING - GROSS	15,517 SM [167,023 SF]

PARKING DATA:	
PROVIDED:	
10' WIDE WAREHOUSE SITE STALLS	770 STALLS
9' WIDE GAS BAR SITE STALLS	82 STALLS
ACCESSIBLE STALLS (2 IN GAS BAR)	19 STALLS
TOTAL PARKING PROVIDED:	871 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



HEAVY DUTY PAVING

FIRE ROUTE

FIRE ROUTE SIGNAGE

FIRE HYDRANT

SCHEDULE A

This forms part of application
DP19-0184

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

SITE PLAN
SD101
APRIL 13, 2021

0 20' 40' 80'

1" = 40'-0"

COSTCO WHOLESALE

KELOWNA, BC

BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

MULVANNY G2

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t 206.962.6500 | f 206.962.6499

SITE PLAN

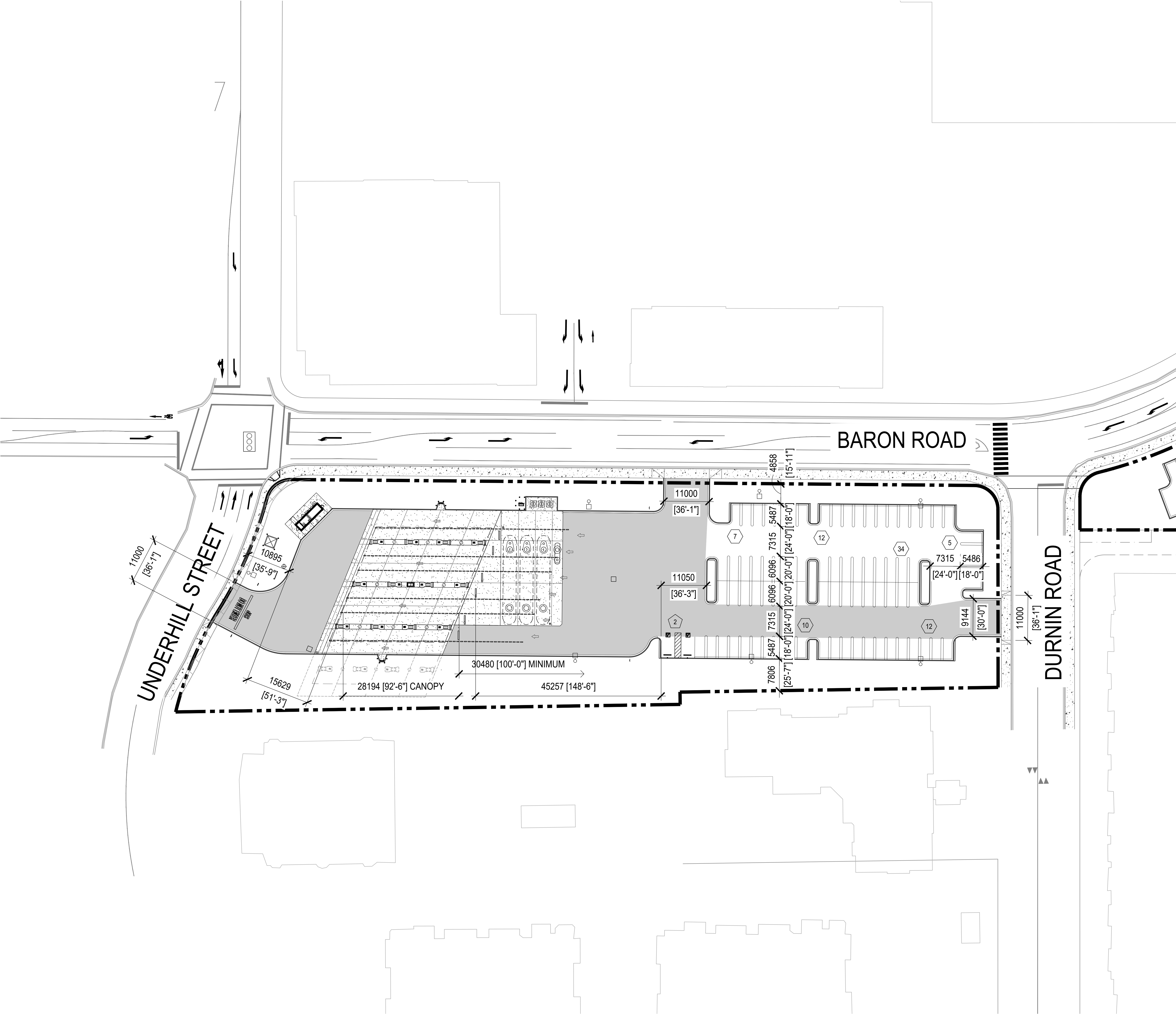
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18-5380-01
APRIL 13, 2021

SITE PLAN

SD101

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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	1901 UNDERHILL STREET KELOWNA, BRITISH COLUMBIA

SITE DATA:

COSTCO SITE AREA:	68,036.9 M ² (6.80 HA) 732,343 FT ² (16.81 AC)
INCLUDES:	
WAREHOUSE SITE:	59,719 M ² (5.97 HA) 642,818 FT ² (14.76 AC)
AUX. PARKING/FUEL:	8,317 M ² (0.83 HA) 89,526 FT ² (2.06 AC)
JURISDICTION:	CITY OF KELOWNA

ZONING:	
WAREHOUSE SITE:	C4 - URBAN COMMERCIAL
AUXILIARY SITE:	C4 - URBAN COMMERCIAL

SETBACKS:	ACTUAL:
	FRONT: 129.0 M (424 FT)
	SIDE: 15.0 M (49 FT)
	REAR 17.5 M (58 FT)

BUILDING DATA:

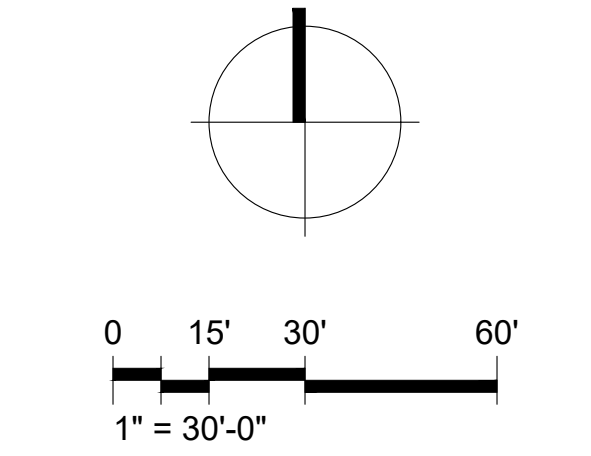
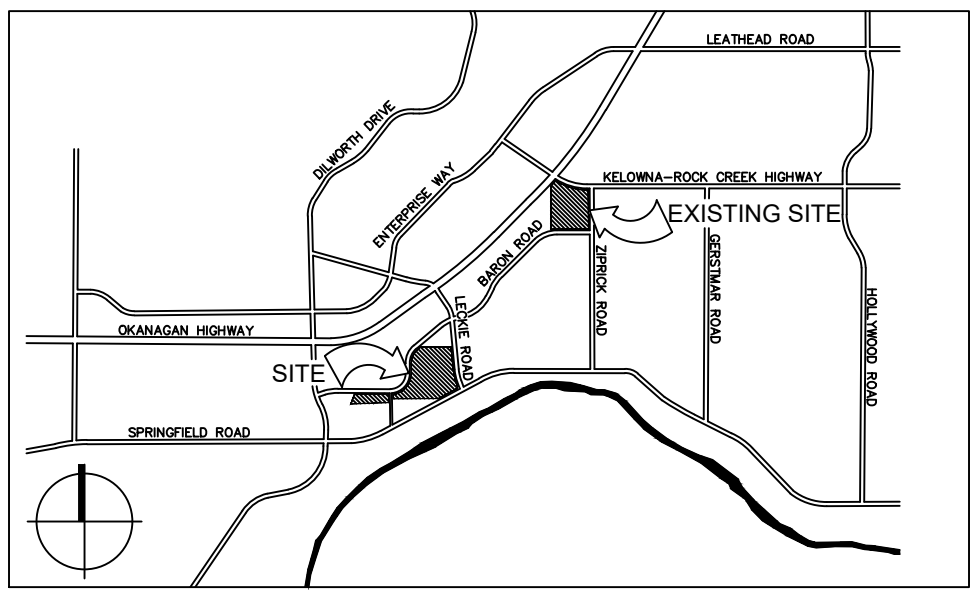
GAS BAR CANOPY AREA	791 SM [8,510 SF]
---------------------	-------------------

PARKING DATA:

PROVIDED:	
⊕ 10' WIDE WAREHOUSE SITE STALLS	770 STALLS
⊕ 9' WIDE GAS BAR SITE STALLS	82 STALLS
⊕ ACCESSIBLE STALLS (2 IN GAS BAR)	19 STALLS
TOTAL PARKING PROVIDED:	871 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



KEY PLAN

HEAVY DUTY PAVING	
FIRE HYDRANT	



1901 UNDERHILL STREET
KELOWNA, BRITISH COLUMBIA



1101 SECOND AVE | SUITE 100
SEATTLE, WA | 98101
t 206.962.6500 | f 206.962.6499

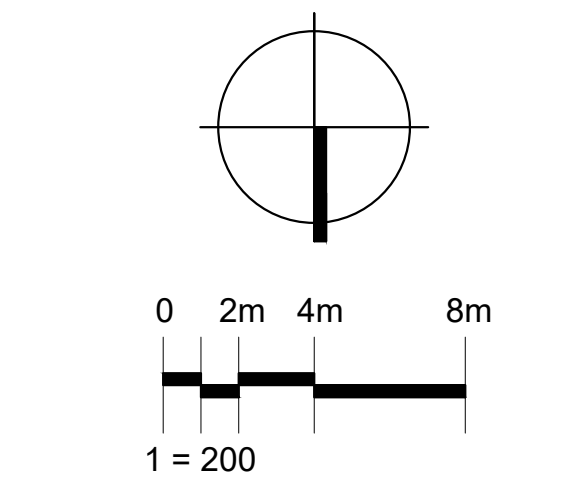
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18-5380-01
APRIL 13, 2021

FUEL PARCEL PLAN

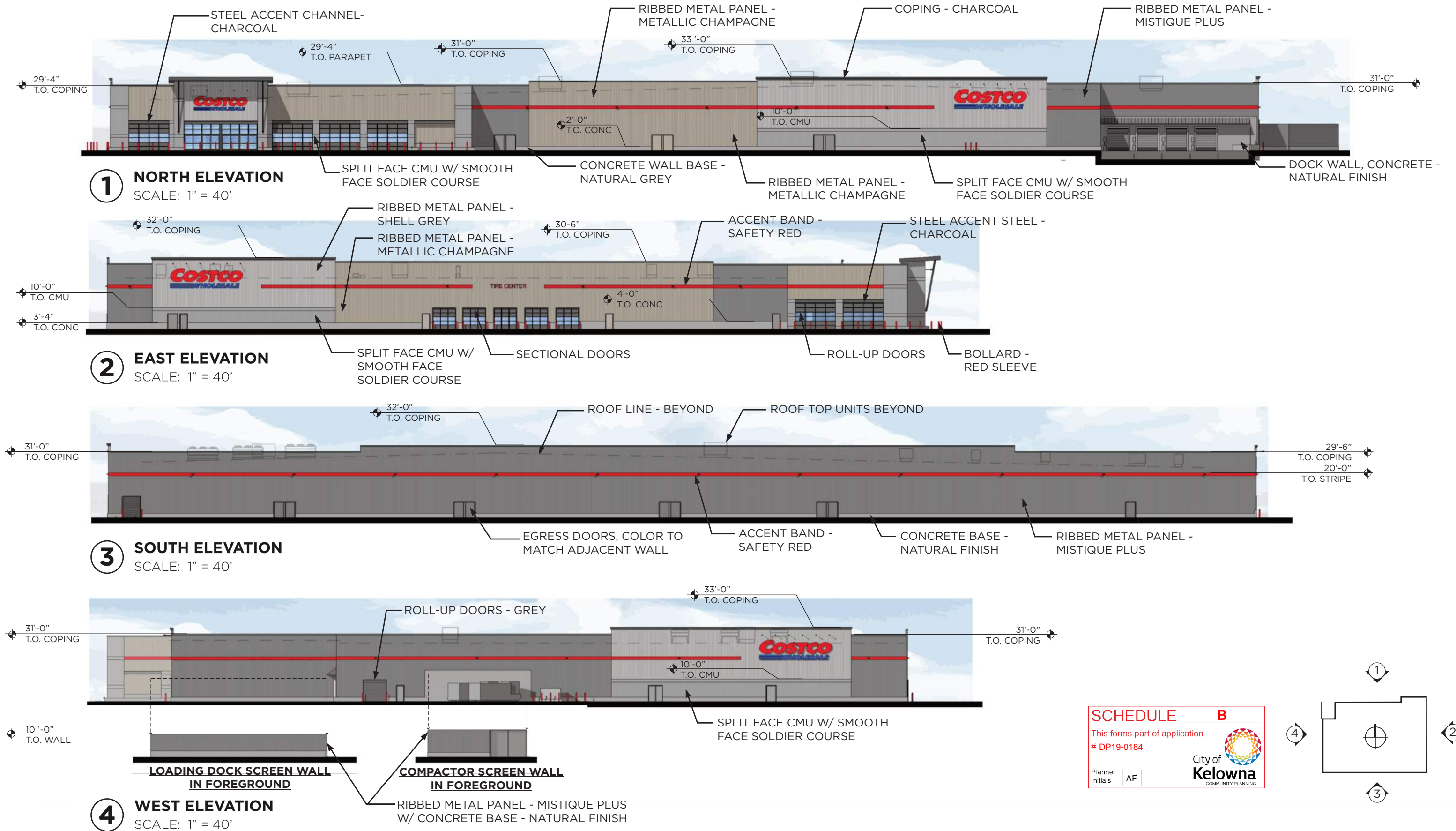
SD102

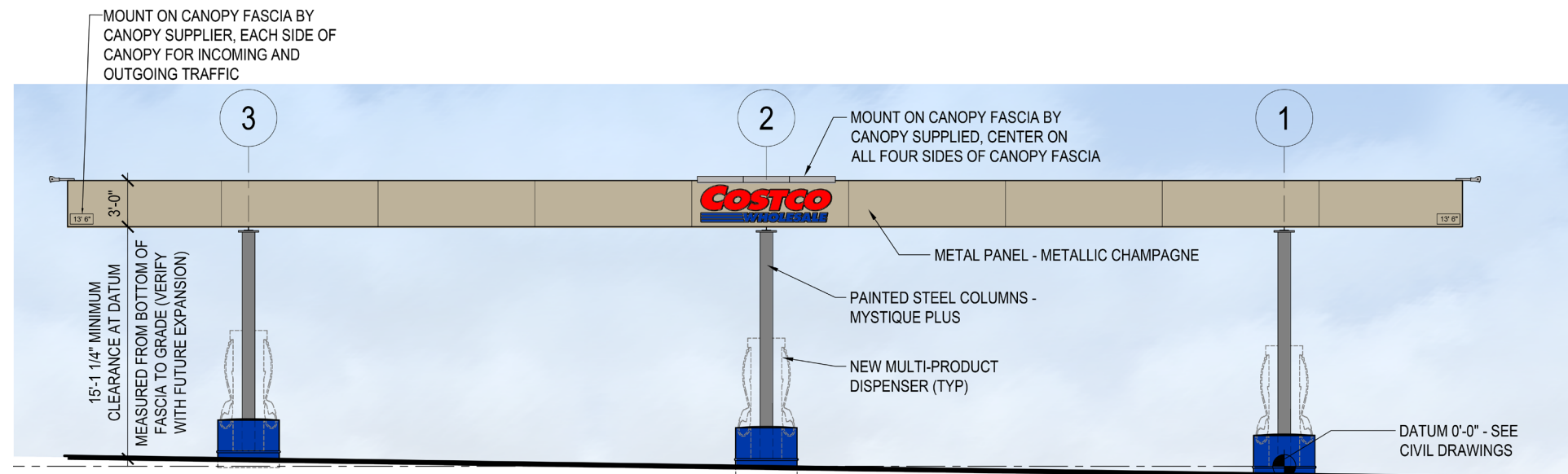




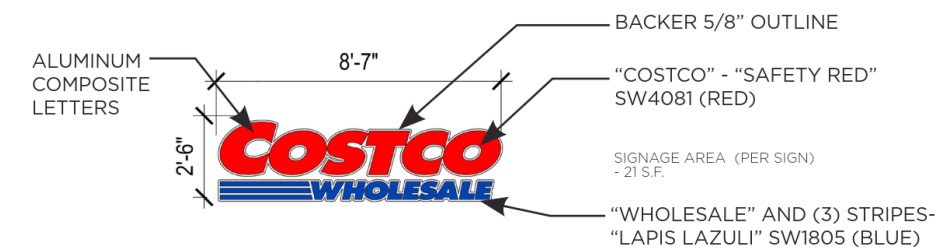
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NOTE:
LOCATE KNOX BOXES AS DIRECTED BY FIRE DEPT
MAKE PROVISIONS TO TIE INTO SECURITY SYSTEM



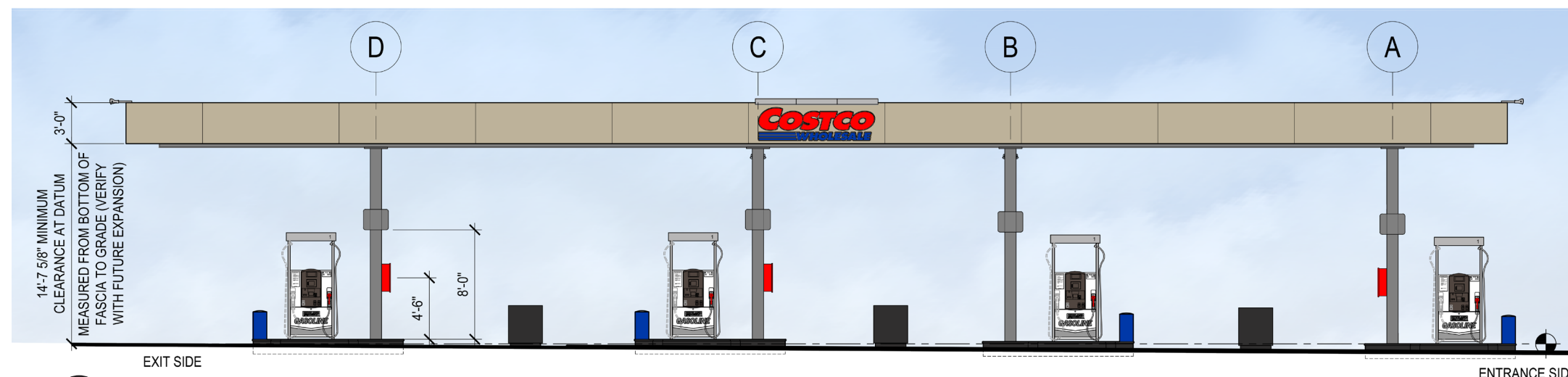


1 EAST/WEST ELEVATIONS
SCALE: NTS

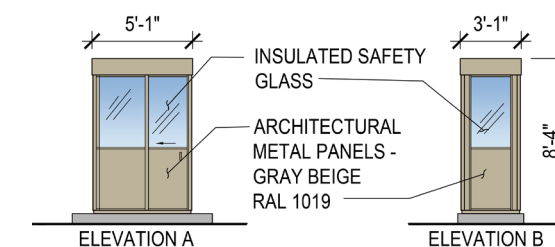
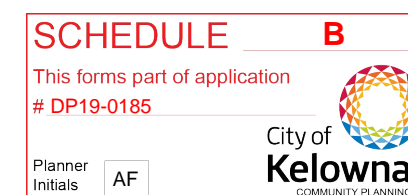


WALL SIGNAGE				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
2	COSTCO WHOLESALE (NORTH / SOUTH ELEV)	2'-6" x 8'-7"	21 SF	42 SF
TOTAL SIGNAGE AREA				42 SF

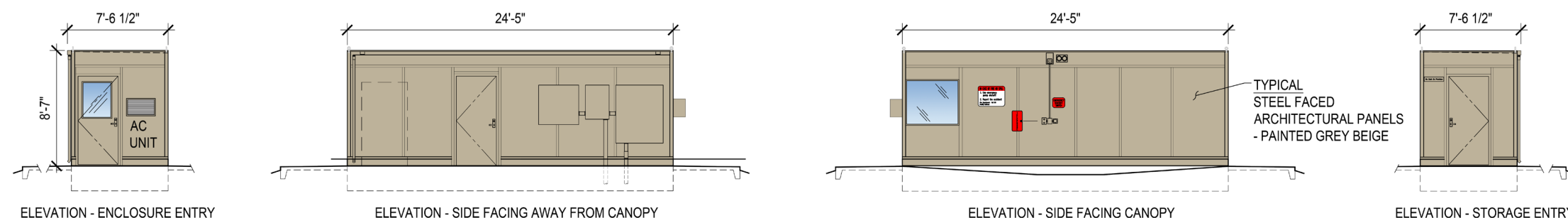
4 FUEL ELEVATION SIGNAGE
SCALE: NTS



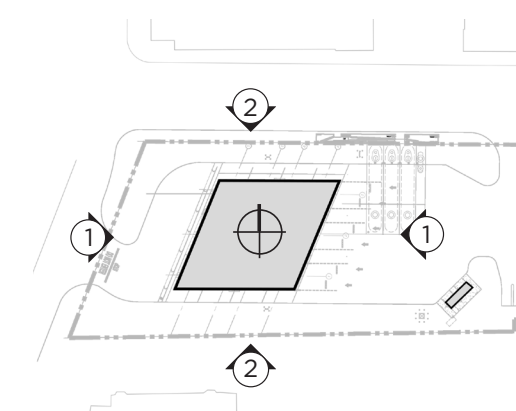
2 NORTH/SOUTH ELEVATIONS
SCALE: NTS



5 WARMING HUT
SCALE: NTS



3 CONTROLLER ENCLOSURE
SCALE: NTS





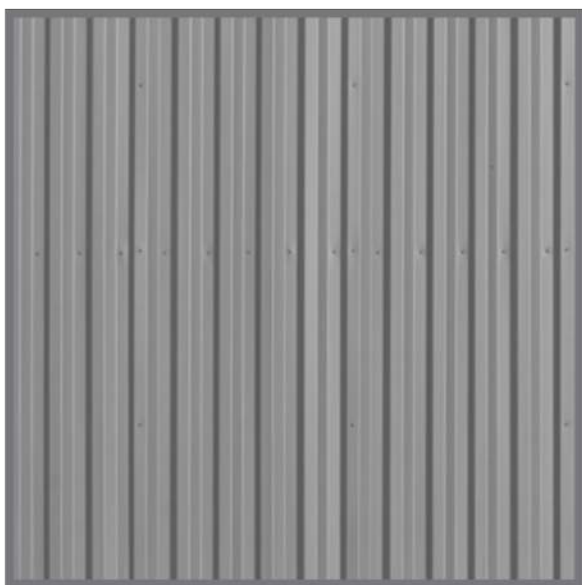
A STRIPE AND
'COSTCO'



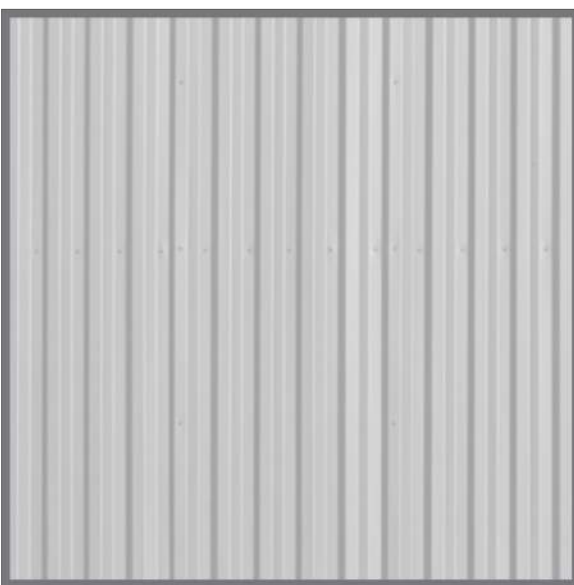
B 'WHOLESALE'
SW 1805 - 'LAPIS



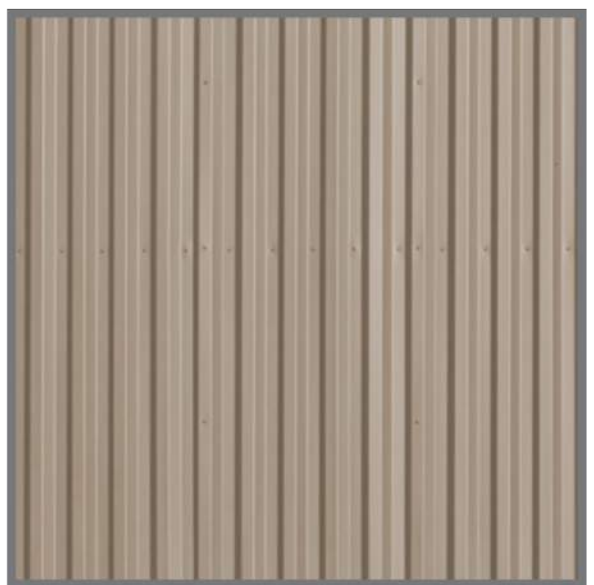
C COPING / CORNICE
CHARCOAL



D RIBBED METAL PANEL
MISTIQUE PLUS



E RIBBED METAL PANEL
SHELL GREY



F RIBBED METAL PANEL
METALLIC CHAMPAGNE

SCHEDULE B
This forms part of application
DP19-0184
DP19-0185
Planner Initials **AF**
City of Kelowna
COMMUNITY PLANNING



G SPLIT FACE CMU
CHARCOAL



H STEEL ACCENT CHANNEL
CHARCOAL



CHARACTER IMAGES



SCHEDULE C

This forms part of application
DP19-0184
DP19-0185

Planner Initials AF



SITE PLAN LEGEND:

- LIMIT OF WORK
- MIXED SHRUB AND GROUND COVER PLANTING BEDS
- GRASS MIX

LANDSCAPE DEVELOPMENT DATA:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD CURRENT EDITION.
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- TOTAL LANDSCAPE AREA REQUIRED: 1432 sq. m.
TOTAL PROVIDED: 12075 sq. m.
LANDSCAPE: 4077 sq. m.
WAREHOUSE: 7988 sq. m.
ONLY PARKING AREAS: 1471 sq. m.

REPRESENTATIVE PLANT LIST

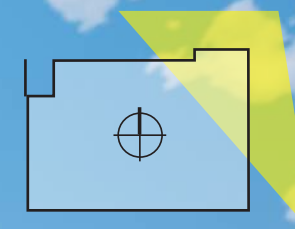
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	50mm CAL.	B&B	15.00m x 10.00
Acer rubrum 'Frank Jr'	REDPOINTE RED MAPLE	100mm CAL.	B&B	15.00m x 9.00m
Betula papyrifera 'Varen'	PAIRIE DREAM PAPER BIRCH	75mm CAL.	B&B	12.00m x 10.00m
Picea x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	60mm CAL.	B&B	27.00m x 21.00m
Tilia fargesii 'Droptop'	DROPTOP LINDEN	50mm CAL.	B&B	15.00m x 10.00m
Picea pungens 'Glauca Bakeri'	BAKERI SPRUCE	1.80m HGT.	B&B	3.50m x 3.00m
Pinus nigra	AUSTRIAN PINE	3.00m HGT.	B&B	15.00m x 8.00m
Pinus contorta latifolia	LORDSHILL PINE	1.80m HGT.	B&B	20.00m x 4.00m
Pinus flexilis 'Vanderwolf's Pyramid'	VANDERWOLF'S PYRAMID PINE	1.50m HGT.	B&B	6.00m x 3.00m
Pinus sylvestris	SCOTCH PINE	3.00m HGT.	B&B	15.00m x 9.00m
Pinus sylvestris	SCOTCH PINE	3.00m HGT.	B&B	15.00m x 9.00m
Populus tremula 'Erecta'	SWEDISH COLUMNAR ASPEN	50mm CAL.	B&B	12.00m x 2.00m
Populus tremuloides	QUAKING ASPEN	75mm CAL.	B&B	20.00m x 10.00m
Pseudotsuga menziesii glauca	ROCKY MOUNTAIN DOUGLAS FIR	3.00m HGT.	B&B	15.00m x 5.00m
SHRUBS				
Juniperus sabina 'Calgary Carpet'	CALGARY CARPET JUNIPER	#5	POTTED	0.60m x 2.10m
Cornus sericea 'Isanti'	ISANTI DOGWOOD	#5	POTTED	1.50m x 2.00m
Juniperus sabina 'Scandia'	SCANDIA JUNIPER	#5	POTTED	0.50m x 2.00m
Potentilla fruticosa 'Abbotswood'	CINQUEFOL. 'ABBOTSWOOD'	#3	POTTED	0.60m x 1.50m
Potentilla fruticosa 'Red Ace'	CINQUEFOL. 'RED ACE'	#3	POTTED	0.60m x 1.50m
Potentilla fruticosa 'Red Robin'	CINQUEFOL. 'RED ROBIN'	#3	POTTED	0.60m x 1.50m
Ribes alpinum	ALPINE CURRANT	#5	POTTED	1.50m x 2.00m
Rhus aromatica 'Gro-Low'	GRO-Low FRAGRANT SUMAC	#5	POTTED	0.60m x 2.00m

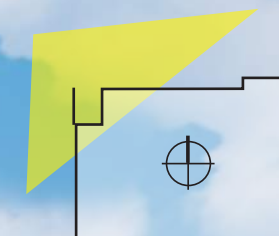
NO.	DATE	DESCRIPTION
6	2021	Re-ISSUED FOR DP
5	2021	Re-ISSUED FOR DP
4	2021	Re-ISSUED FOR DP
3	2021	Re-ISSUED FOR DP
2	2021	Re-ISSUED FOR DP
1	2021	Re-ISSUED FOR DP

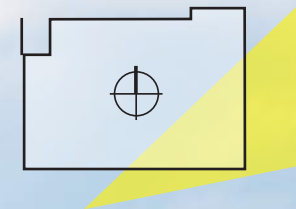
PROJECT
COSTCO WHOLESALE KELOWNA
COSTCO WHOLESALE
ISSAQUAH, WA

WSP
Suite 700-1631 Dickson Avenue,
Kelowna, BC V1Y 0B5 T. 250.868.1334, wsp.com

DESIGN BY TC
DRAWN BY YV
CHECKED BY TC
PROJECT NO. 17M-0229
SCALE 1:500
SHEET TITLE
SITE PLAN
SHEET NO.
LDP-1















DP19-0184 / DP19-0185 2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd and 1901 Underhill St.

Development Permit Application

Proposal

- ▶ To consider the form and character of a large-scale retail store and gas bar.

Development Process

Sept 17, 2019

Development Application Submitted



Staff Review & Circulation



Jan 27, 2020

Public Notification Received



Nov 23, 2020

Initial Consideration



Jan 12, 2021

Public Hearing
Second & Third Readings



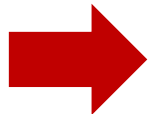
Apr 26, 2021

Final Reading
DP Consideration

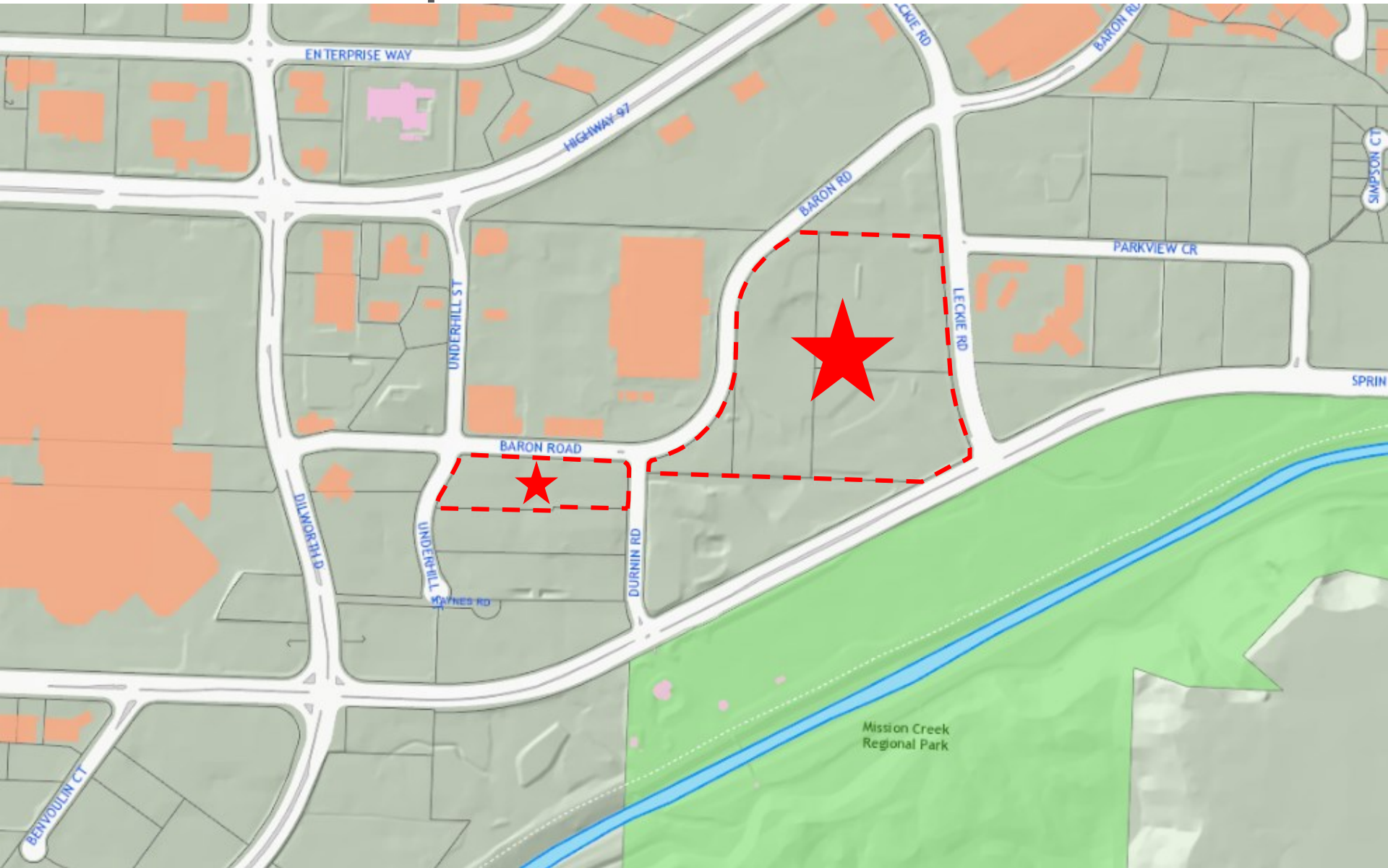


Building Permit

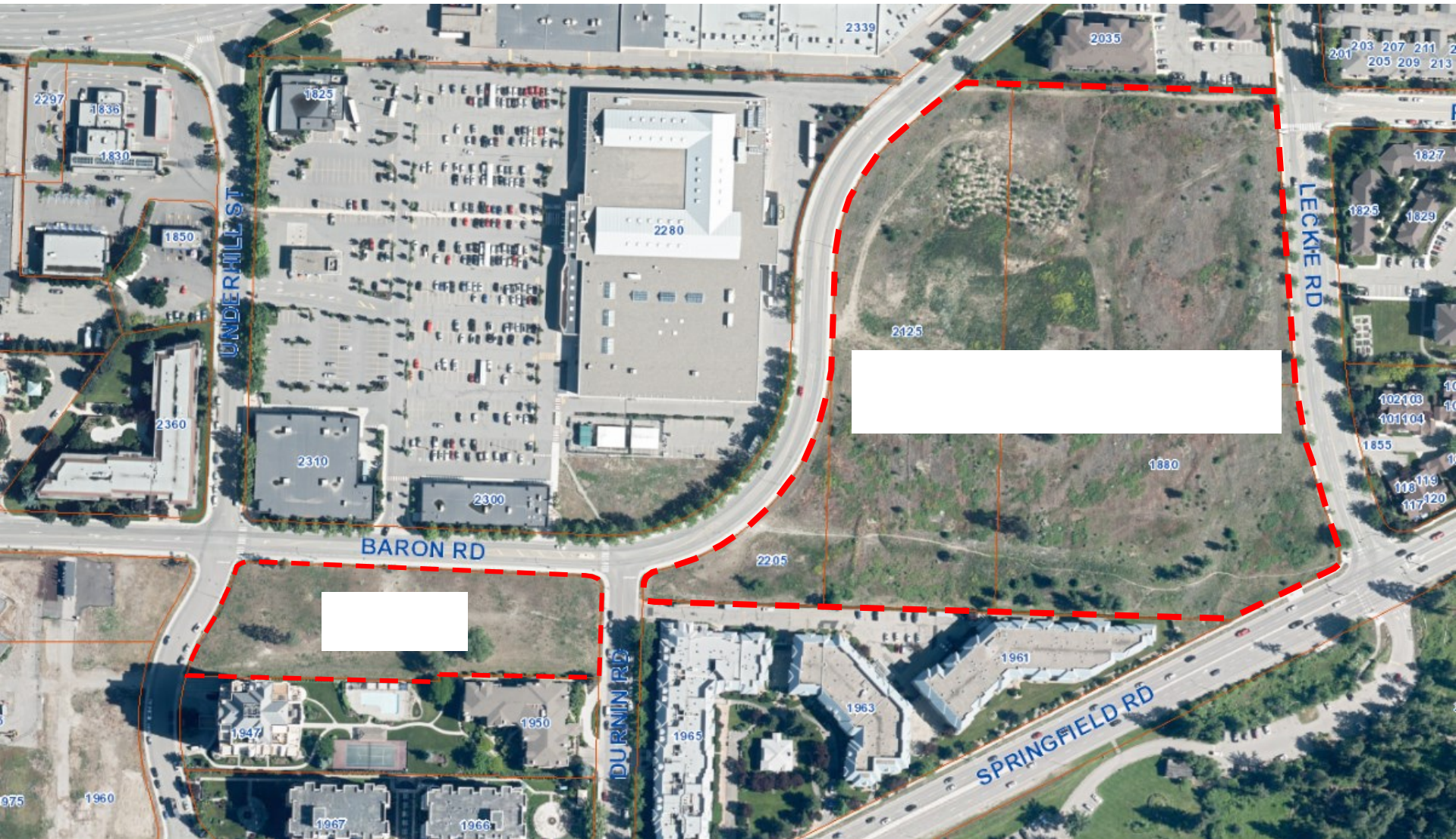
Council
Approvals



Context Map



Subject Properties Map



Context Photo



Context Photo



Project/technical details

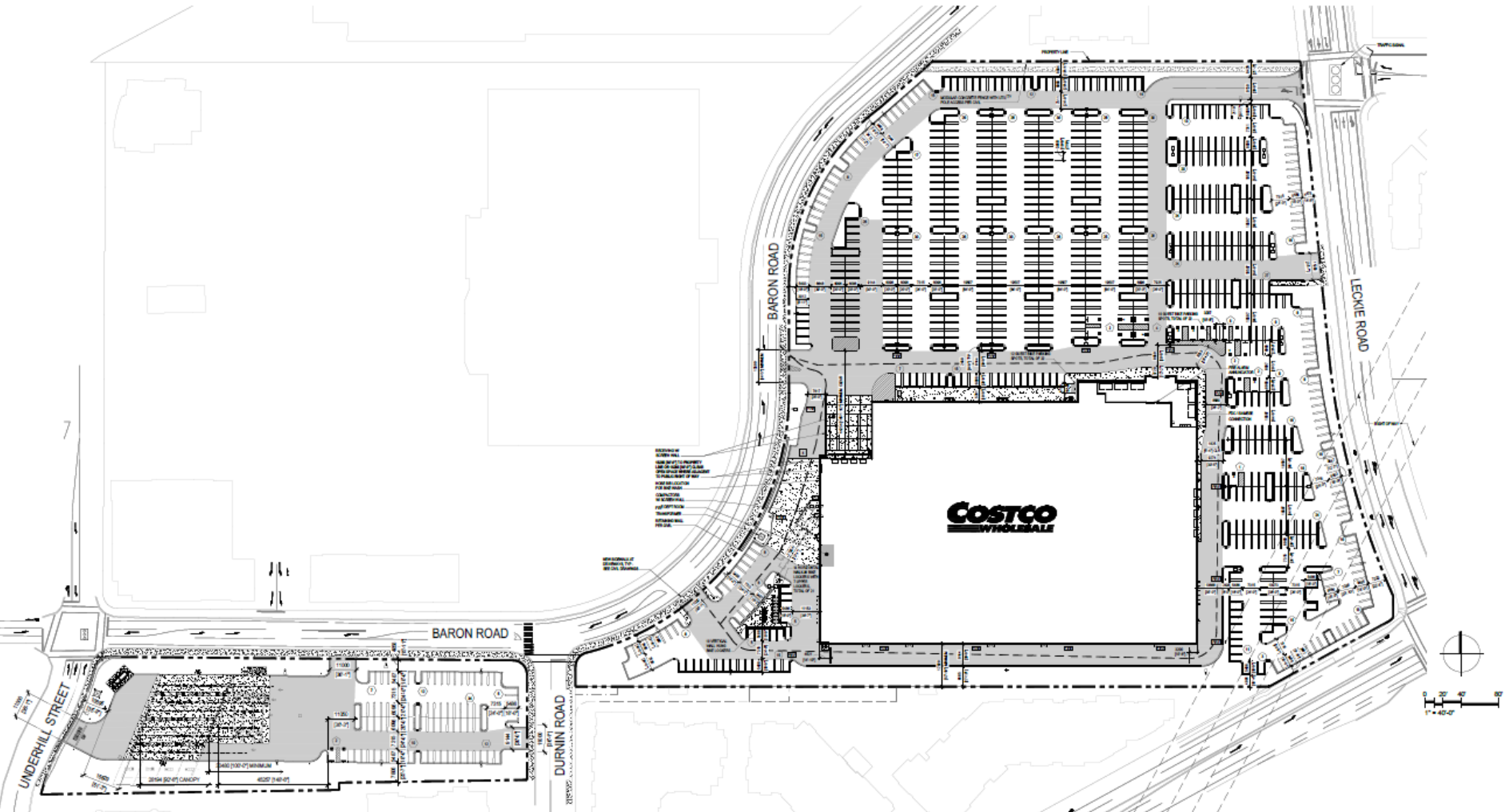
▶ Warehouse Site

- ▶ Building to be 15,517 m² GFA
- ▶ 787 parking stalls
- ▶ 4 access points
 - ▶ 2 on Baron Rd
 - ▶ 1 right in, right out
 - ▶ 1 all access
 - ▶ 2 on Leckie Rd
 - ▶ 1 full access
 - ▶ 1 full access with traffic signal, no straight thru from Parkview Cr

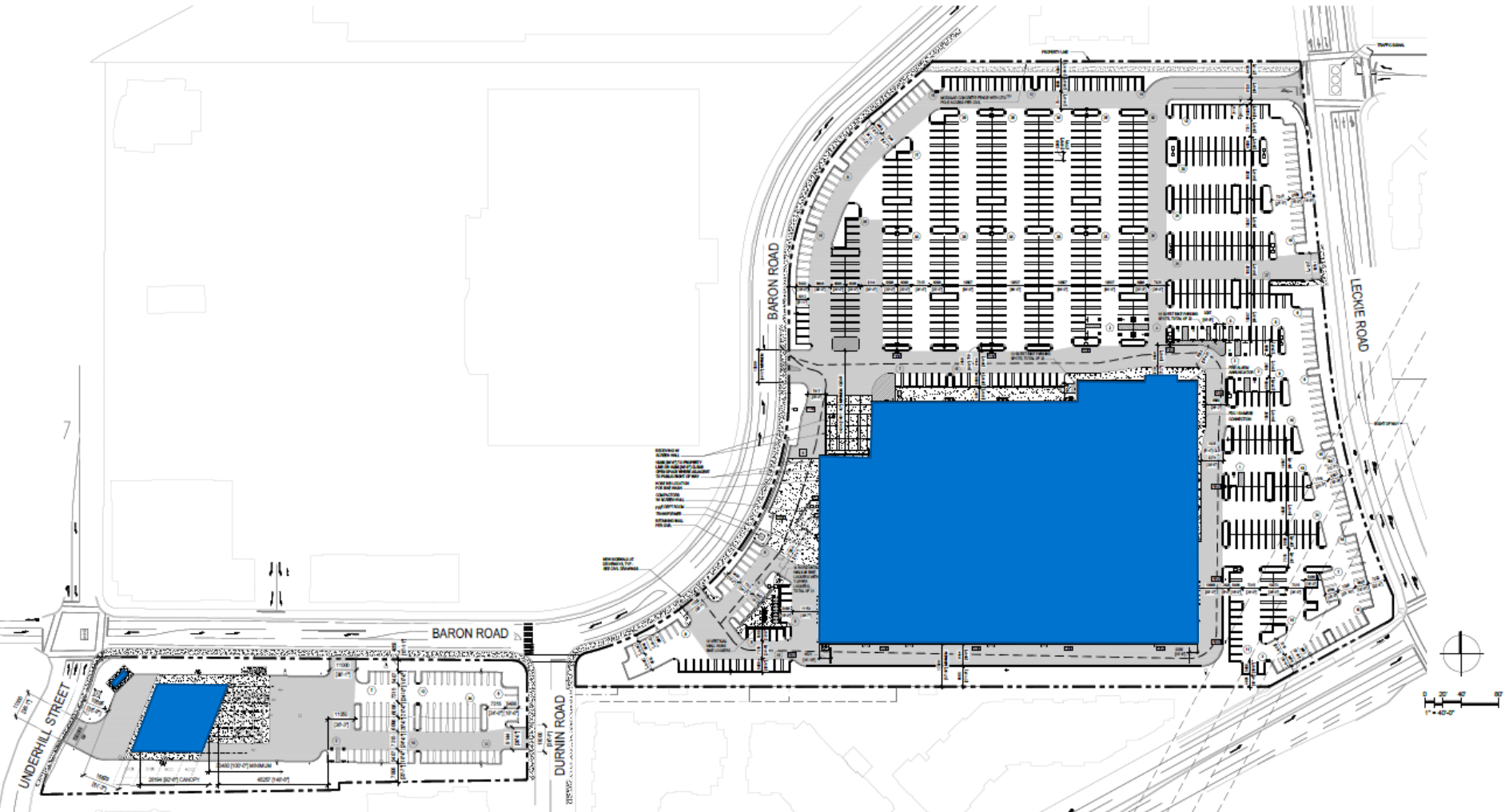
▶ Gas Bar

- ▶ 808 m² GFA with employee controller enclosure
- ▶ 84 parking stalls
- ▶ 3 access points
 - ▶ 1 exit only onto Underhill St, 1 all access at Baron Rd & 1 all access at Durnin Rd

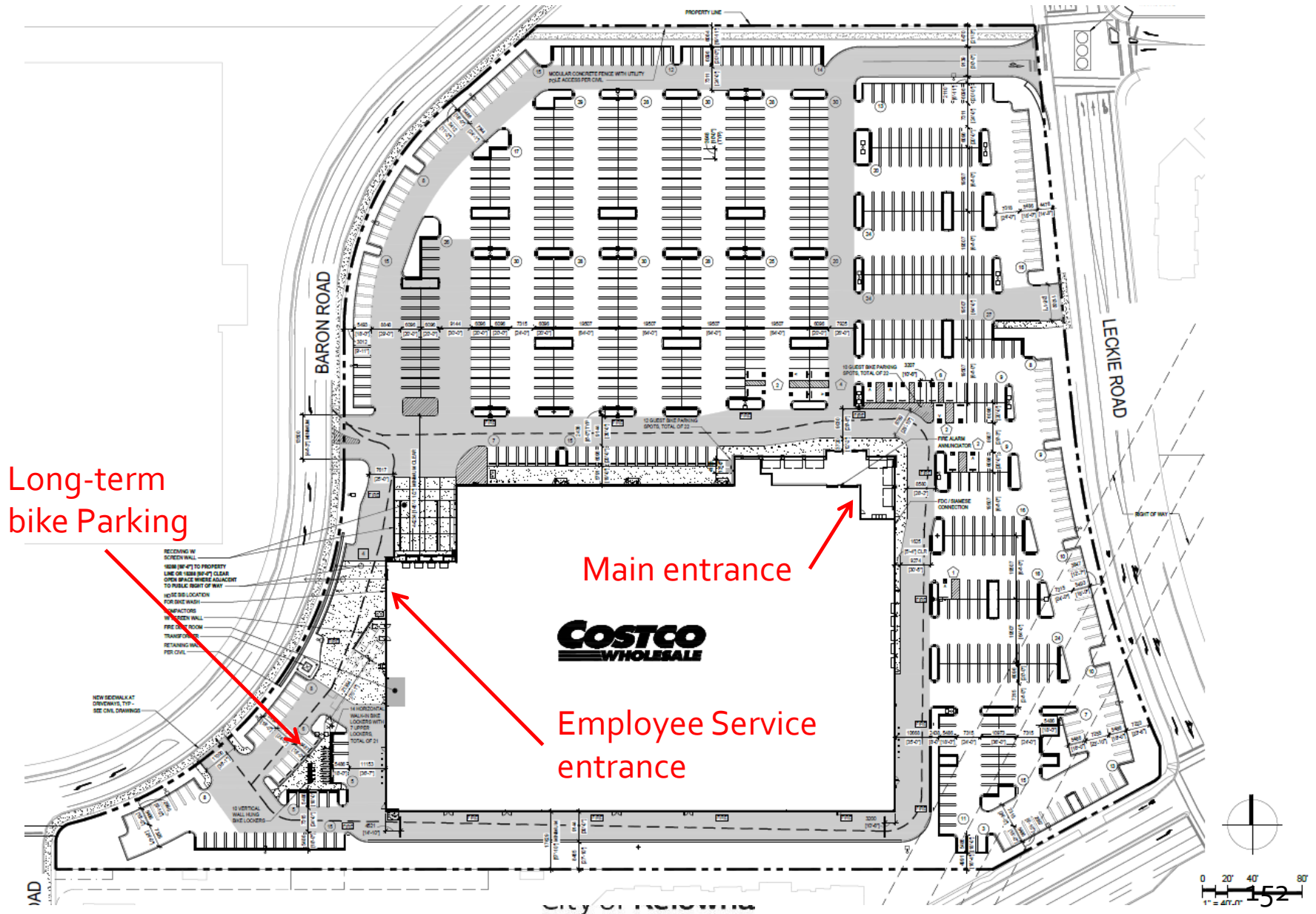
Site Plan



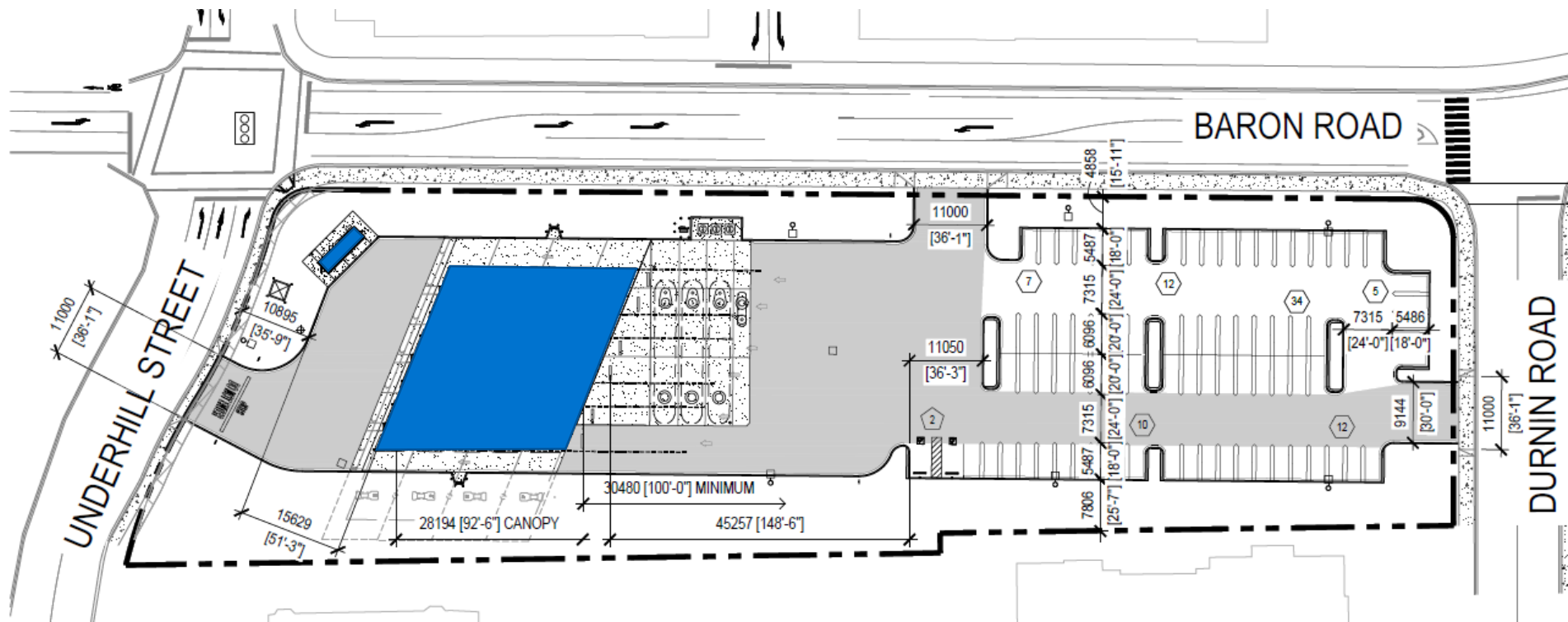
Site Plan



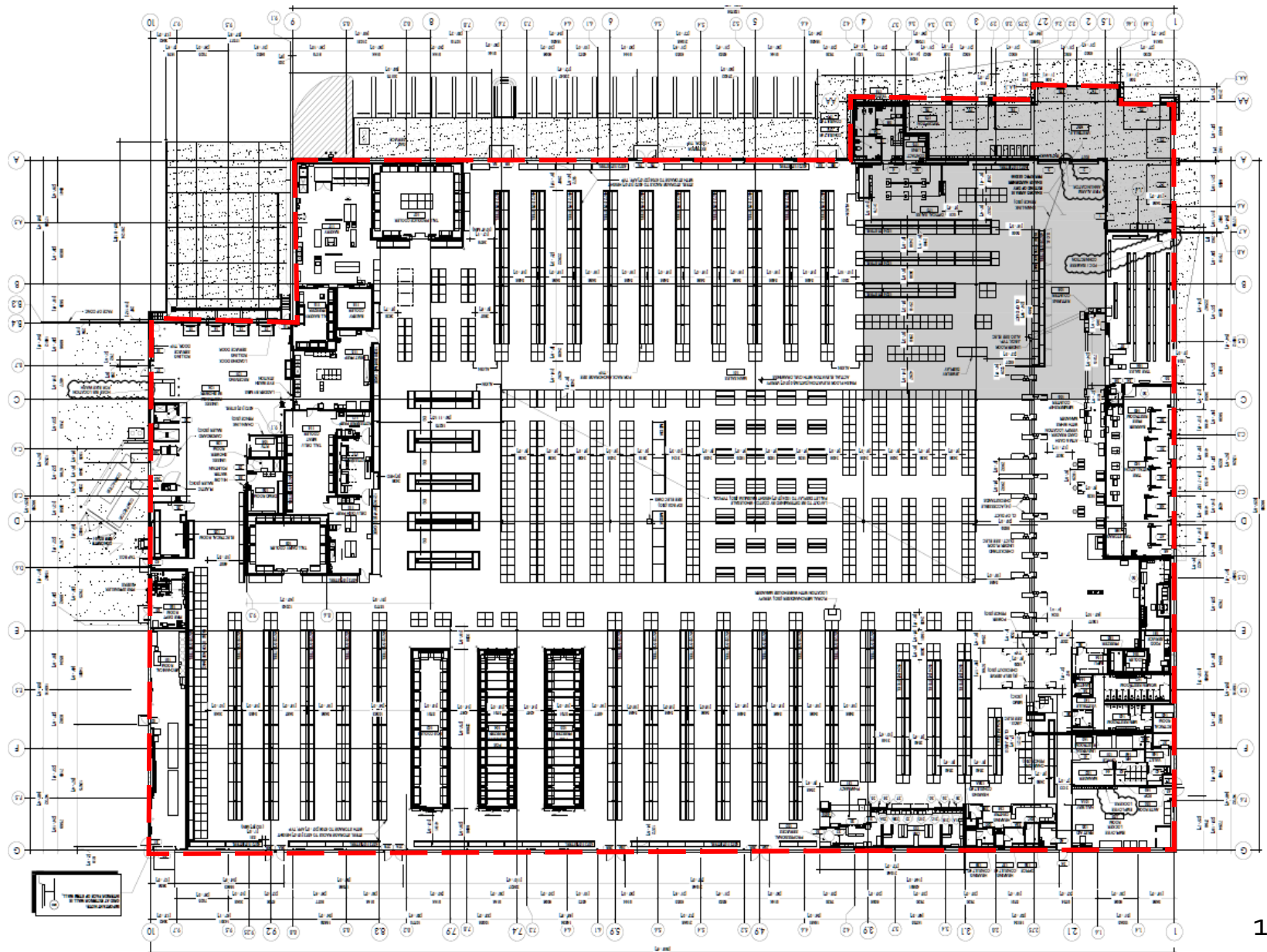
Site Plan – Warehouse Enlargement



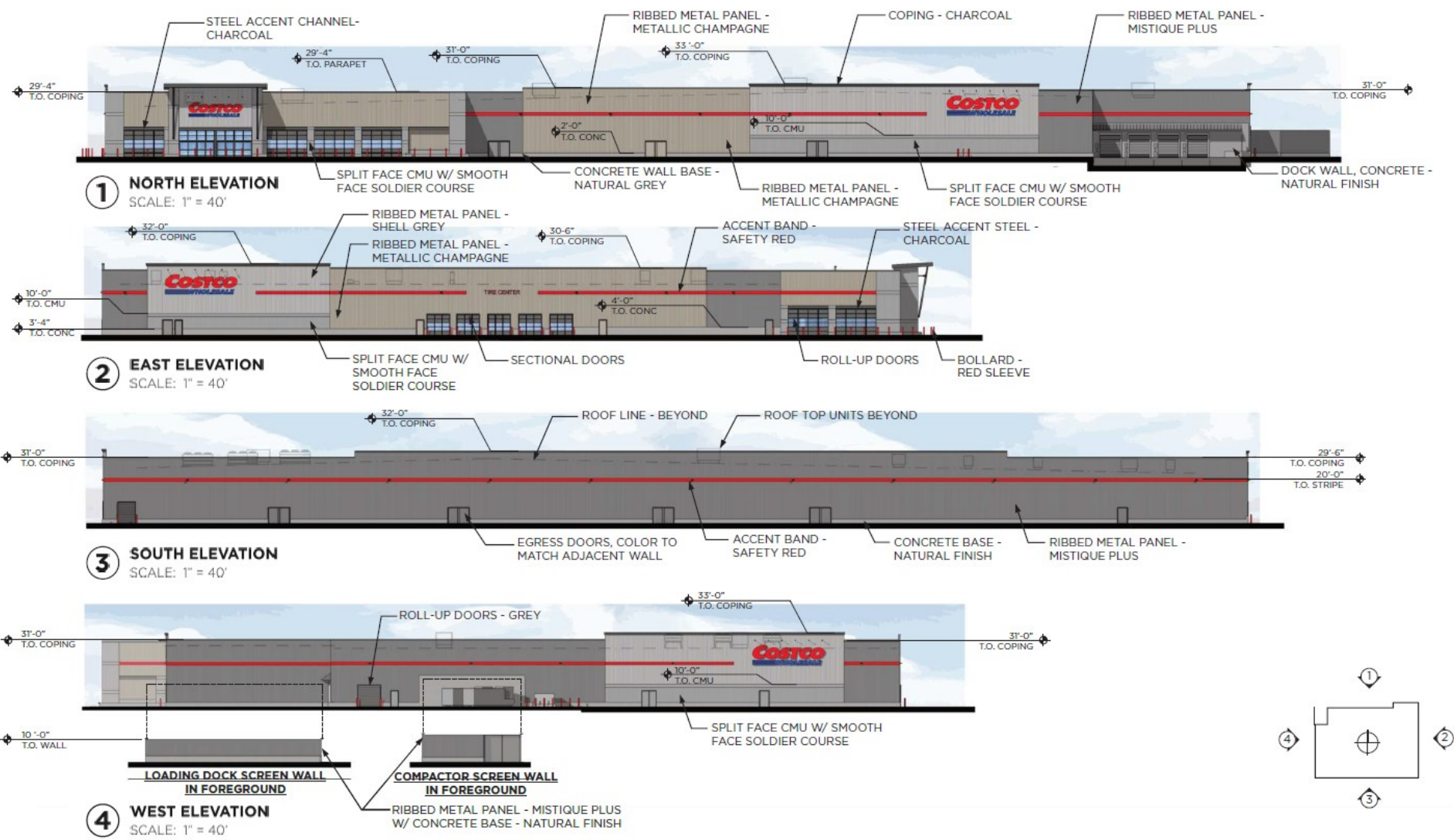
Site Plan – Gas Bar Enlargement



Warehouse Floor Plan



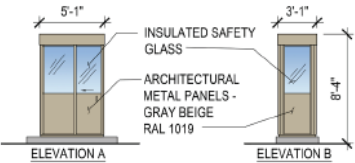
Elevations - Warehouse



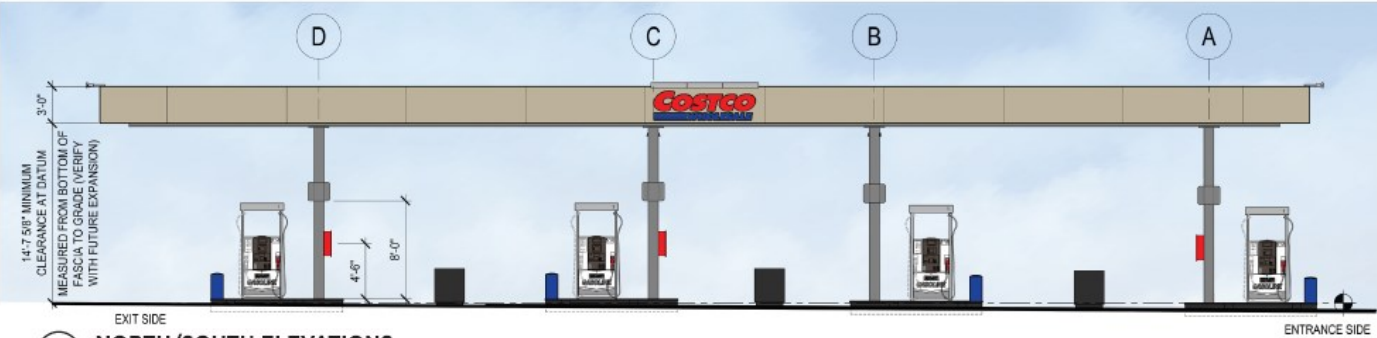
Elevations – Gas Bar



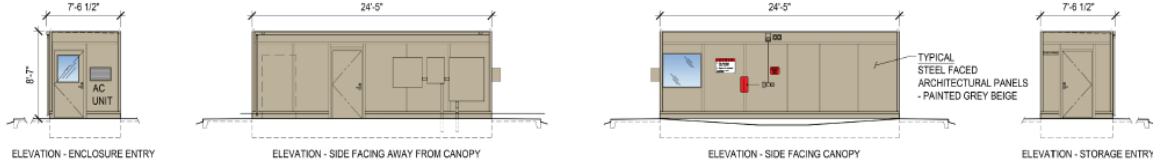
1 EAST/WEST ELEVATIONS
SCALE: NTS



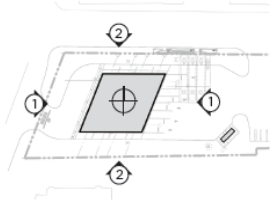
5 WARMING HUT
SCALE: NTS



2 NORTH/SOUTH ELEVATIONS
SCALE: NTS



3 CONTROLLER ENCLOSURE
SCALE: NTS



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Landscape Plan



Landscape Plan – Enlargement



Landscape Plan – Enlargement



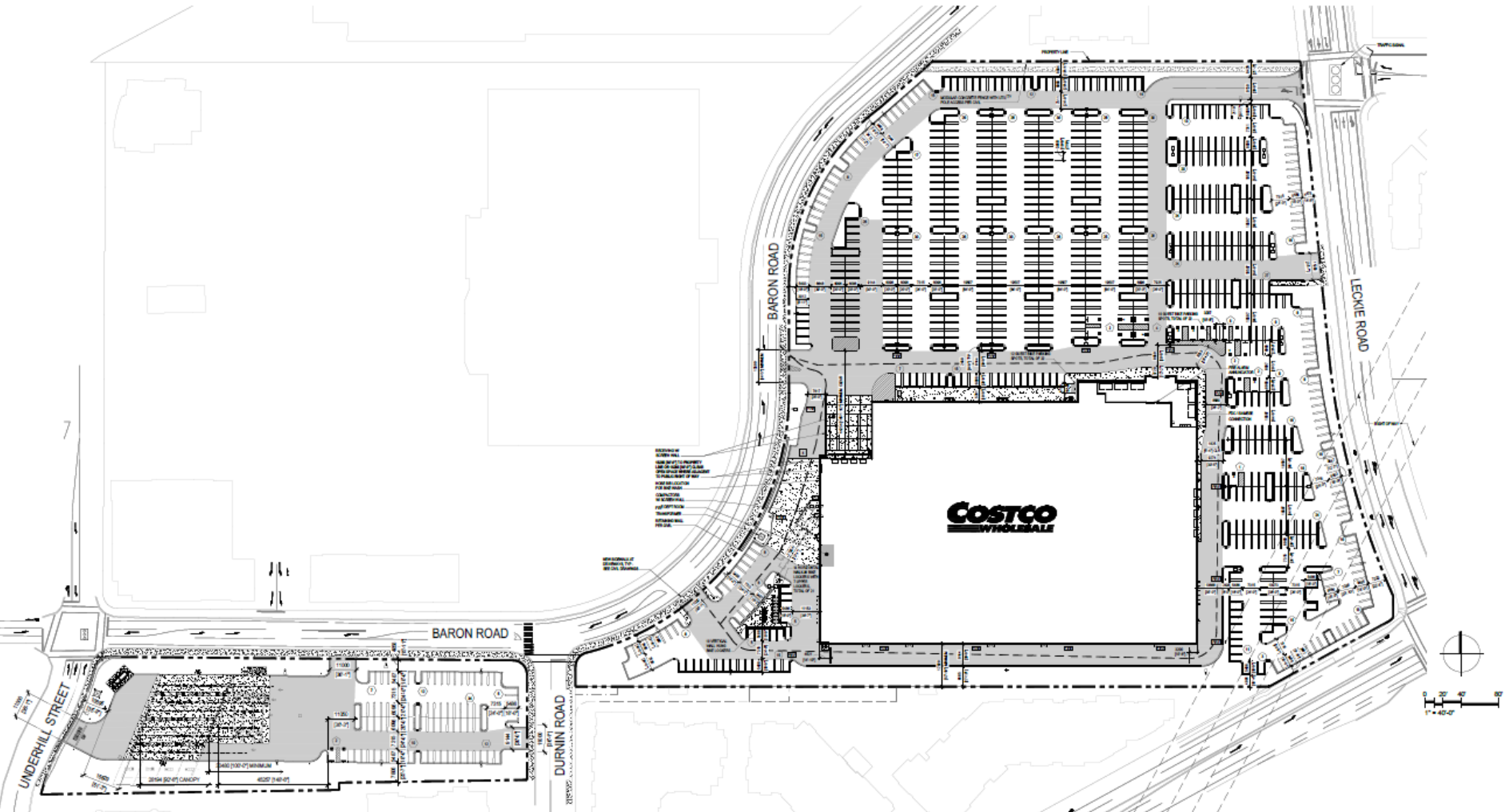
Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit Application.



Conclusion of Staff Remarks

Site Plan



169

CITY OF KELOWNA

BYLAW NO. 12160

LUCT20-0009

Early Termination of Land Use Contract – LUC77-1040 3646-3652 Highway 97 North

WHEREAS a land use contract (the "Land Use Contract LUC77-1040") is registered at the Kamloops Land Title Office under the charge number N39778 against land in the City of Kelowna particularly known and described as Lot A Section 35 Township 26 ODYD Plan 37430 (the "Land"), located on Highway 97 North, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

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 "Early Termination of Land Use Contract Bylaw No. 12160";
2. Land Use Contract Bylaw No. 4606-78 establishing Land Use Contract LUC77-1040 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 1st day of February, 2021.

Considered at a Public Hearing this 23rd day of February, 2021.

Read a second and third time by Municipal Council this 23rd day of February, 2021.

Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12161
Z20-0074
3646-3652 Highway 97 North

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 Section 34 Township 26 ODYD Plan 37430 located at Highway 97 North, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial 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 1st day of February, 2021.

Considered at a Public Hearing on the 23rd day of February, 2021.

Read a second and third time by the Municipal Council this 23rd day of February, 2021.

Approved under the Transportation Act this 21st day of April, 2021.

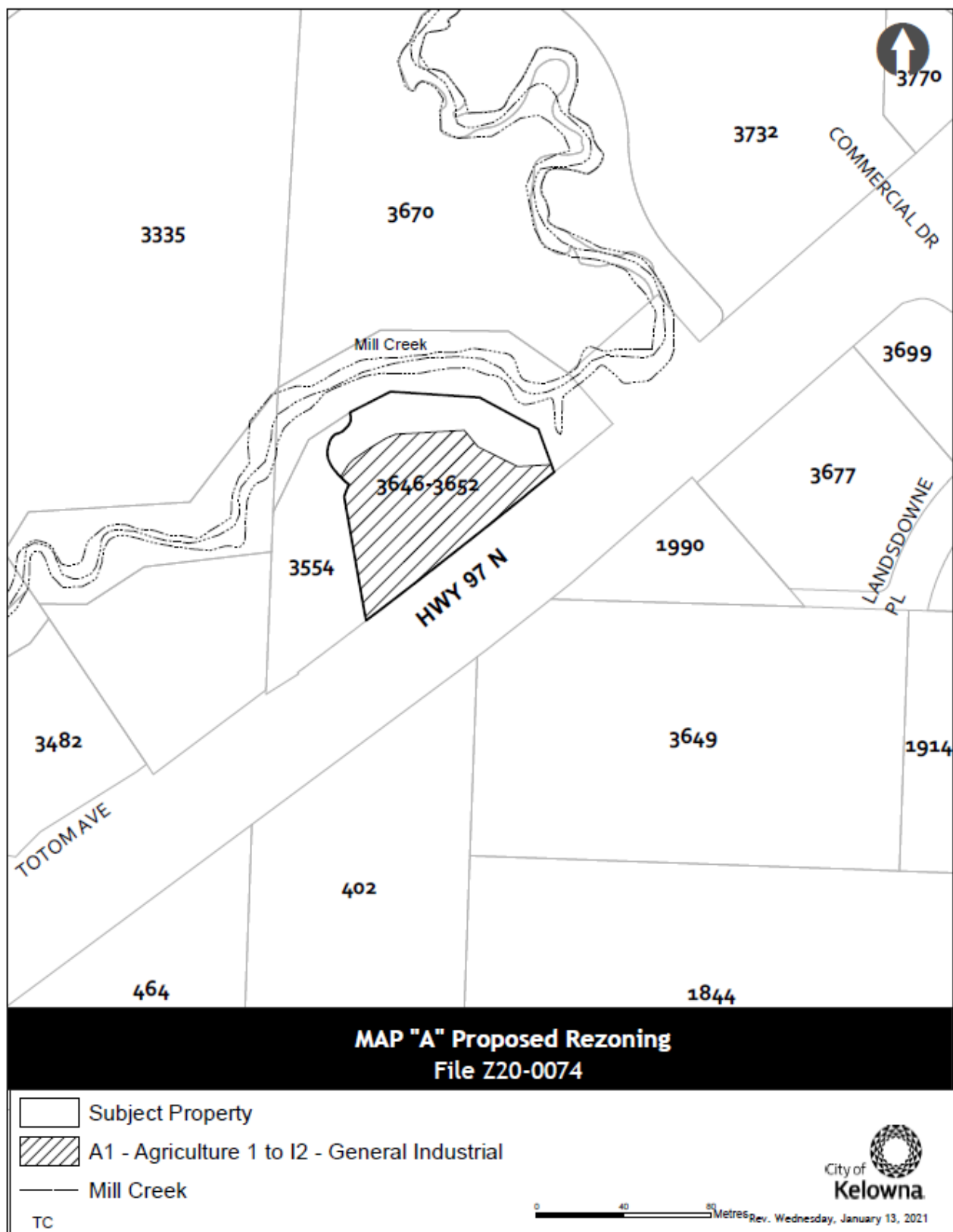
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12180

Z21-0006

Multiple Addresses

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) STRATA LOT A SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6756 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
 - b) STRATA LOT B SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6756 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
 - c) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2844 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
 - d) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2844 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
 - e) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1697 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
 - f) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1697 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;

- g) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS₂₅₇₄ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “A” attached to and forming part of this bylaw;
- h) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS₂₅₇₄ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “A” attached to and forming part of this bylaw;
- i) STRATA LOT 1 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₃₅₄₅ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C₃ – Community Commercial zone to the C₃rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- j) STRATA LOT 2 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₃₅₄₅ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C₃ – Community Commercial zone to the C₃rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- k) STRATA LOT 3 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₃₅₄₅ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C₃ – Community Commercial zone to the C₃rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- l) STRATA LOT 4 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₃₅₄₅ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C₃ – Community Commercial zone to the C₃rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- m) STRATA LOT 5 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₃₅₄₅ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C₃ – Community Commercial zone to the C₃rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- n) PORTION OF LOT 1 DISTRICT LOTS 127 AND 4646 OSOYOOS DIVISION YALE DISTRICT PLAN KAP₄₇₉₃₄ located at Harvey Avenue, Kelowna, BC from the C₆ – Regional Commercial zone to the C₆rls – Regional Commercial (Retail Liquor Sales) zone as shown on Map “D” attached to and forming part of this bylaw;
- o) STRATA LOT 1 SECTION 13 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS₂₇₆₆ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Kloppenburg Road, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside

- Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “E” attached to and forming part of this bylaw;
- p) STRATA LOT 2 SECTION 13 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2766 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Kloppenburg Road, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “E” attached to and forming part of this bylaw;
 - q) PORTION OF LOT A DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP65105 located at Lakeshore Road, Kelowna, BC from the P4 – Utilities zone to the C4 - Urban Centre Commercial zone as shown on Map “F” attached to and forming part of this bylaw;
 - r) PORTION OF LOT 1 SECTION 9 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP89629 located at Scenic Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the A1 – Agriculture 1 zone as shown on Map “G” attached to and forming part of this bylaw;
 - s) PORTION OF LOT 8 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
 - t) PORTION OF LOT 9 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
 - u) PORTION OF LOT 10 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
 - v) PORTION OF LOT 11 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
 - w) PORTION OF LOT 12 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
 - x) PORTION OF LOT A SECTION 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP24038 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
 - y) PORTION OF LOT B SECTION 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP24038 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
 - z) PORTION OF LOT 15 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural

Residential 1 zone to the RR₃ - Rural Residential 3 zone as shown on Map "I" attached to and forming part of this bylaw;

aa) LOT B SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 25630 located at Tataryn Road, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing with Carriage House.

bb) PORTION OF LOT 2 SECTION 31 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP66533 located at Tower Ranch Drive, Kelowna, BC from the RU₅ - Bareland Strata Housing zone to the P₃ - Parks & Open Space zone as shown on Map "J" 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 8th day of March, 2021.

Public Hearing waived by the Municipal Council this 8th day of March, 2021.

Read a second and third time by the Municipal Council this 12th day of April, 2021.

Approved under the Transportation Act this 15th day of April, 2021.

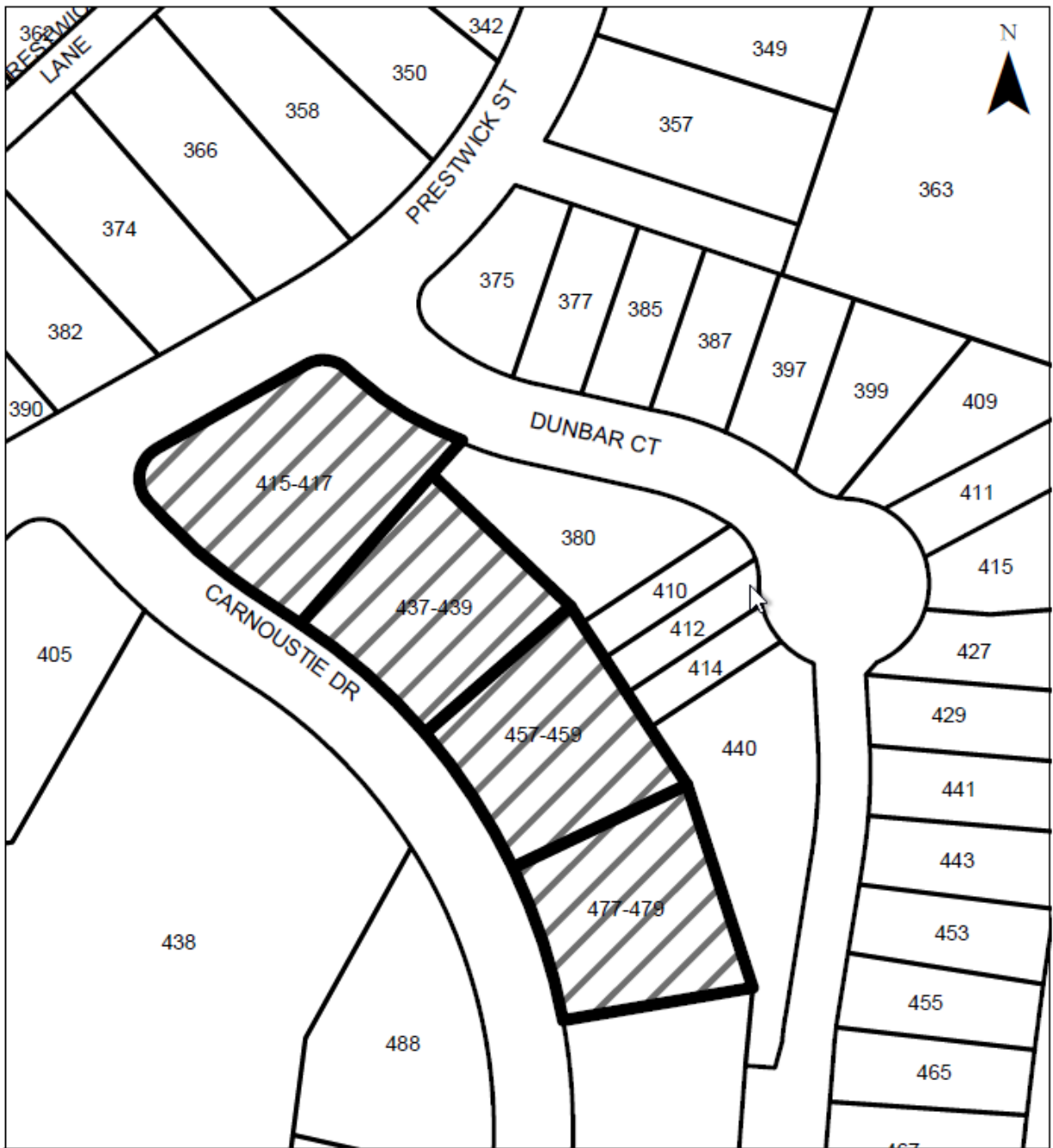
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP "A" PROPOSED ZONING
File: Z21-0006



Subject Properties



RU6H - Two Dwelling Housing (Hillside Area) to RU6 - Two Dwelling Housing

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

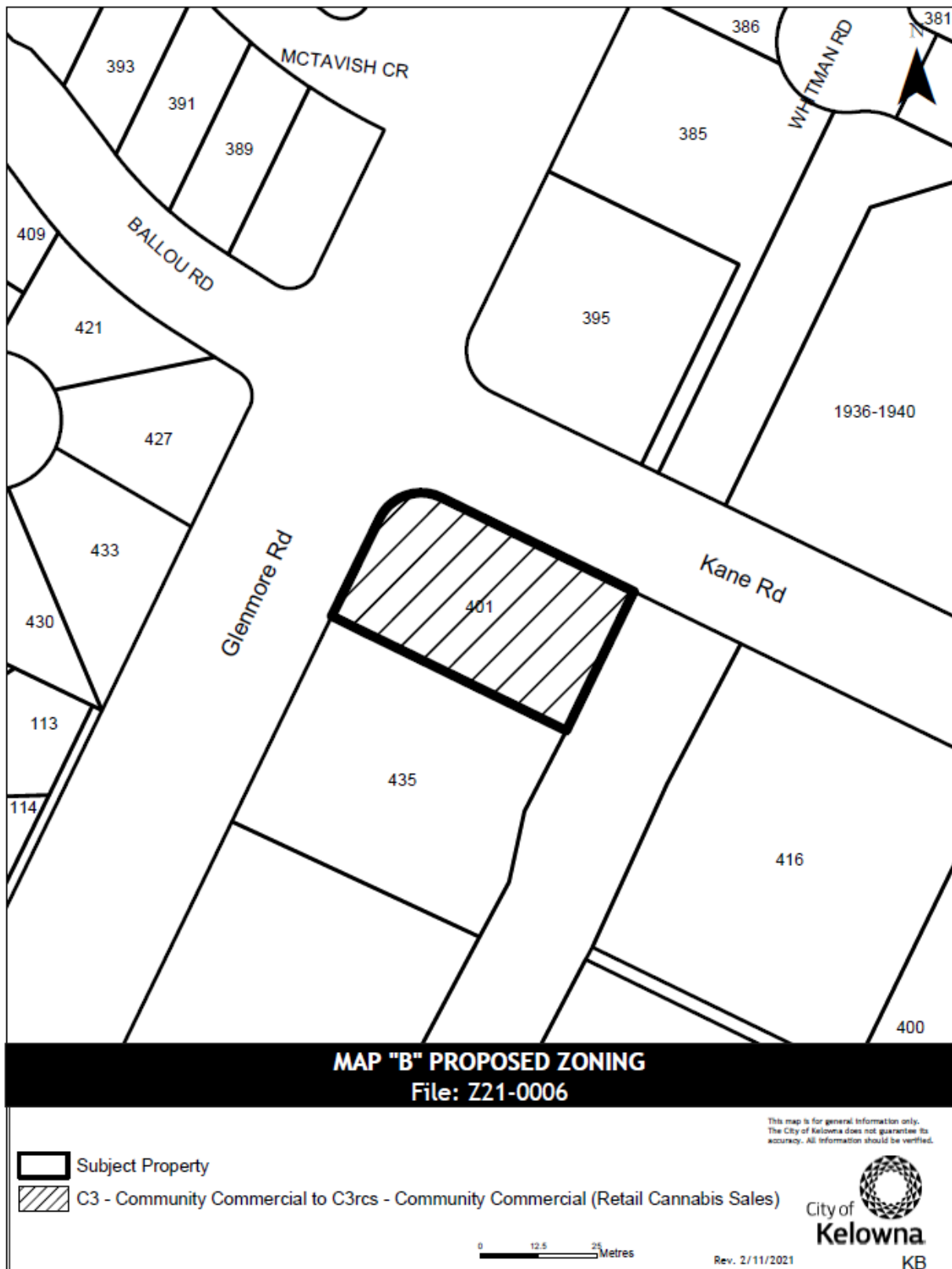


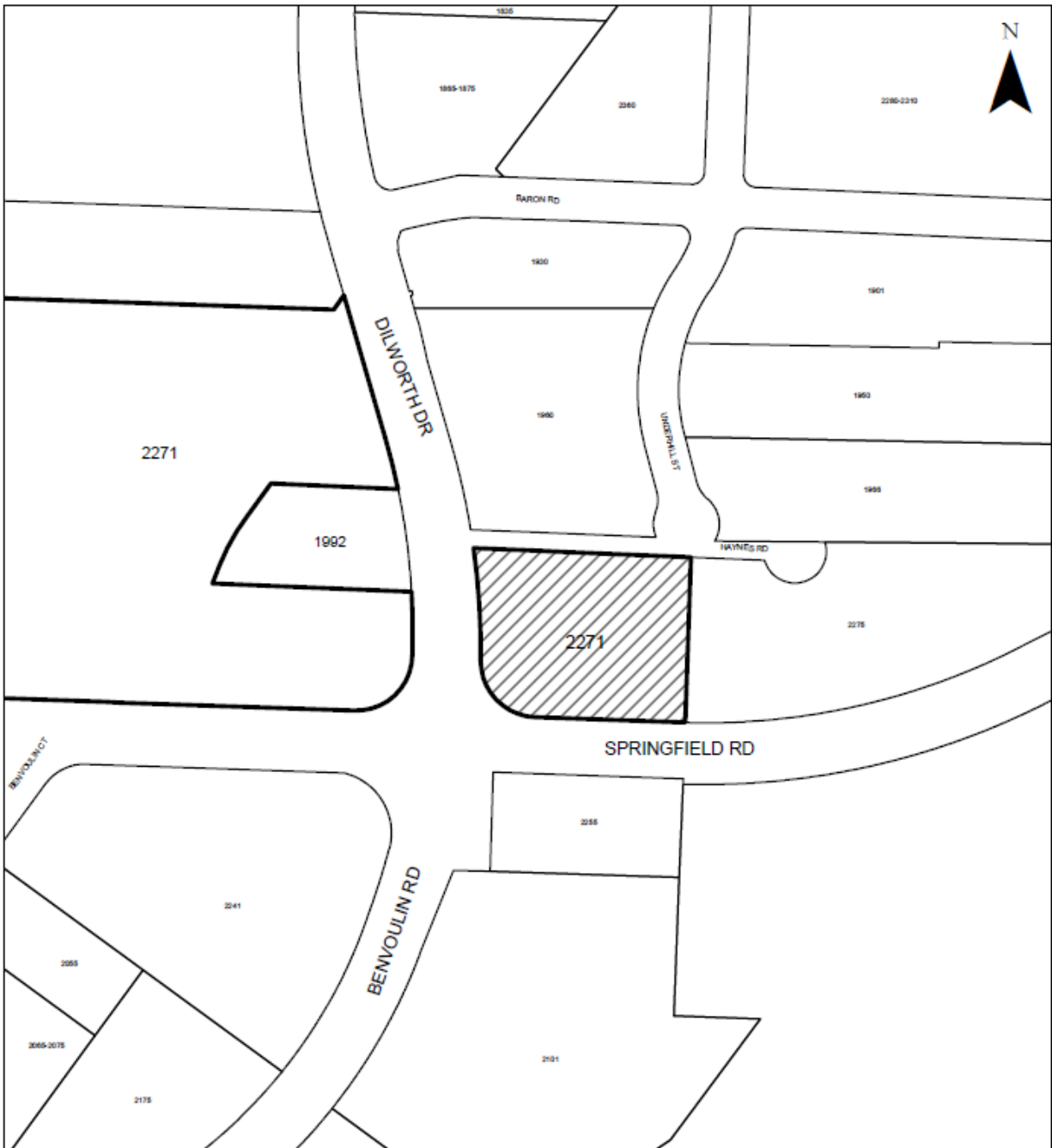
City of
Kelowna

0 12.5 25 Metres

Rev. 2/11/2021

KB





MAP "D" PROPOSED ZONING
File: Z21-0006



Subject Property



C6 - Regional Commercial to C6rls - Regional Commercial (Retail Liquor Sales)

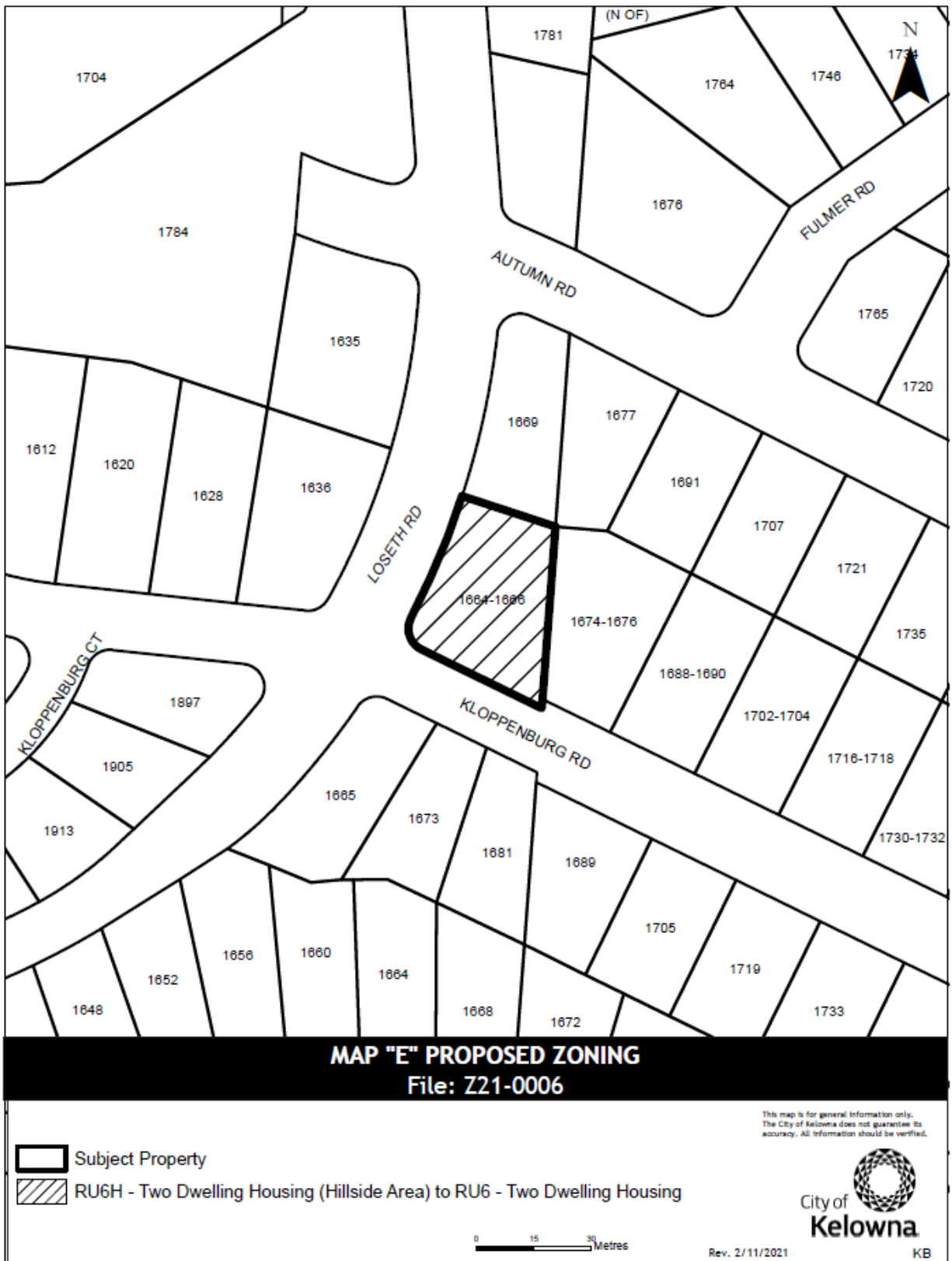
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.



0 30 60 Metres



Rev. 2021/02/19

KB





MAP "F" PROPOSED ZONING
File: Z21-0006

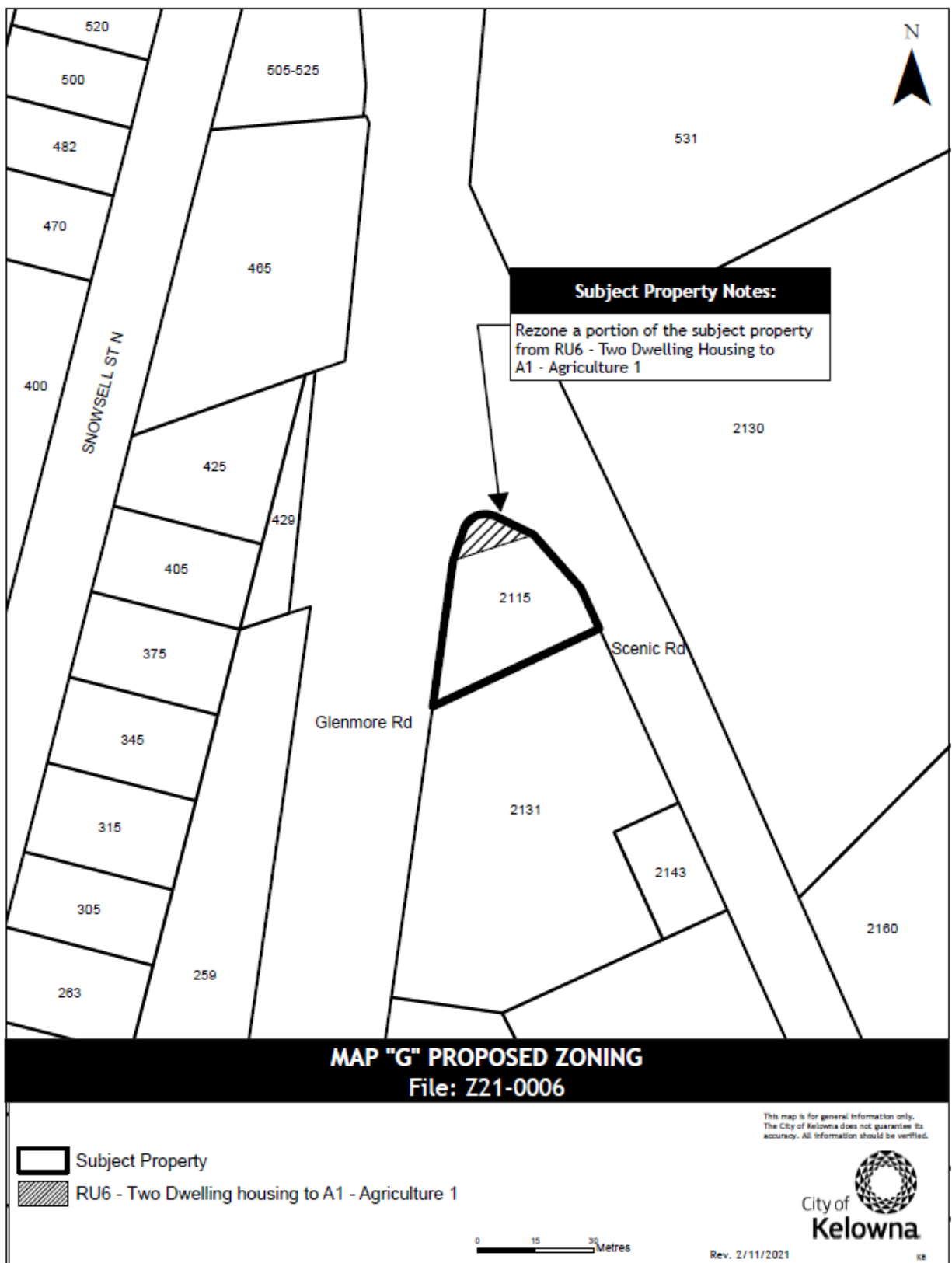
-  Subject Property
-  P4 - Utilities to C4 - Urban Centre Commercial

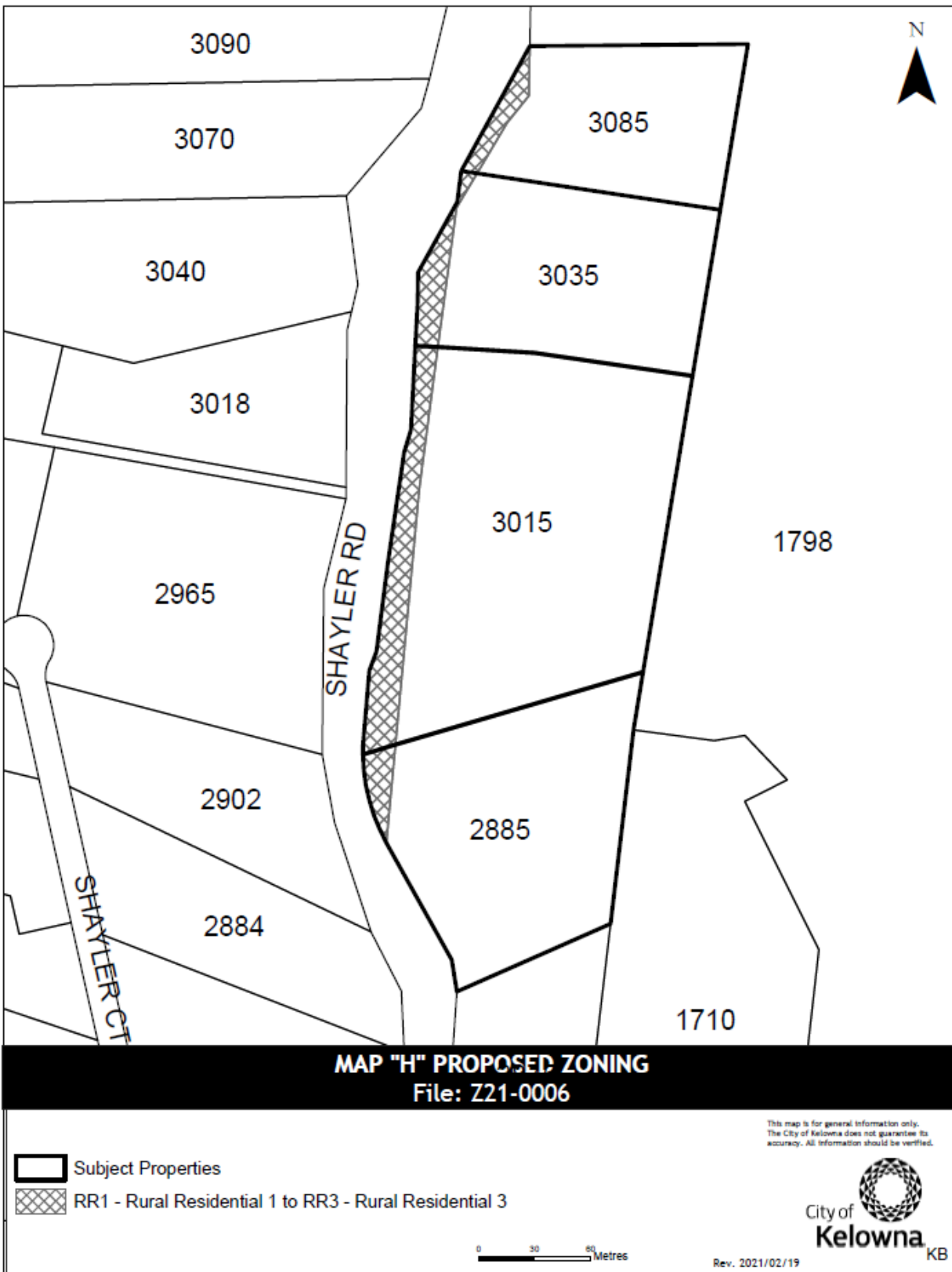
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

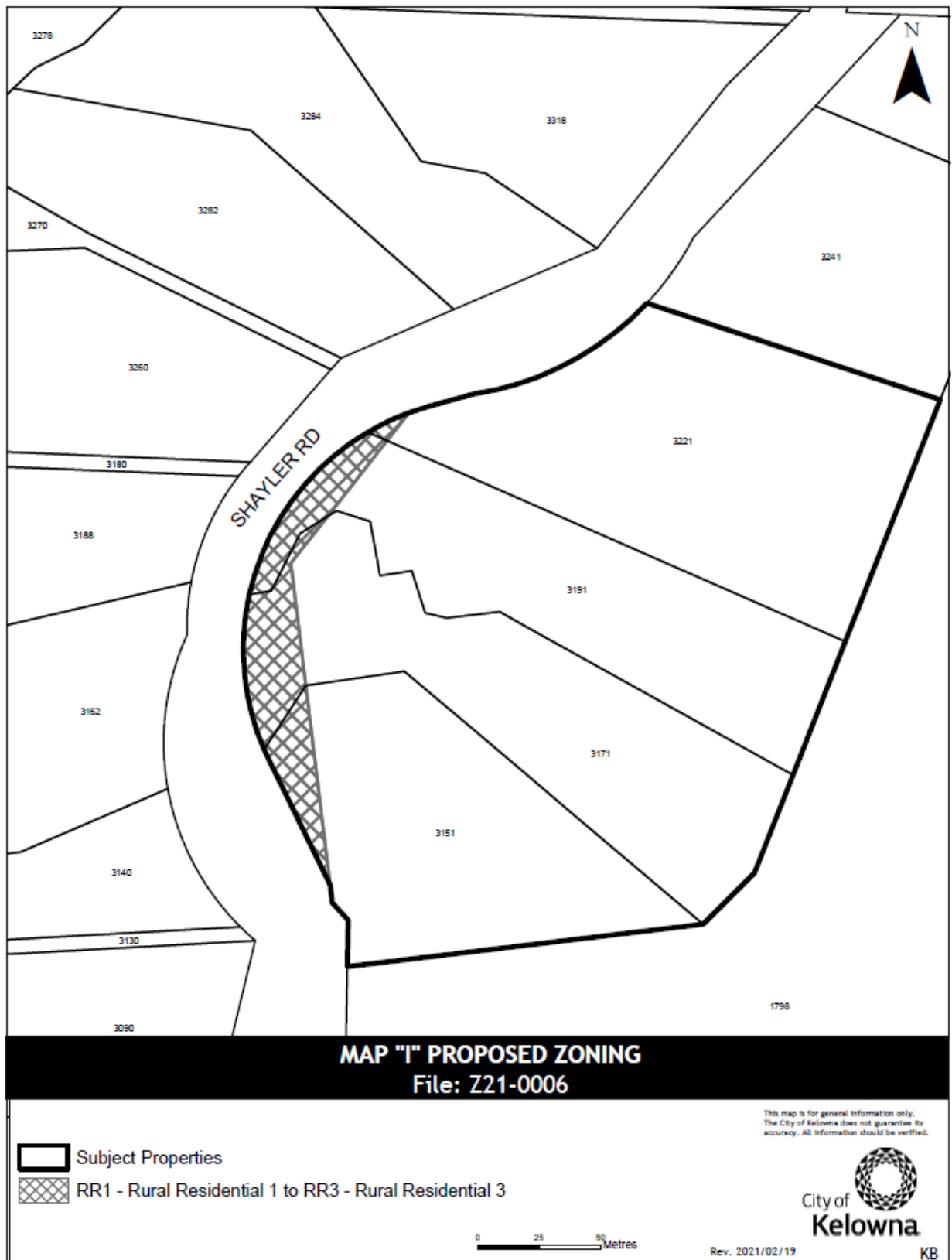


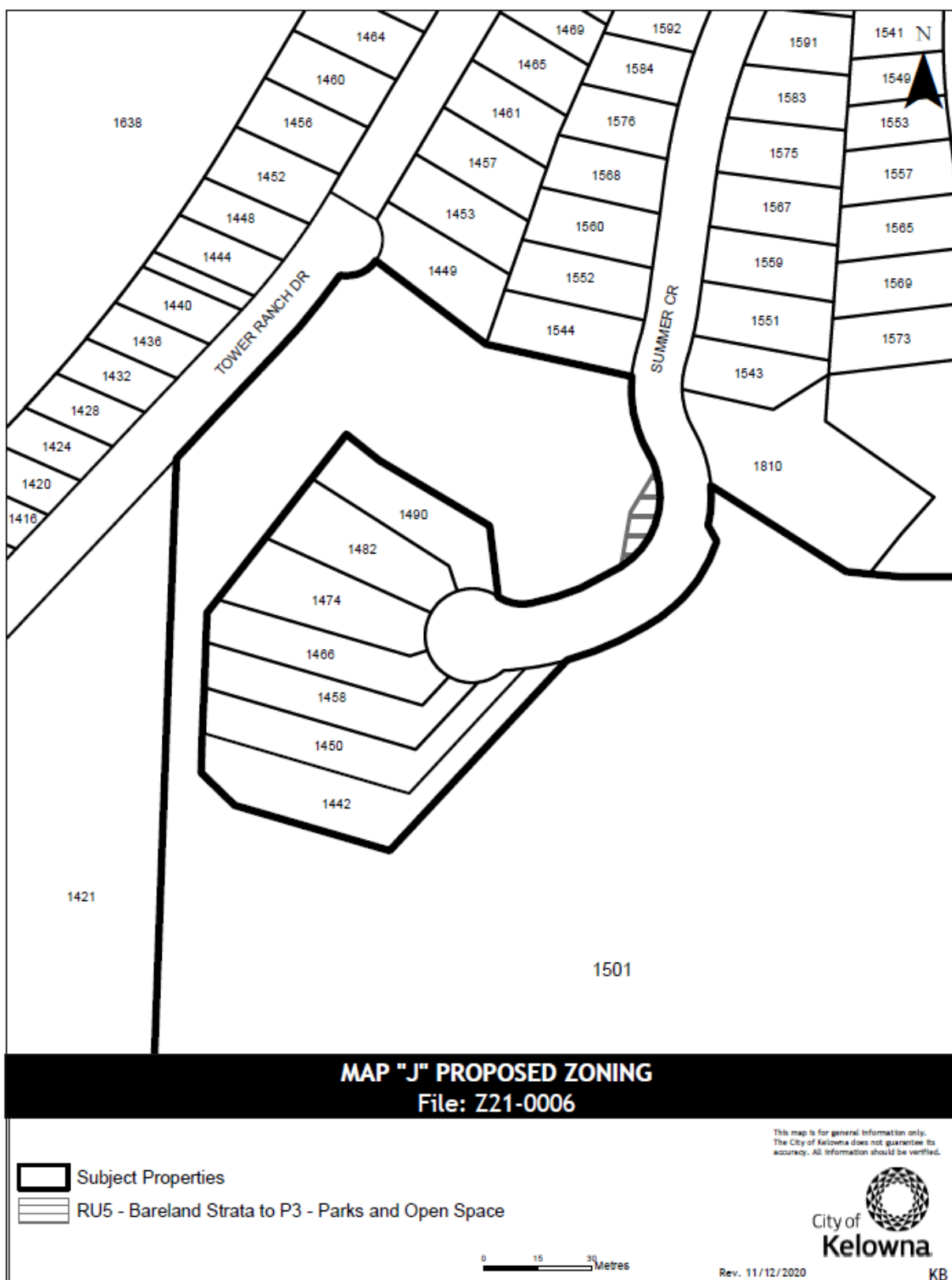
0 12.5 25 Metres

Rev. 2021/02/19









Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: 2021 Bernard Avenue Sidewalk Seating Program
Department: Sport & Event Services

Recommendation:

THAT Council receive, for information, the report from Sport & Event Services dated April 26, 2021 regarding the activities related to the implementation of the sidewalk seating program on Bernard Avenue;

AND THAT Council approve the implementation of the sidewalk seating program, as described in this report, on Bernard Avenue.

Purpose:

To update Council on the activities related to the potential implementation of the sidewalk seating program on Bernard Avenue and seek endorsement for its activation.

Background:

On March 15th, 2021 Council endorsed the implementation of the 'Meet me on Bernard' program for the summer months on an annual basis, which will occur on the 200 to 500 blocks (Abbott Street to St. Paul Street) of Bernard Avenue.

On March 31st, 2021, in response to the significant increase in COVID-19 infections, the Provincial Health Officer (PHO) ordered the suspension of all indoor dining. This includes restaurants, coffee shops, cafes, cafeterias and other food primary and liquor primary establishments such as pubs, bars, and lounges. Under the order, food and beverage service is limited to delivery, carry out or use of outdoor patios. This order was set to expire on April 19th, 2021 however, the Provincial Health Officer has extended the order to at least May 25, 2021.

Due to the health order, several restaurant owners have expressed their desire for the City to expediate the 'Meet me on Bernard' program earlier than the start date of July 1st. Staff have explored the feasibility of extending patios before the July 1 start date of the 'Meet me on Bernard' program as a measure to support Bernard Avenue businesses impacted by the order.

Discussion:

When exploring a solution that will assist Bernard Avenue food and beverage establishments with continuing their services, the main objective was to determine how to create extra patio space while considering public safety, fiscal responsibility, available resources, and current expectations of neighbouring businesses.

Staff explored the potential of an early 'Meet me on Bernard' closure as requested by some businesses, however, through internal discussions considering the above factors, it was determined that utilizing the parking stalls and the sidewalk furnishing area directly in-front of participating businesses would be the most effective solution at this time that could be quickly and efficiently implemented through the Sidewalk Seating Program. Utilizing the parking stalls and sidewalk furnishing areas provides the following benefits and considerations:

- *Expand existing outdoor patio space*

This solution allows businesses to expand the area of patios and therefore be able to accommodate more customers. Participating businesses will be vetted and regulated through the Sidewalk Seating Program as administered by the Property Management Department, which includes a fencing requirement to delineate boundaries as well as provide a safety buffer between patrons and Bernard traffic.

- *Pedestrian and vehicular traffic preserved*

Utilizing only the parking stalls and sidewalk furnishing areas allows vehicular and bike traffic to be maintained. This approach requires a simple traffic management plan that can be implemented quickly. The main sidewalk also remains open for pedestrian thoroughfare which maintains access to other businesses.

- *Parking*

Parking on Bernard will be limited. However, stalls that are not utilized for expanded patios will remain available where possible; such as the parking stalls on the north side of the 300 block which has no restaurants. In some cases, in areas such as the 400 and 500 blocks, expanded patios and parking can co-exist by incorporating safety barricades. Furthermore, staff have identified alternate drop-off and pickup zones as well as areas for relocating accessible stalls.

- *Comparable opportunity*

With many businesses across the city dealing with provincial health orders, including those that limit indoor capacity, providing additional space through initiatives such as the Temporary Parking Lot Dining Program (the process for restaurants to convert their adjacent private land into outdoor dining space) allows businesses to maintain the viability of their operations and employment of staff. As businesses on Bernard Avenue don't often have adjacent private land to align with, the Sidewalk Seating Program that makes use of the public parking stalls and furnishing areas provides Bernard businesses with a comparable opportunity.

- *Meet me on Bernard Expectations*

Impact on the development of the 'Meet me on Bernard' program is lessened with this approach as it only incorporates space directly associated with the participating business. This is especially important in ensuring that staff can continue to implement solutions to challenges identified

through stakeholder consultation, such as drop-off's and deliveries, related to the full 'Meet me on Bernard' program scheduled to begin July 1st.

- *COVID-19 compliance*

With the significant rises in new daily COVID-19 cases, designating parking stalls will offer a safe and manageable space for expanded patios while not encouraging or increasing the opportunity for increased gatherings.

- *Quick implementation*

Since only a basic traffic management plan is required, staff will be able to implement this change quickly as infrastructure requirements are minimal and in current inventory. In addition, this setup will allow for regular operations such as street cleaning and waste management to continue within current budget. If endorsed by Council, staff are prepared to receive applications and setup infrastructure immediately.

Costs to implement this program will be minimal as the necessary infrastructure requirements (barricades) for the traffic management plan are basic and available in current inventory. Waste management of the expanded patio areas will be managed by the participating food retailers. It is not expected that the surrounding areas will require increased levels of waste management and is anticipated to be managed within current operations.

Conclusion:

Proposing the use of parking stalls and the sidewalk furnishing area directly in-front of participating establishments for the purpose of expanding outdoor patios is being recommended to further assist those businesses with current PHO restrictions in a safe and meaningful way until the full 'Meet me on Bernard' program can be implemented on July 1st.

Internal Circulation:

Active Living & Culture
Property Management
Parking
Transportation
Communications
Roadways

Considerations applicable to this report:

Financial/Budgetary Considerations: Costs for implementation and placement of barricades will be minimal and absorbed in operations. Fencing is a requirement of the business as per the Sidewalk Seating Program. Furthermore, when parking stalls are utilized/displaced within the sidewalk seating program, rental fees will be directed to the respective parking reserve to cover lost parking revenues.

Considerations not applicable to this report:

Existing Policy:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

External Agency/Public Comments:

Communications Comments:

Submitted by: Chris Babcock, Event Development Supervisor, Active Living & Culture

Approved for inclusion: Jim Gabriel, Divisional Director, Active Living & Culture

Attachments: PowerPoint: Bernard Avenue Sidewalk Seating Program



2021 Sidewalk Seating Program

April 26, 2021

Consideration Factors

- Expansion of outdoor patio space
- Pedestrian / vehicular traffic preserved
- Parking
- Comparable opportunity
- Meet me on Bernard expectations
- COVID-19 compliance
- Quick Implementation



Patio Setup



Potential Site Map 200 Block



Potential Site Map

300 Block



Potential Site Map 400 & 500 Blocks





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: Cannery Laneway Initiative
Department: Public Works and Real Estate

Recommendation:

THAT Council receives, for information, the report from the Public Works and Real Estate departments dated April 26, 2021, with respect to the Cannery Laneway Initiative;

AND THAT the 2021 Financial Plan be amended to include the annual revenues for the Cannery Laneway once determined, with an offsetting amount contributed to reserves.

Purpose:

To provide Council with information on the Cannery Laneway Initiative program, which includes safety and compliance improvements, and economic opportunity to adjacent business owners.

Background:

In 2017 the Real Estate department partnered with a downtown landowner for the Bernard Avenue Laneway Initiative. Through strategic collaboration, a Licence of Occupation agreement was entered into for the adaptive re-use of the laneway to renovate and celebrate its urban character in both a public and commercially viable manner. The success of the Bernard Avenue Laneway initiative transformed a solely vehicle-use lane to a popular public destination with greatly reduced vandalism and waste accumulation that previously occurred as an unattended vehicle corridor.

A new laneway initiative is proposed within Cannery Lane focusing on safety, vibrant urban centres, and alternative revenue sources. Cannery Lane is considered by multiple departments as a prime candidate for an initiative meeting these goals as there is ongoing non-compliant vehicle parking which restricts through-traffic flow. This, combined with the newly constructed 14-storey multifamily development at the north end of the lane, adds to the volume of vehicles trying to navigate the narrow available width.

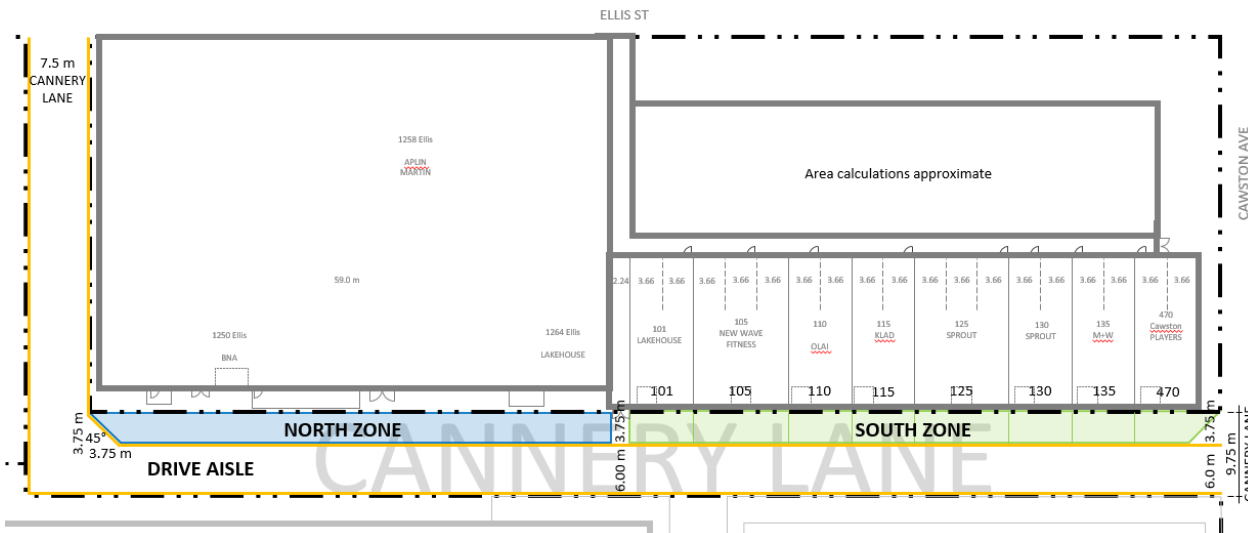
City staff collaborated with the affected businesses and the Downtown Kelowna Association ("DKA") on an initiative that enforces safety requirements and incorporates opportunity for businesses to

participate in placemaking, curating a unique urban frontage. The outcome is a shared public space and traffic calmed environment and a public destination that creates a sense of identity through a safe and attractive urban lane.

Details

To achieve the project goals, a 6m wide drive aisle for two-way traffic will be maintained. Within this area, no obstructions of any kind or parking is permitted. This leaves a remaining 3.75 m area of lane "Permit Area" for lease by each adjacent business owner.

The lane is proposed to be split into two "zones", north (in blue) and south (in green). The northern portion of the building is stepped back into private property. For this reason, the north zone is one contiguous area which may apply for an annual licence for parking use or for patio use.



The south zone is unique as the building contains multiple (five) businesses, all with main entrances fronting Cannery Lane. Within the south zone, individual business may apply for a patio licence of occupation (parking not permitted in south zone). A draft Licence of Occupation within Cannery Lane, for both zones is attached as Schedule B.

Implementation:

Existing illegitimate paint lines by private owners will be removed. New drive aisle lines will be painted. Licence of Occupation permits may be applied for immediately following Council endorsement. Enforcement of parking will begin mid-May 2021.

To promote investment by all business owners in the initiative, the staff are proposing a three-year lease term, with a three-year extension.

Internal departments are also supportive of an asphalt painting program that will see business owners participate in a custom design of the Cannery Lane asphalt surface. The City will provide safety

guidelines. With historic neighbourhood uses as inspiration, local businesses will participate in placemaking.

Future Opportunities

This initiative will serve as a prototype where businesses and landowners can participate in the programming of an adjacent laneway. There is the ability to identify and work with organizations that may fund, collaborate, and participate in the design and implementation of lane networks. City staff are able to assess this initiative and continue to work together to apply these goals to other road right of way prospects.

Financial/Budgetary Consideration

Licence of Occupation fees within the lane will follow the Sidewalk Seating Guidelines fees for "Water/Ellis", and City parking fees as set out in Traffic Bylaw No. 8120. Based on a total area of 2,580 square feet and five parking stalls, annual revenues could be up to \$18,000 for the year 2021 and \$27,000 for the year 2022, depending on the type and level of subscription by adjacent businesses.

External Agency/Public Comments

The Cannery Laneway Initiative was developed in conjunction with the business adjacent to the laneway and the DKA (letter of support attached as Schedule C).

Existing Policy:

OCP Policy 7.2.4: Seek CPTED guidelines in outdoor areas in all infrastructure planning.

OCP Objective 8.4: Encourage a positive investment climate.

OCP Policy 8.4.1: Collaborate with businesses related to economic development.

Council Priority: Grow vibrant urban centres, foster resident-driven solutions to bring people together and connect with others.

Land Strategy: Capitalize on opportunities and respond with agility to emerging issues.

Internal Circulation:

Traffic Operations

Property Management

Building and Permitting

Parking Services

Transportation Engineering

Considerations not applicable to this report:

Legal/Statutory Authority

Communications Comments

External Agency/Public Comments

Legal/Statutory Procedural Requirements

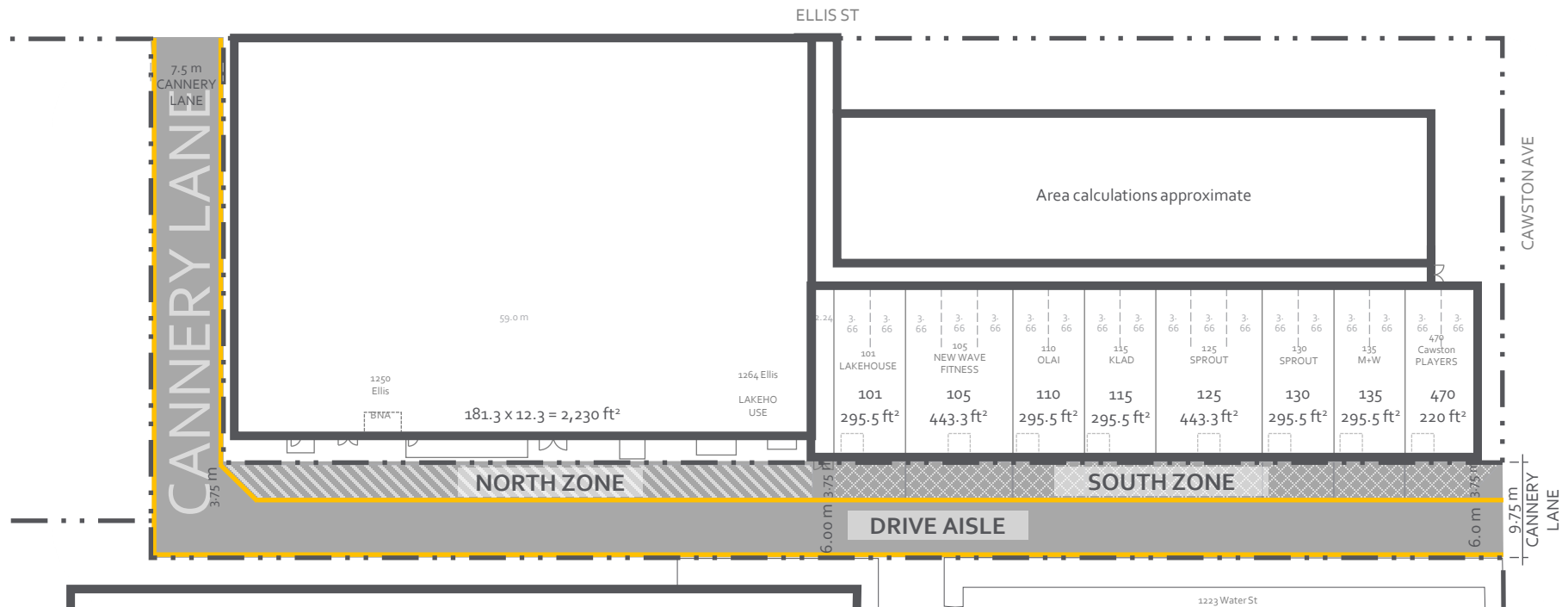
Submitted by: T. Hillis, Property Officer, Real Estate department

Approved for inclusion: J. Säufferer, Real Estate Department Manager

Attachments: Schedule A – Draft Cannery Laneway Initiative Layout

Schedule B – Draft Cannery Laneway Licence of Occupation Agreement
Schedule C – DKA Letter of Support
Schedule D – PowerPoint Presentation

cc: J. Adamson, Property Management Manager
D. Duncan, Parking Services Manager
L. Campbell, Traffic Operations & Technical Support Supervisor
G. Foy, Transportation Engineering Manager
T. Kowal, Building Inspection & Licensing Manager



Cannery Laneway Initiative Layout

nts

LICENCE OF OCCUPATION

CANNERY LANE ZONE ____ AREA ____

THIS AGREEMENT dated for reference the _____ day of _____, 2021.

BETWEEN:

CITY OF KELOWNA
1435 Water St
Kelowna, BC V1Y 1J4
the “City”

OF THE FIRST PART

AND:

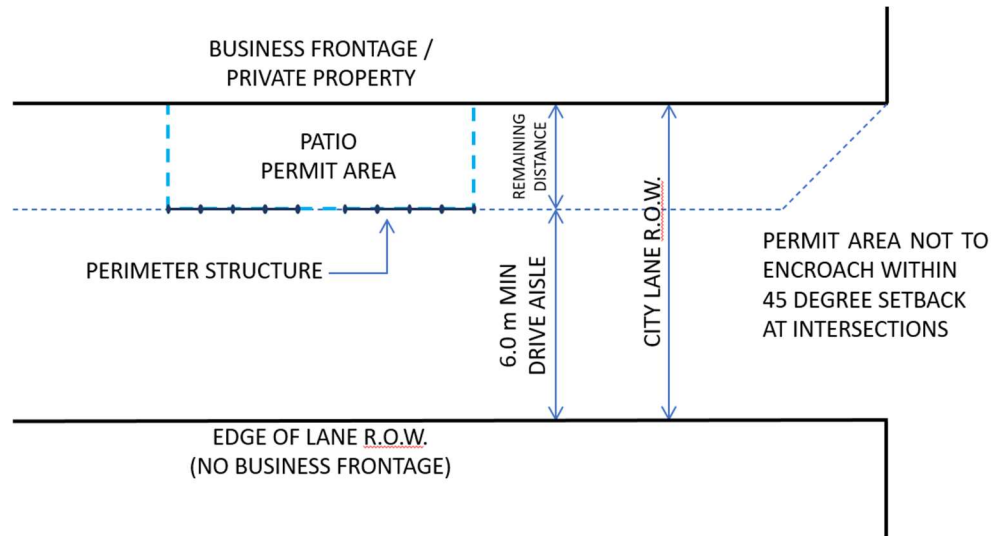
BUSINESS OWNER NAME
Address
Address
the “Licensee”

OF THE SECOND PART

WHEREAS:

- A. The City is the owner of the dedicated roadway known as Cannery Lane, located between 1223 Water Street and 1250 – 1298 Ellis Street in the City of Kelowna, as shown in grey on the attached Schedule A, (known as the “Lane”);
- B. The Licensee is the legally registered business or building owner of the building located at 1250-1298 Ellis Street, of a portion of the building that is directly adjacent to the Lane.
- C. The Licensee wishes to license a portion of the Lane, identified by Zone and Area as per the attached Schedule A (known as the “**Permit Area**”) to operate as a Large Patio – No Liquor to support the Licensee business operation, subject to the restrictions and limitations of this agreement and the Consolidated Sidewalk Patio Program Guidelines current edition; and
- D. The City is prepared to grant the Licensee a Licence of Occupation pursuant to Section 35(11) of the Community Charter, S.B.C. 2003, C.26 for a term of THREE (3) years, (known as the “**Term**”) over the Permit Area to enable the Licensee to operate a Large Patio – No Liquor to support the Licensee business operation.

NOW THEREFORE in consideration of the payment of one dollar (\$1.00) and other good and valuable consideration, from the Licensee to the City, the receipt and sufficiency is hereby acknowledged, the City and the Licensee covenant and agree as follows:



1. Grant – The City grants to the Licensee the non-exclusive right and licence to enter onto and use that portion of the Permit Area shown in bold on Schedule A, identified by Zone and Area which is attached hereto for the purposes of this agreement.
2. New Improvements – To facilitate the operation of the Large Patio – No Liquor within the Permit Area, the Licensee agrees to make improvements to the Permit Area as shown on Schedule C (the “Proposed Licensee Permit Area Design & Costs”). All costs associated with the Permit Area Design, as itemized on Schedule C, will be borne by the Licensee. The Licensee will be required to obtain all required permits associated with the improvements.
3. Term – the duration of this Agreement and Licence herein granted shall be for a term of 3 years (the initial term) commencing on the day of 2021, unless earlier terminated in accordance with Section 20.
4. Licence Fee – The licensee agrees to make annual payments with respect to the Permit Area as shown in the Fee Schedule attached as Schedule B. Annual licence fee payments are due twice annually, in May and September of each year of the Term.
5. Licence Fee Determination – the fees are determined by the **Consolidated Sidewalk Patio Program Guidelines current edition, Water to Ellis area, and Parking Fees of Traffic Bylaw No.8120.**
6. **Regulations Within Permit Area – Sidewalk Seating & Retail Display Program Guidelines, current edition serves as the regulations for the Cannery Lane Initiative and must be adhered to. The following use regulations listed in this section (6.) are specific to Cannery Lane and are supplemental to Sidewalk Seating & Retail Display Program Guidelines.**
 - a. Definitions:
 - i. **Drive Aisle** – The area of Lane designated exclusively for transportation (i.e. vehicle, cycle, pedestrian). The drive aisle running north/south is 6.0 m in width, aligned along the west boundary of the Lane. The drive aisle running east/west is the entire width of the Lane. An attended vehicle loading/unloading may be stopped in the drive aisle for the sole purpose of loading/unloading.
 - ii. **Lane** – The dedicated roadway known as Cannery Lane, located between 1223 Water Street and 1250 Ellis Street in the City of Kelowna, as shown in grey on the attached Schedule A.

- iii. **North Zone** – The portion of available Permit Area for Licence of Occupation along the northern half of the Lane, identified as one contiguous area. As shown on Schedule _____. The width of the Permit Area is the remainder of the Lane outside of the 6.0 m wide Drive Aisle.
 - 1. Permitted uses within North Zone are **Parking** and **Large Patio** to support the Licensee business operation. If both uses are to occur within North Zone, a detailed drawing of the proposed Large Patio and Parking uses will need to be reviewed and approved by the City. The drawing is to include a detailed paint marking plan to clearly identify the different uses.
- iv. **Perimeter Structure** – a structure erected within the Permit Area for the purpose of a required “fence”. *“A fence must be constructed to separate any permit area which extends into a roadway from the remainder of the roadway.” Traffic Bylaw No. 8120, part 7.* Perimeter structures to be transparent. The height of any Perimeter Structure must be between 0.85 m and 0.95 m (33 to 37 in.) above the Permit Area Surface. A Perimeter Structure is not required for North Zone, Parking use.
- v. **Permit Area** – The area of Lane designated for non-exclusive use (by Licence of Occupation) by an adjacent business. The Permit Area uses are defined by Zone.
- vi. **Planter** – any container used of the purpose of containing vegetation. Maximum height 0.76 m (30 in), maximum length 1.8 m (70 in). Height of planter and plant material combined not to exceed 1.3 m (51 in) in height. A tree is regulated in this Agreement may exceed this height. The City reserves the right to remove plant materials and planters deemed to be a risk to public safety.
- vii. **South Zone** – The portion of available Permit Area for Licence of Occupation along the southern half of the Lane. South Zone is divided into individual areas identified by adjacent building unit address. The width of the Permit Area is the remainder of the Lane outside of the 6.0 m wide Drive Aisle.
 - 1. Permitted uses within Zone B are **Large Patio** to support the Licensee business operation.
- viii. **Tree** – a single leader (stem/trunk) plant with a canopy. The leader must be free of branches or vegetation for a height of 2.3 m from grade.
- b. **Permit Area Boundary** – The boundary of the Permit Area extends vertically. No overhang of shade structures, plant material, or signage is permitted. (No overhang into Drive Aisle).
- c. **No Anchoring** – securing of any structure must be completed using stabilizing design by way of bracing and weight on grade. No perforation into road surface of any depth.
- d. **Lighting** – Exterior lighting must be installed on the building frontage adjacent to the Permit Area and must illuminate the entire permit area. New installation of lighting to meet Sign Bylaw No. 11530 Fascia Sign siting regulations. (shall not project more than 0.4 m from wall face. Shall have a minimum vertical clearance of 2.5 m.)
- e. **Permit Area Surface** - Lane surface within Permit Area may be painted in a manner that is accessible and slip-proof. The Licence is to consult with the City of Kelowna Traffic Operations department. At

the termination of the Agreement the Licensee must remove all paint or markings without damaging the Lane surface.

- f. **Awning** – an awning, attached to a building is to meet regulations meeting Kelowna’s Building Bylaw, 1993, No. 7245. For purposes of the Cannery Lane Initiative, “the extent of awning be not less than one metre (1.0 m) from the Drive Aisle boundary of the Permit Area.”
- g. **Lighting** – Exterior lighting must be installed on the building frontage directly adjacent to the Permit Area and must illuminate the entire permit area. New installation of lighting to meet Sign Bylaw No. 11530 Fascia Sign siting regulations. (shall not project more than 0.4 m from wall face. Shall have a minimum vertical clearance of 2.5 m.)
- h. **Bicycle Racks** – a Licensee may enroll in the City of Kelowna’s bicycle rack program for installation by the City within the Licensee’s Permit Area. A bike rack may not be installed by a licensee that protrudes into the surface of the Lane (no anchoring).
- i. **Prohibited Materials** - any materials that will shatter, creating jagged debris are prohibited for use within the Permit Area. Materials include but are not limited to glass and ceramics. These materials are prohibited in structures and drink/table wear and decorations.
7. **Extension** – The Term of this Licence of Occupation may be renewed for a further 3 year period (the renewal term) at the sole discretion of the City. Compensation to the City by the Licensee for the renewal period will be subject to negotiations between the parties at that time.
8. **Maintenance** – The Licensee will at its own expense keep the Licence Area in a safe, clean and tidy condition.
9. **State of Licence Area at Termination** - In the event that this Agreement terminates or expires for any reason, the Licensee will cease all occupation of the Licence Area and will remove all equipment, chattels, fixtures, and other improvements from the Licence Area. The Licensee will leave the Licence Area in a safe, clean and tidy condition and clear of contamination occurring since the date of commencement of this Agreement. In the event that the Licensee fails to remove any equipment or chattels upon termination of this Agreement then the City may do so and recover the expense thereof from the Licensee. All buildings, improvements and fixtures remaining on the Licence Area become the sole property of the City upon termination of this Agreement, without any compensation whatsoever to the Licensee.
10. **Non-exclusive Use** – The Licensee agrees that:
 - a. the rights granted under this Agreement do not constitute any interest in the Licence Area or entitle the Licensee to exclusive possession of the Licence Area; and
 - b. the Licensee’s rights under this Agreement are at all times subject to the rights and interest of the City as owner and possessor of the Licence Area.
11. **No Waste or Nuisance** – The Licensee will not do or permit anything that may become a nuisance to occupiers or invitees on adjoining lands.
12. **Terms and Conditions** – The Licensee will comply with all the terms, conditions, rules or regulations that the City may from time to time impose in respect of the use and administration of the Licence Area. The Licensee acknowledges that the fact that the Licence is granted by the City does not excuse the Licensee from obtaining building permits, development permits, business licences and other required permissions.

13. Compliance with Laws – The Licensee will comply with all laws and regulations pertaining to its use and occupation of the Licence Area.
14. Inspection by the City – The City may review and inspect the Licence Area and the work which the Licensee is undertaking pursuant to this Agreement to determine if the Licensee is in compliance with the terms of this Agreement.
15. No Transfer – The rights granted to the Licensee under this Agreement may not be sub-licensed, assigned or otherwise transferred.
16. Risk – The Licensee accepts the Licence Area on an as-is basis and agrees that it will use the Licence Area at its own risk, and the City will not be liable in respect of any loss of life, personal injury, damage to property, loss of property or other loss or damage suffered by the Licensee, its contractors, subcontractors, agents, invitees, employees or any other person arising out of this Agreement or the use and occupation of the Licence Area except in the case of negligence or wilful act or omission by the City, its employees, agents or invitees.
17. Indemnity – The Licensee will indemnify and save harmless the City and its elected and appointed officials, officers, employees, agents and others from and against any claim, action, damage, liability, cost and expense in connection with loss of life, personal injury, loss of property, damage to property or other loss or damage arising from this Licence or any occurrence on or around the Licence Area during the term of this Licence, or by use or occupancy of the Licence Area by the Licensee or any default of the Licensee under this Agreement or any wrongful act, omission or negligence of the Licensee or its officers, employees, contractors, agents or others for whom the Licensee is responsible. This indemnity will survive the expiry or sooner termination of this Agreement.
18. Release – The Licensee hereby releases and forever discharges the City, its elected officials, officers, employees, agents and invitees, of and from any claim, causes of action, suit, demand, expense, cost, legal fees and compensation of whatever kind, whether known or unknown, at law or in equity, including without limitation any claim under the Property Law Act (collectively “Claims”), which the Licensee may have, sustain or suffer, as the case may be, now or in the future arising from the Works, other improvements in the Licence Area, the expiry or termination of this Licence, the exercise by the City of any of its rights under this Licence or from or in any way connected with the Licensee’s use of the Licence Area, except claims arising from the exclusive negligence of the City.
19. Insurance – During the term of this Agreement, the Licensee will carry public liability insurance, in a form and with an insurer acceptable to the City, insuring the Licensee and the City under this Agreement in an amount not less than \$5,000,000.00 per occurrence as set out in Schedule B, and any other type of insurance that the City may reasonably require. The Licensee will provide the City with proof of insurance at the time of execution of this Agreement and at other times upon request.
20. Termination – The City reserves the right to terminate this Agreement if the Licensee breaches any of its obligations under this Agreement and fails to remedy the breach with thirty (30) business days of receiving written notice from the City. The City will not be liable to compensate the Licensee for damages, costs or losses resulting from the exercise of this right of termination or any termination of this Licence.

21. Early Termination – The City reserves the right to terminate the Agreement at any time with thirty (30) days written notice to the Licensee, without liability to compensate the Licensee for damages, costs or losses resulting from the exercise of this right of termination.
22. Notices – Any notice given pursuant to this Agreement will be sufficiently given if it is in writing and delivered by hand or mailed by prepaid registered mail or sent by facsimile transmission to the intended party at its address set out on page 1 of this Agreement or to such other address as either party may provide in writing to the other pursuant to the provisions of this paragraph.

All notices to the City must be marked to the attention of the Property Management Manager.

A notice will be deemed to be received on the day it is delivered, if delivered by hand, on the day of transmission, if sent by facsimile, or 3 days after the date it was mailed or if that day is not a business day, the next day that is a business day. If mailed, should there be at the time of mailing or between the time of mailing and the deemed receipt of the notice, a mail strike or slowdown, labour or other dispute which might affect the delivery of such notice by the mails, then such notice will only be effective if delivered by hand or sent by facsimile transmission.

23. No Effect on Laws or Powers – Nothing contained or implied herein prejudices or affects the City's rights and powers in the exercise of its functions pursuant to the Local Government Act or its rights and powers under any enactment to the extent the same are applicable to the Licence Area, all of which may be fully and effectively exercised in relation to the Licence Area as if this Agreement had not been fully executed and delivered.
24. Severance – If any portion of this Agreement is held invalid by a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid must not affect the validity of the remainder of the Agreement.
25. Further Actions – Each of the parties hereto shall from time to time hereafter and upon any reasonable request of the other, execute and deliver, make or cause to be made all such further acts, deeds, assurances and things as may be required or necessary to more effectually implement and carry out the true intent and meaning of this Agreement.
26. Waiver or Non-action – Waiver by the City of any breach of any term, covenant or condition of this Agreement by the Licensee must not be deemed to be a waiver of any subsequent default by the Licensee. Failure by the City to take any action in respect of any breach of any term, covenant or condition of this Agreement by the Licensee must not be deemed to be a waiver of such term, covenant or condition.
27. Reference – Every reference to a party is deemed to include the heirs, executors, administrators, successors, servants, employees, agents, contractors and officers of such party wherever the context so requires or allows.
28. General –
 - a. This Agreement will bind and benefit each party to this Agreement, and its respective corporate successors;
 - b. The Schedules attached to this Agreement form part of this Agreement;
 - c. This Agreement constitutes the entire agreement between the parties and may not be amended except by agreement in writing signed by all parties to this Agreement;

- d. Time is of the essence of this Agreement;
- e. This Agreement must be construed according to the laws of the Province of British Columbia.
- f. This License may be subject to approval of the Kelowna City Council.

29. Schedules – the attached schedules, as summarized below, form part of this Agreement:

- a. Schedule A – Cannery Lane Initiative Layout
- b. Schedule B – Fee Schedule
- c. Schedule C – Proposed Licensee Permit Area Design & Costs

As evidence of their agreement to be bound by the above terms and conditions, the parties have executed this Agreement below on the dates written below

CITY OF KELOWNA by its authorized Signatory: _____ Property Manager _____ Print Name
--

LICENSEE by its authorized signatory: _____ Signature _____ Print Name

The site plan shows a rectangular lot bounded by Cannery Lane to the north, Cawston Ave to the east, and 1223 Water St to the south. A Drive Aisle runs along the western boundary. The lot is divided into a North Zone (hatched) and a South Zone (cross-hatched). Various building footprints are shown with their dimensions and area calculations. The North Zone contains a large rectangular building (55.25 x 3.75 = 207.2 m²) and a smaller building (1250 Ells). The South Zone contains a series of smaller buildings (101, 105, 110, 115, 125, 130, 135, 470) and a larger building (1254 Ells). The Drive Aisle is 6.00 m wide. The lot is 9.75 m wide. The area calculations for the buildings are as follows:

Building	Dimensions	Area (m²)
101	27.45 m x 3.66 m	101
105	41.18 m x 3.66 m	105
110	27.45 m x 3.66 m	110
115	27.45 m x 3.66 m	115
125	41.18 m x 3.66 m	125
130	27.45 m x 3.66 m	130
135	27.45 m x 3.66 m	135
470	20.50 m x 3.66 m	470
1254 Ells	55.25 m x 3.75 m	207.2

SCHEDULE B
FEE SCHEDULE

Fees are based on noted Guideline and Bylaw regulations, which are subject to change. Prices and regulations noted in this schedule are as of May 2021. All fees are subject to applicable taxes.

Sidewalk Seating & Retail Display Program Guidelines - Schedule A Fee Schedule current edition.

Downtown Area Patio Fees (excluding Bernard Avenue)

Water to Ellis

	2019 - 2023	
	Seasonal	Annual
Small Patio/Limited Scope	\$382.50	n/a
* Large Patio/Food only or Large Scope Retail (per square foot)	\$3.00 / sf	\$7.20 / sf
* Large Patio – Food and Liquor (per square foot)	\$6.00 / sf	\$14.40 / sf

* The minimum fee will be the Small Patio annual fee or the cost per square foot per year whichever is greater.

Traffic Bylaw No. 8120 - Schedule A Fees current edition.

Subsection 4.4.2 (a) – Off-Street Pay Parking (Long Term Parking Lot)

DESCRIPTION	TERM	FEE (Zone 3)	FEE (Zone 4)
Reserved Stall Permit	1 Calendar Month	\$150.00	\$150.00

As regulated in Sidewalk Seating & Retail Display Program Guidelines – Permit Fee current edition. In addition to all guidelines, the following section is applicable to the fees of this agreement.

Discount for the first-year rent is due, the following discounts may apply:

- Patios that are contracted for less than \$2,500 receive \$0 credit
- Patios that are constructed for more than \$2,500 but less than \$5,000 receive a 50% credit
- Patios that are constructed for more than \$5,000 receive a 100% credit.

Licensee Fee Schedule

	Description	Rate	Discount	Payment
2021				
2022				
2023				
2024				
2025				
2026				
2027				

BUILDING FRONTAGE

EDGE OF PERMIT AREA

Use additional pages if needed for sketches, illustrations, product photographs.

DOWNTOWN KELOWNA

April 20, 2021

Tracey Hillis
Property Officer, City of Kelowna
1435 Water Street
Kelowna, BC.
V1Y 1J4

Dear Tracey,

The Downtown Kelowna Association (DKA) represents all businesses and commercial property owners in the Downtown core of our city. The DKA acts in the best interests of our members to promote Downtown Kelowna as a thriving and safe place to work, live and play.

Thank you for involving the DKA in your planning process for the Cannery Lane initiative. Of note was involving me in a walk-through meeting with you and Cam Costley, General Manager from Whitworth Holdings who are owners of the property. The City has worked with Cam to move the Cannery Lane initiative more in line with his plans and concerns.

After speaking with Cam today I would urge that you continue to work closely with Whitworth Holdings to help address the concerns that remain around the North end section that backs the businesses Lakehouse and BNA. While realizing that concessions have been made around parking and garbage receptacles, there are still some concerns.

The DKA supports the project and urges the further involvement and engagement in planning with Whitworth Holdings.

Sincerely,



Mark Burley
Executive Director

200 – 287 Bernard Avenue
Kelowna, British Columbia V1Y 6N2
downtownkelowna.com
E. info@downtownkelowna.com
T. 250.862.3515
F. 250.862.5204



Cannery Laneway Initiative

April 26, 2021



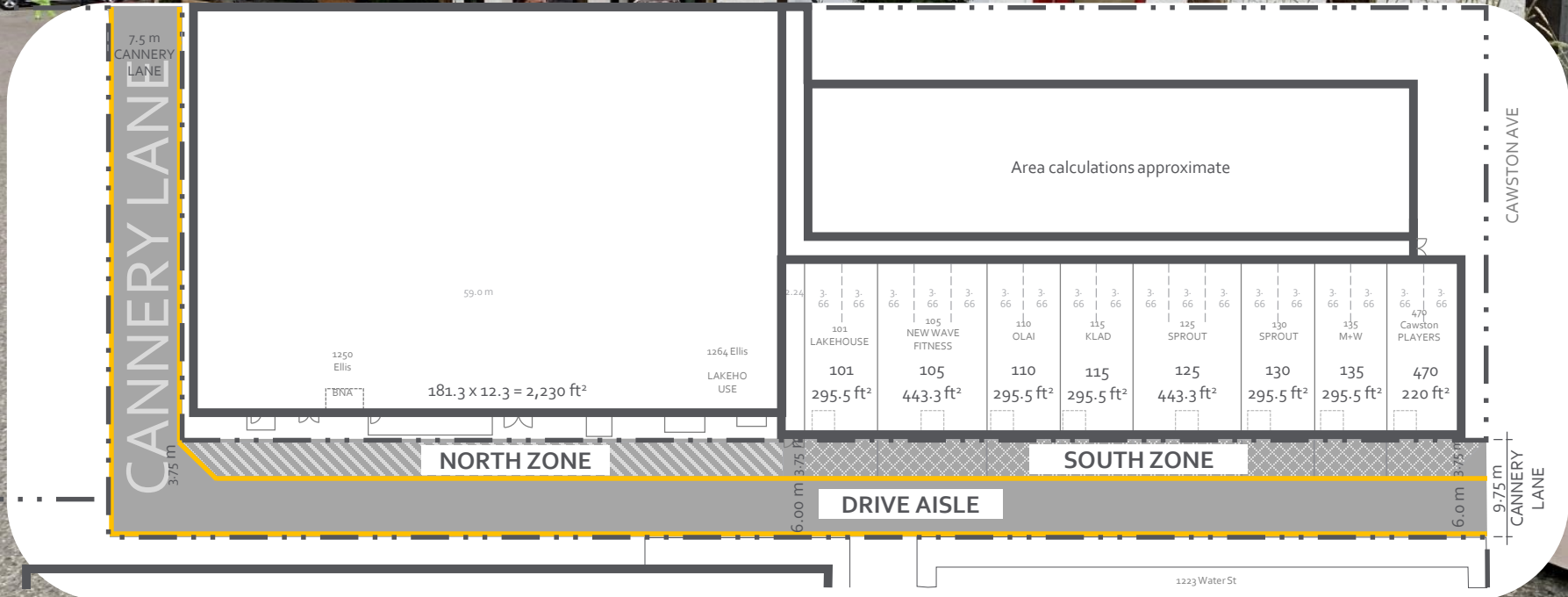


Context Map

City of Kelowna



Initiative



Summary

- ▶ **Fees:** Sidewalk Seating & Retail Display Program Guidelines & Traffic Bylaw Fees
- ▶ **Term:** 3 years + 3 year extension
- ▶ **Agreement:** Licence of Occupation
- ▶ **Legal:** no change in land ownership or property lines
- ▶ **Rationale:** Safety, Vibrant Urban Centres
- ▶ **Cost:** Line Painting
- ▶ **Land Strategy Guiding Principles:**
 - ▶ Lead with innovative solutions
 - ▶ Respond with agility to emerging issues



"The City strategically pursues opportunities to leverage land assets to provide greater community value."

Land Strategy

Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: 2021 Infrastructure Delivery Spring Update
Department: Infrastructure Delivery

Recommendation:

THAT Council receives for information, the report from Infrastructure Delivery dated April 26, 2021, with respect to the 2021 Infrastructure Delivery Spring Update.

Purpose:

To update Council on the current capital construction projects being managed by the Infrastructure Delivery Department.

Background:

Each year Council approves the expenditure of millions of dollars for capital and operating projects. The majority of projects are managed by the Infrastructure Division's Delivery Department. The plan moving forward is to provide Council with a visual presentation update on completed work each Fall and a preview of proposed work each Spring. This will provide Council with a better appreciation for accomplishments and challenges that have been encountered along the way. The first report was presented last Fall. This will be the first Spring Report.

Discussion:

The Infrastructure Delivery Department is essentially a project management service provider for internal City clients, including Transportation planners, Utility planners (water, sewer, drainage, landfill), Parks & Buildings planners, as well as Civic Operations departments, Airport, Parking, Fibre Network and Development Engineering related projects. The department manages approximately 130 different projects each year worth \$60-70M, not including special projects like Water Integration. There are 17 project delivery staff, 4 surveyors, and an 18 person construction group.

The 2021 capital program is off to good start, with early Spring weather allowing construction to begin sooner than usual for a number of carryover projects. Work is well underway on a number of Parks projects, utility projects and the Ethel ATC Phase 6 project. Design and tender preparation for newer projects are making good progress as well.

Conclusion:

The Infrastructure Delivery team continues to innovate, improve processes and extend collaboration efforts, while focusing on people first and the greater good with all project delivery. The vast majority of projects are delivered successfully, safely, on schedule and on budget. When problems do occur, we react quickly, responsively, minimize the impact and learn from the outcome.

Internal Circulation:

Communications Advisor
Community Communications Manager
Utility Planning Manager
Integrated Transportation Department Manager
Divisional Director, Infrastructure

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
External Agency/Public Comments:
Communications Comments:

Submitted by:

Brian Beach, P Eng.
Infrastructure Delivery Department Manager

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachment 1 - 2021 Infrastructure Delivery Spring Update Presentation

cc: Divisional Director, Infrastructure
Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services



Spring 2021 City Council Update Infrastructure Delivery Projects

April 26, 2021

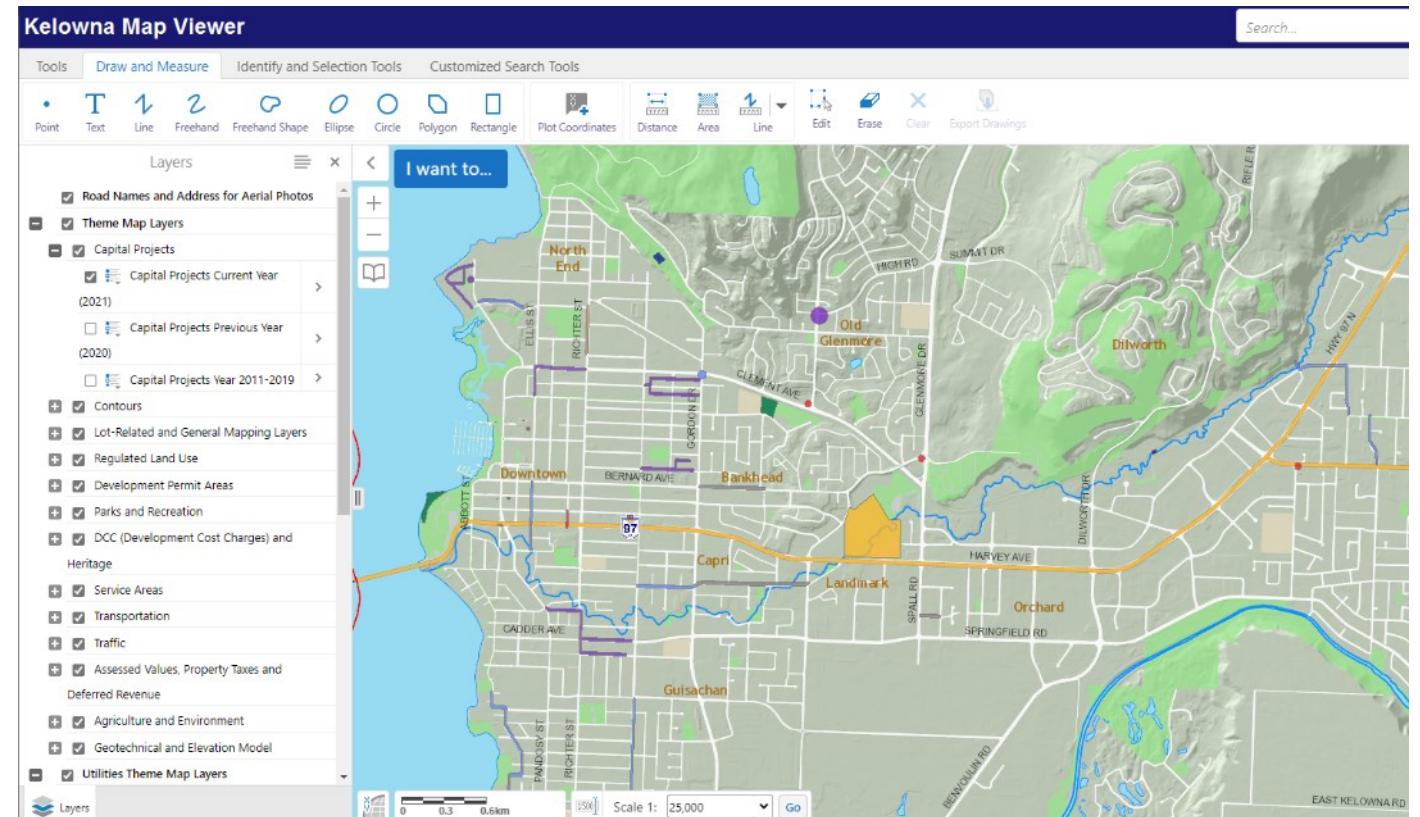
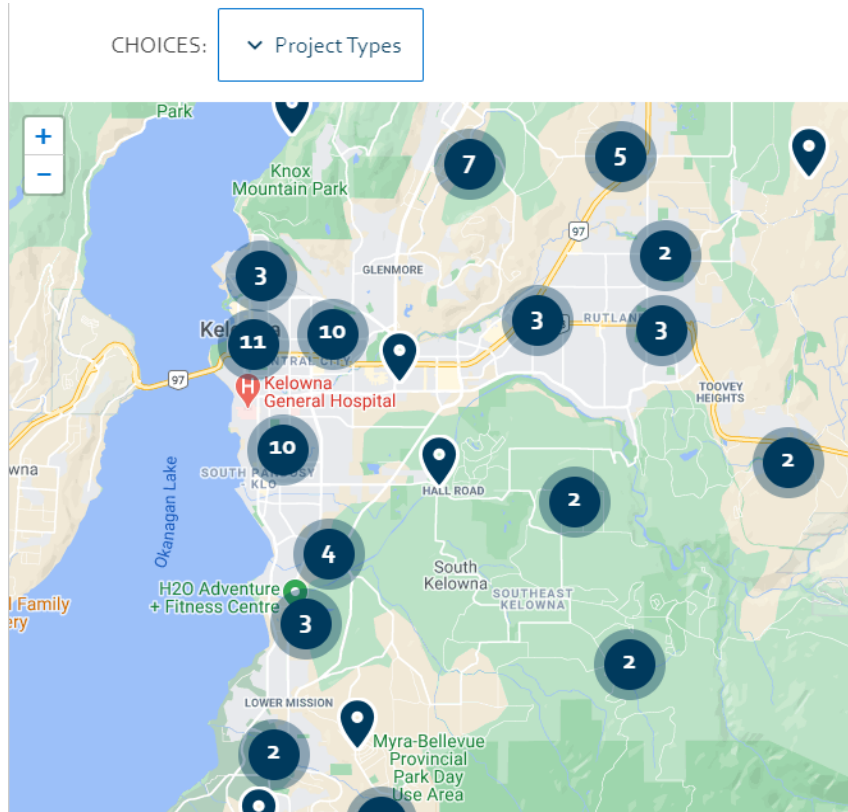


Infrastructure Delivery – City's Internal Project Management Company

- ▶ The Preliminary Budget for new capital projects this year is \$72.7M. Of that total Infrastructure Delivery is involved in ~\$50M plus ~\$50M of Carryover Budget. Infrastructure Delivery also supports many Operating Budget Projects.
- ▶ Rough projection for capital work to be completed this year is \$65M +/- \$5M. The +/- is dependent mostly on approvals (environmental, archaeological, etc.) and other design and procurement contingencies.
- ▶ City Construction Crew is scheduled to complete approximately \$4M of capital construction plus and an additional \$1M in operating work, emergency repairs and development servicing.

Project Tracking ~130 projects delivered annually

Find out more using the Capital Projects Map and Map Viewer Layers





2021 Project Highlights

2021 Transportation Projects

- ▶ In addition to the major capital transportation projects, Integrated Transportation has a list of over 60 improvements to be completed this year, delivered through various programs
- ▶ This includes Sidewalks, Crosswalks, Bike Lanes, Pedestrian Flashers, Intersection Safety Improvements, Traffic Signal Upgrades, Transit Stops and Shelters, Safe Routes to Schools and Traffic Calming.
- ▶ Check out the Capital Projects Map or Map Viewer Layers for info

2021 Transportation Project Issues

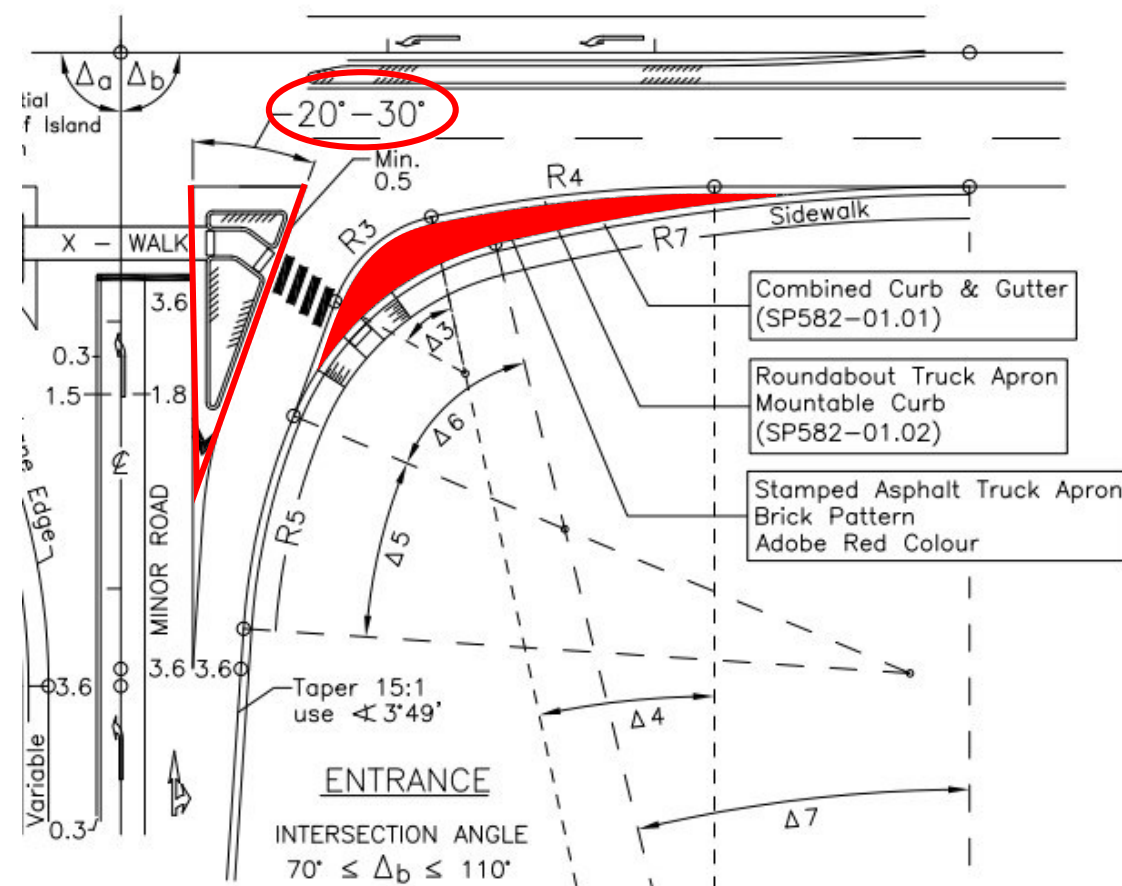
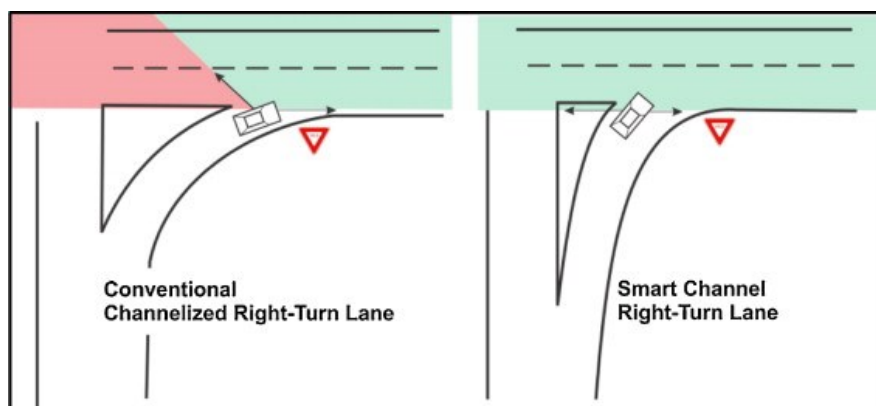
There are two emerging Transportation related issues worth noting.

- ▶ The first is the move to “SMART RIGHT” or “SMART CHANNEL” right turn configurations at channelized intersections (the ones with triangular shaped islands).
- ▶ This is a great example of the evolution of traffic safety. ICBC is helping to pay for these retrofit intersections to help reduce accidents. We have completed a few so far (Cooper @ Benvoulin, Gerstmar @ Springfield) with many more to come.



What is a “Smart Channel” Design?

- ▶ In a YIELD situation, the right turn should not be designed like a high-speed turn or merge lane.
- ▶ If the light is red, the driver needs to stop and look at a reasonable angle, not backwards because they have gone too far around the curve.
- ▶ This reduces collisions and rear enders when the second driver thinks the first is going to turn and suddenly changes their mind.



From MoTI BC Supplement to TAC Standards

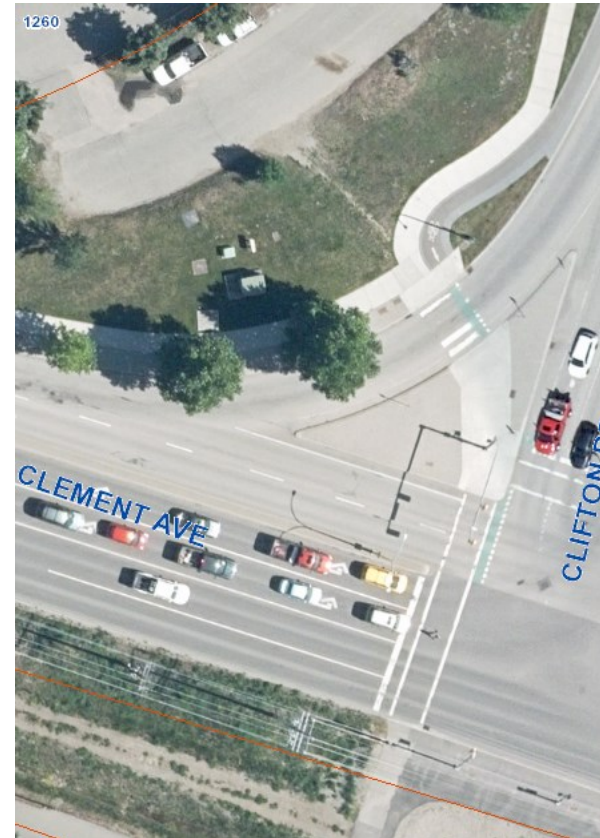
2021 “Smart Right” Projects



Gordon at Clement



Bernard at Glenmore/Spall



Clifton at Clement



Ziprick at Hwy. 33

2021 Transportation “Do more with Less”

Here are some examples of recent and upcoming interim solutions included in some of this year’s projects



Precast Islands for Pedestrian Safety



Paved Sidewalks



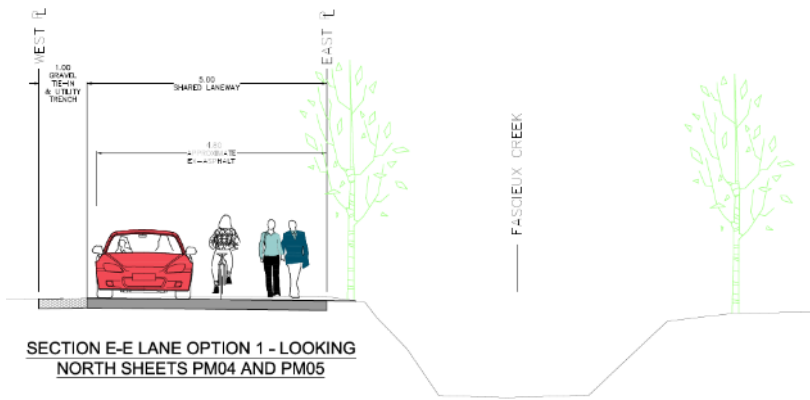
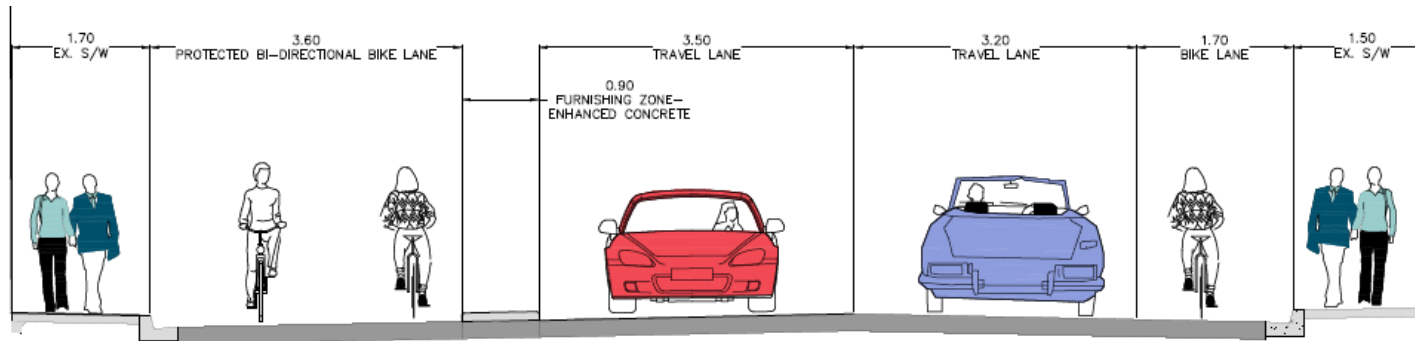
Barriers for Cyclist Separation

Ethel - Active Transportation Corridor Phase 6 - Rose/Guisachan to Raymer



Construction in
progress, will be
complete Spring
2021

Casorso 4 DCC Active Transportation Corridor - Ethel to KLO



This will extend the Ethel ATC corridor to KLO Road.

Next phase of the work will connect to Barrera Road ATC (Casorso Elementary).



Rutland Active Transportation Corridor Houghton to Rail Trail Connection

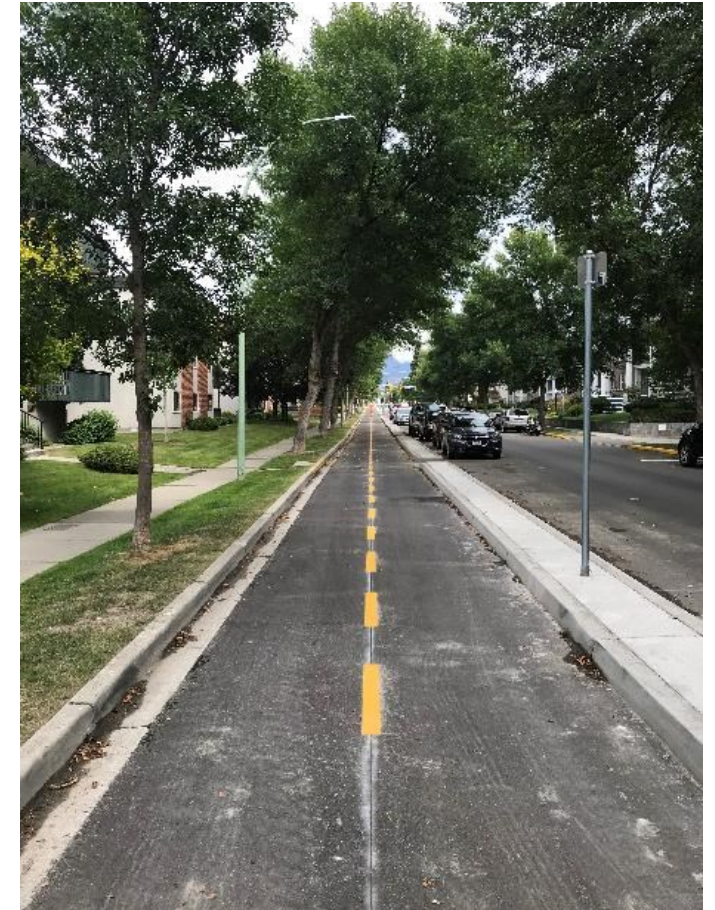
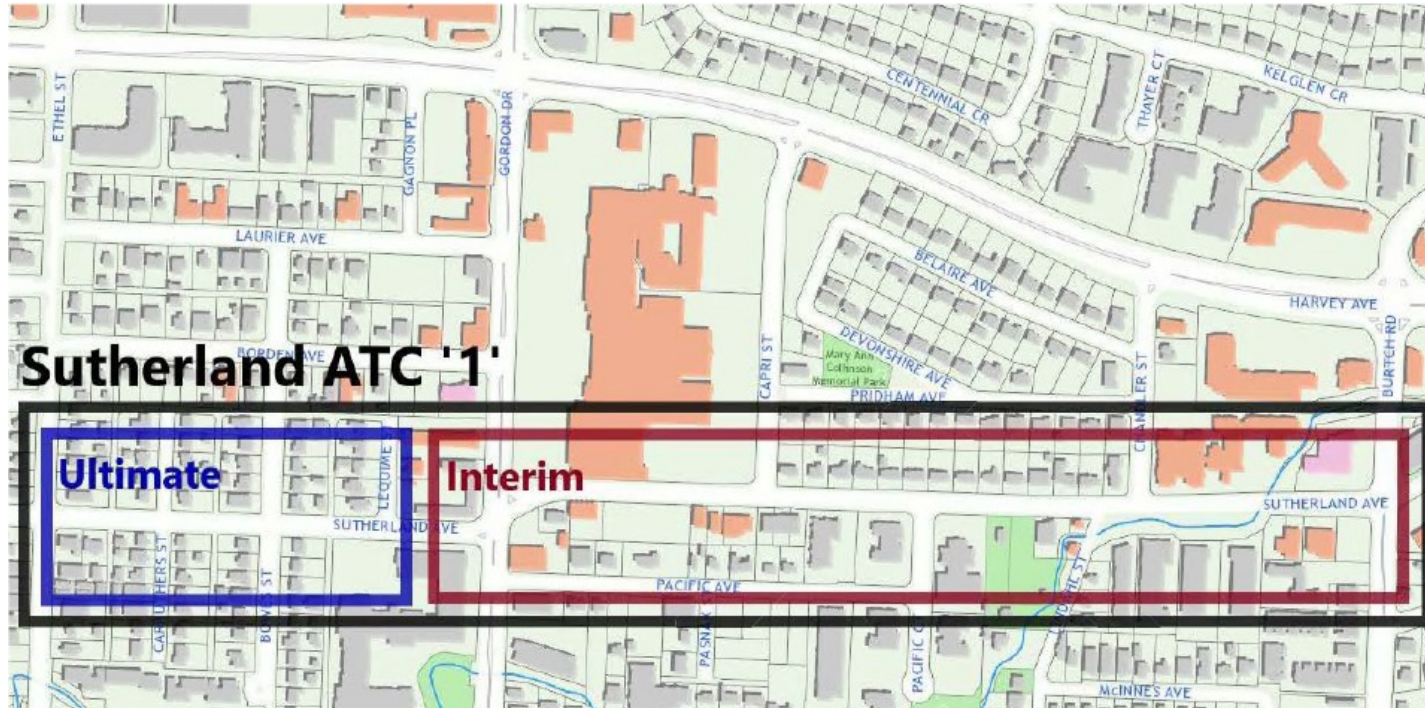


This project will connect the Houghton Multi-Use Path to the Rail Trail, via Lester, Leathead and Enterprise.

A new bridge will be constructed across Mill Creek.

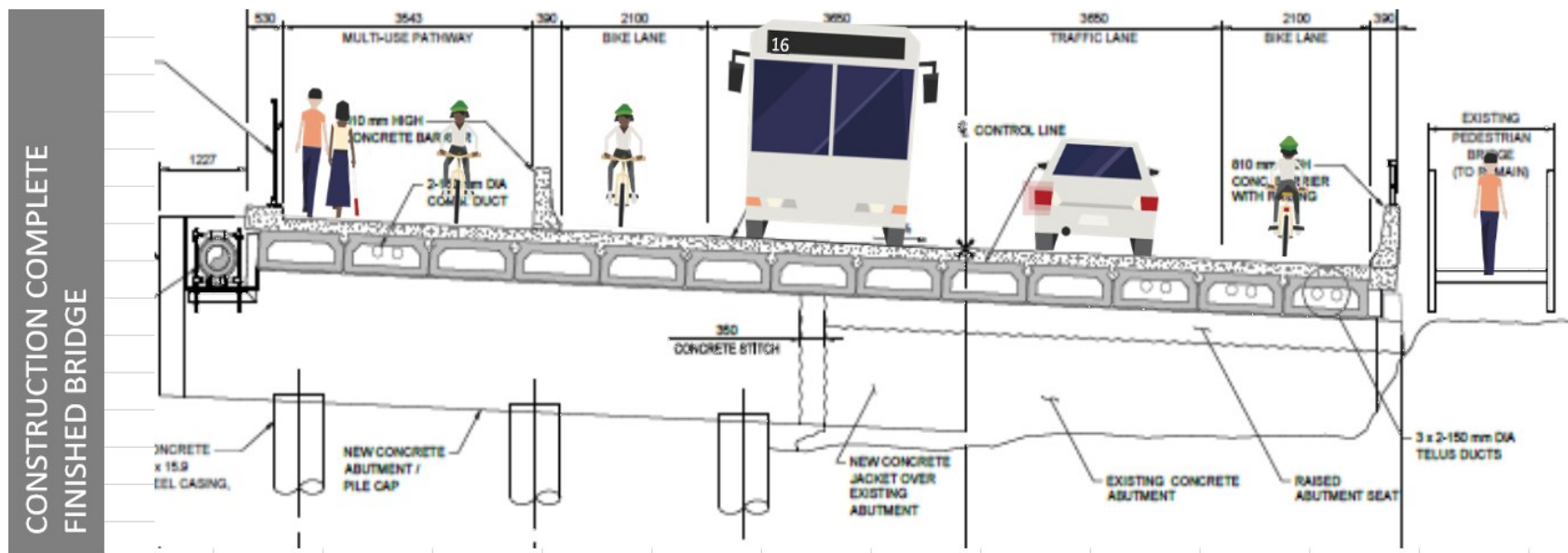
This project is planned for Fall 2021 completion.

Sutherland ATC – Ethel to Burtch Interim Connection



The section between Lequime and Burtch will be completed with interim solutions until the Capri Development moves forward.

Lakeshore Road / Bellevue Creek Bridge Rehabilitation & MUP Widening



Construction in progress, completion in Fall 2021. Two-way traffic will be maintained during the work.

Okanagan Rail Trail Manhattan Drive - Sunset Connection

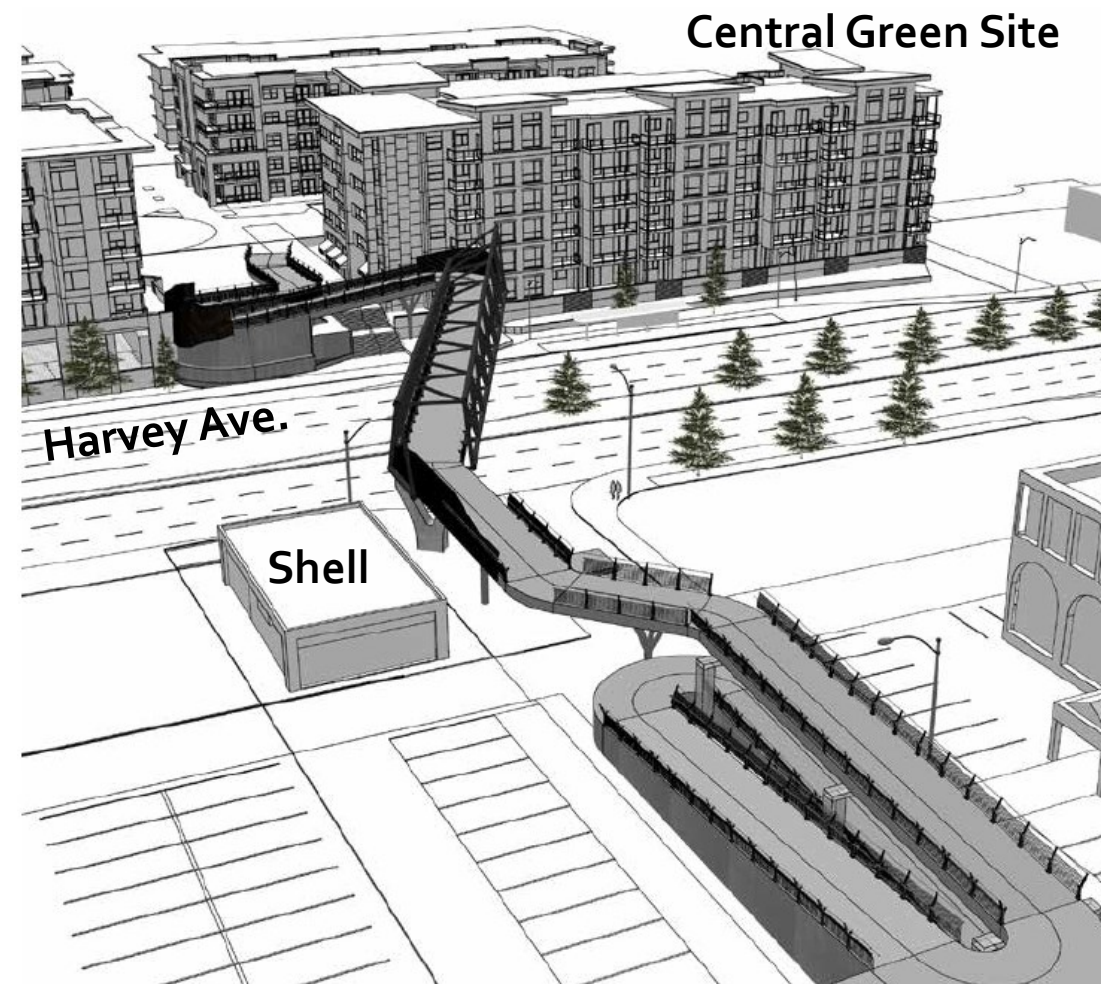


This section will be completed with interim solutions until the Tolko site redevelopment moves forward.

Central Green – Bertram Road Pedestrian and Bicycle Bridge

Construction planned to start in Fall 2021 with completion in Spring 2022.

Concept plan shown subject to detailed design.



Pavement Management



2021 Utility Projects

- ▶ Great strides have been made by Infrastructure Engineering to develop the City's Asset Management Program.
- ▶ One of the biggest takeaways is the deteriorating condition of our underground utilities.
- ▶ Much of Kelowna's initial growth and development occurred post-WWII. That infrastructure is now 50-70 years old and is need of replacement.
- ▶ Check out the Capital Projects Map or Map Viewer Layers for info

Kelowna Integrated Water Project Phase 1 (Completion Work)



Phase 1 of the Kelowna Integrated Water Project has been a success. Some final projects are being completed to improve performance and resilience during peak extreme events.



- ▶ Completion of KVR Reservoir Expansion
- ▶ Westridge Transmission Main
- ▶ Lower Crawford Booster Station Upgrades

Cast Iron Watermain Replacement

Watermain replacement projects are planned for Clement Avenue from Ellis to Richter, Ellis Street from Clement to Cawston, Cadder Avenue between Richter and Ethel (includes new sidewalk and sanitary upgrades) and Raymer Avenue from Richter to Gordon (to be completed over 2 years).



Skyline Pump Station Upgrading

This water system pump station at the corner of Clifton Road and High Road is seeing a major facility and electrical upgrade. The key electrical components are being relocated above ground in a new building to prevent the risk of flooding and provide improved worker safety. Completion is scheduled for October 2021.



Sanitary Sewer Replacement

Projects planned to start this year include Lawson Avenue and Lanes, Lanes North of Cawston and Coronation, Manhattan Dr. and Flintoft Ave. west of Guy Street and the Guy Street Lift Station Replacement.



2021 Parks Projects

With the implementation of the new Parks Development DCC, the City is in a catch-up mode to develop and complete many Parks projects that have been in the planning stage. This is going to be an exciting time for Parks Development!



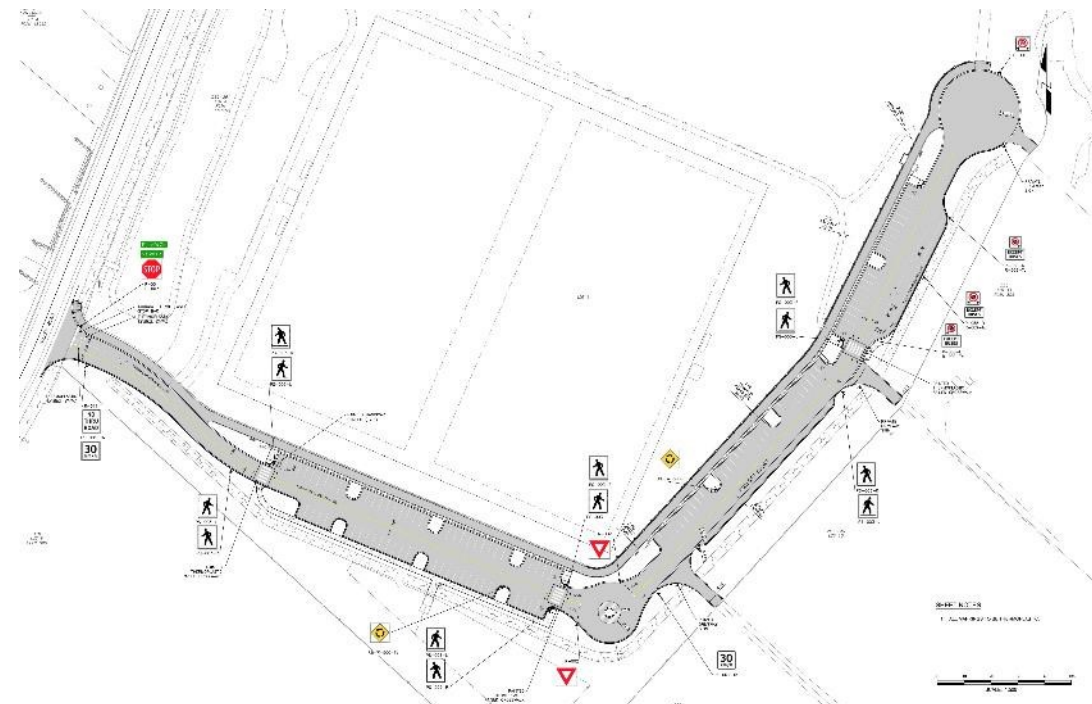
Pandosy Waterfront Park



The park at Abbott St. and Cedar Ave. is moving forward.

Construction is expected to start this year with completion in 2022.

Glenmore Park Phase 3



Construction of the Glenmore Park parking lot is underway which will allow the initial phase of the park (two sports fields) to open for play this year.

Rutland Centennial Park Phase 4



This multi-phase park rehabilitation project will be completed this Spring, along with a new washroom building.

City Park Promenade Improvements



This next phase of park rehabilitation is ready to begin.

Construction is expected to start this year with completion in 2022.

Ballou Neighbourhood Park



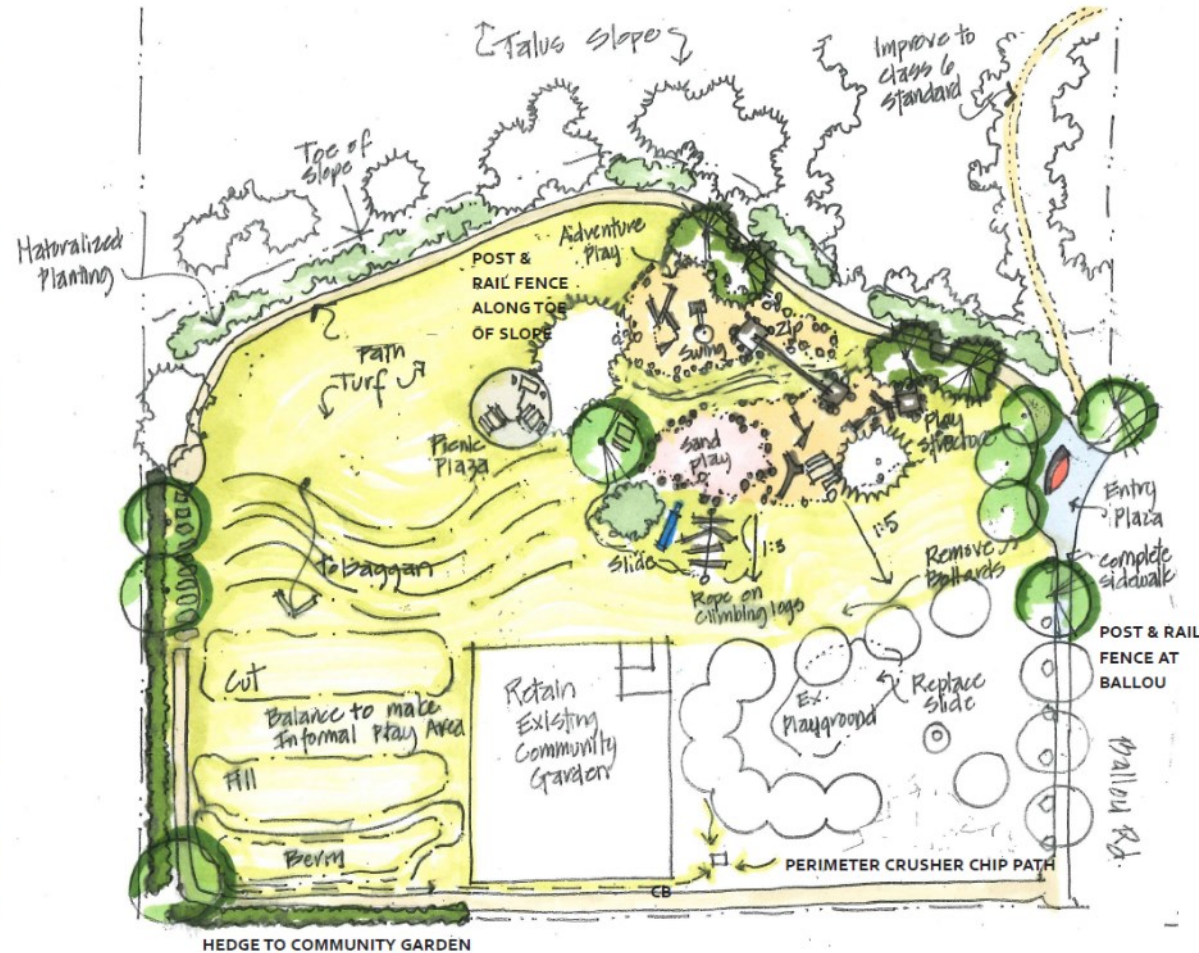
LOW BALANCE PLAY



DISCOVERY PARK (SKAHA)



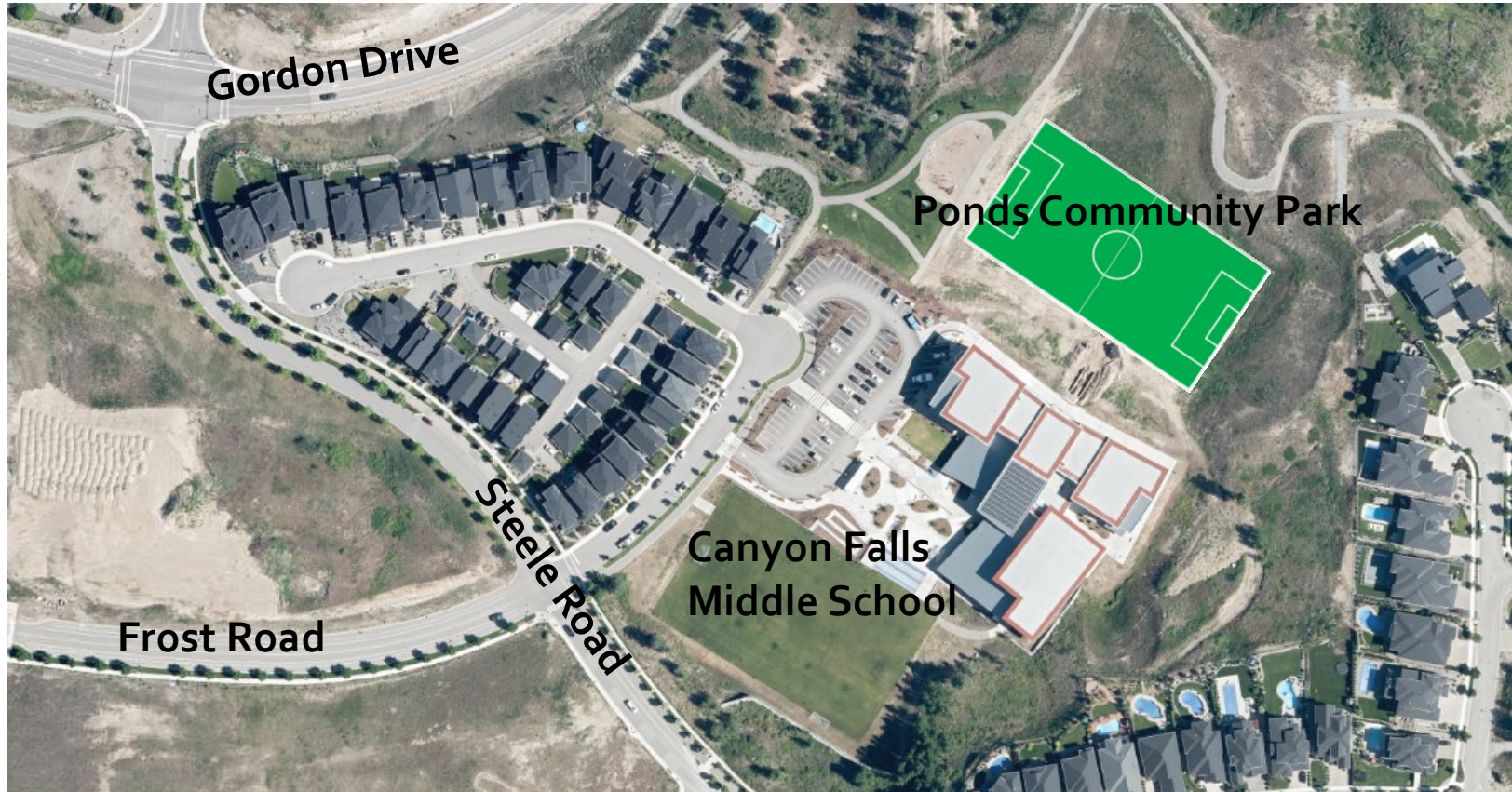
MUNDARING PARK (PERTH)



This neighbourhood park in Glenmore will be developed, implementing many new adventure play elements.

Construction is expected to start this year with completion in 2022.

Ponds Sports Field at Canyon Falls Middle School



This sports field next to Canyon Falls Middle School in the Upper Mission is under construction and will be ready for play in 2022.

Tallgrass Park at Tower Ranch

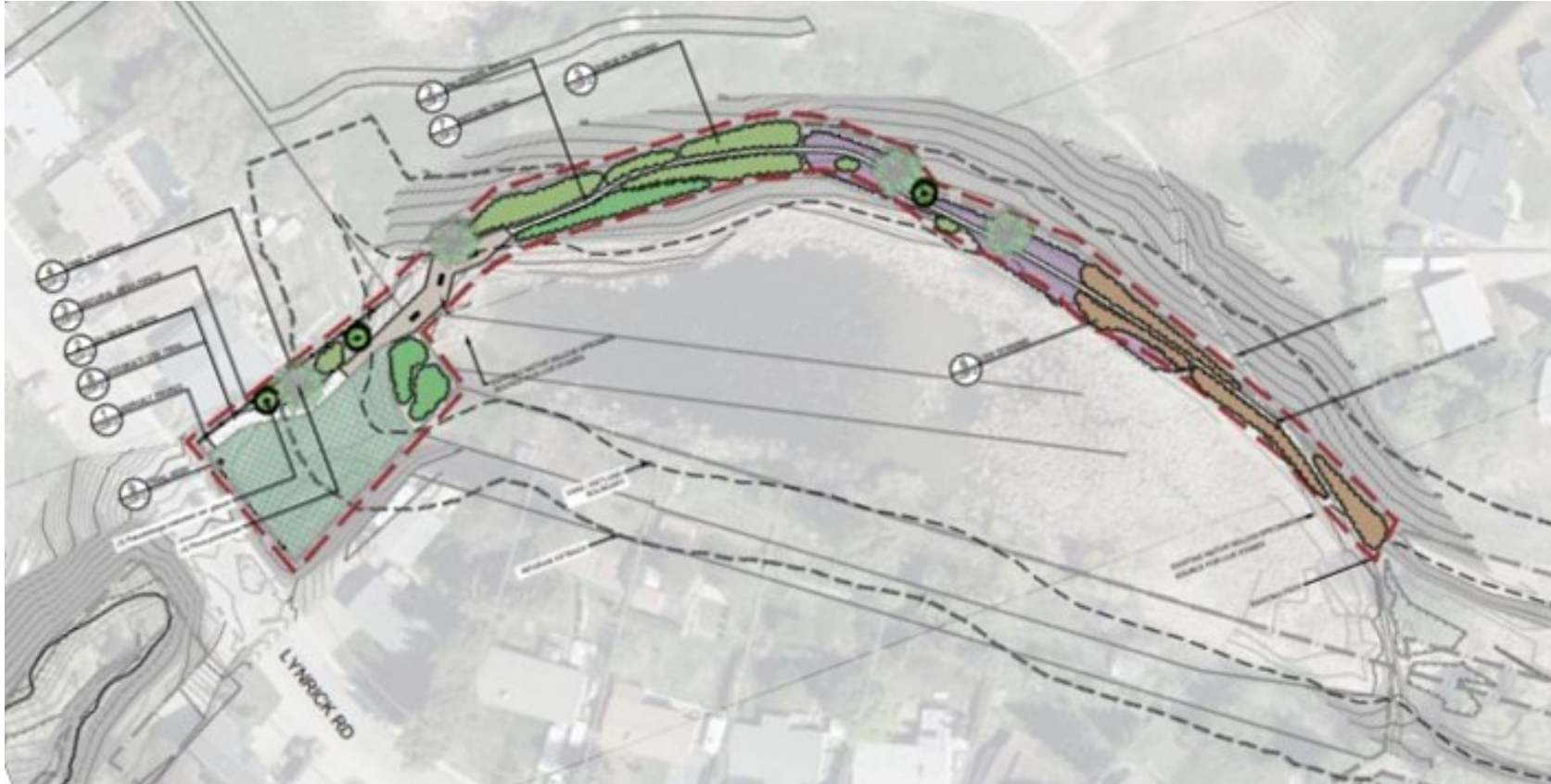
- ① PLAY AREA (Approx. 500m²)
- ② MAIN ENTRY / PARK SIGN
- ③ UPPER PARK ACCESS / TERRACED OVERLOOK
- ④ SOD LAWN
- ⑤ NATIVE SEED
- ⑥ NATIVE PLANTING
- ⑦ ORNAMENTAL GRASS / PERENNIAL
- ⑧ BENCH / PICNIC TABLE
- ⑨ POST & RAIL FENCING
- ⑩ P.L. CHAINLINK FENCE



This will be the first neighbourhood park in the new Tower Ranch Golf community.

Construction is expected to start this year with completion in 2022.

Gopher Creek Linear Park and Lynrick Road Culvert Replacement



This project will expand the linear trail system along Gopher Creek in the Black Mountain neighbourhood.

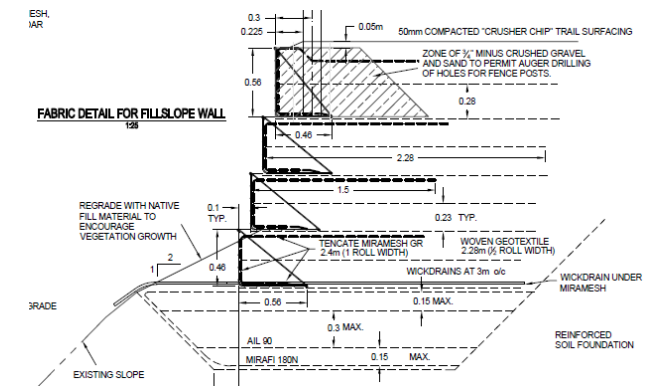
Construction is expected to be completed this year.

Knox Mtn. Park Paul's Tomb Trail Retaining Wall Improvements

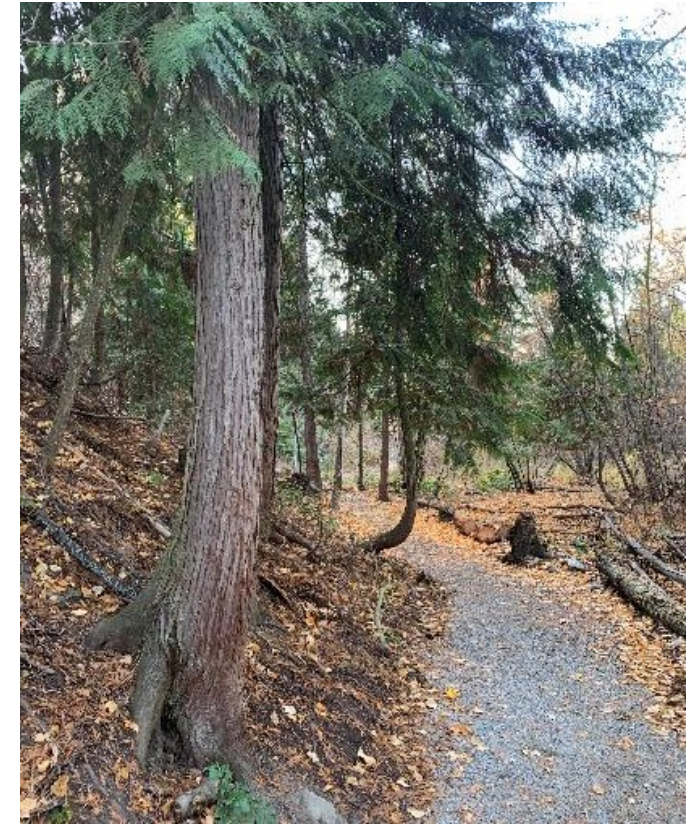


This project replaced the wooden crib walls and short metal railings with a new GRS wall (geotextile reinforced soil) and a continuous wooden railing with wire backing.

In addition to improved safety for users, this provides access for maintenance vehicles and emergency responders from the north end of the trail.

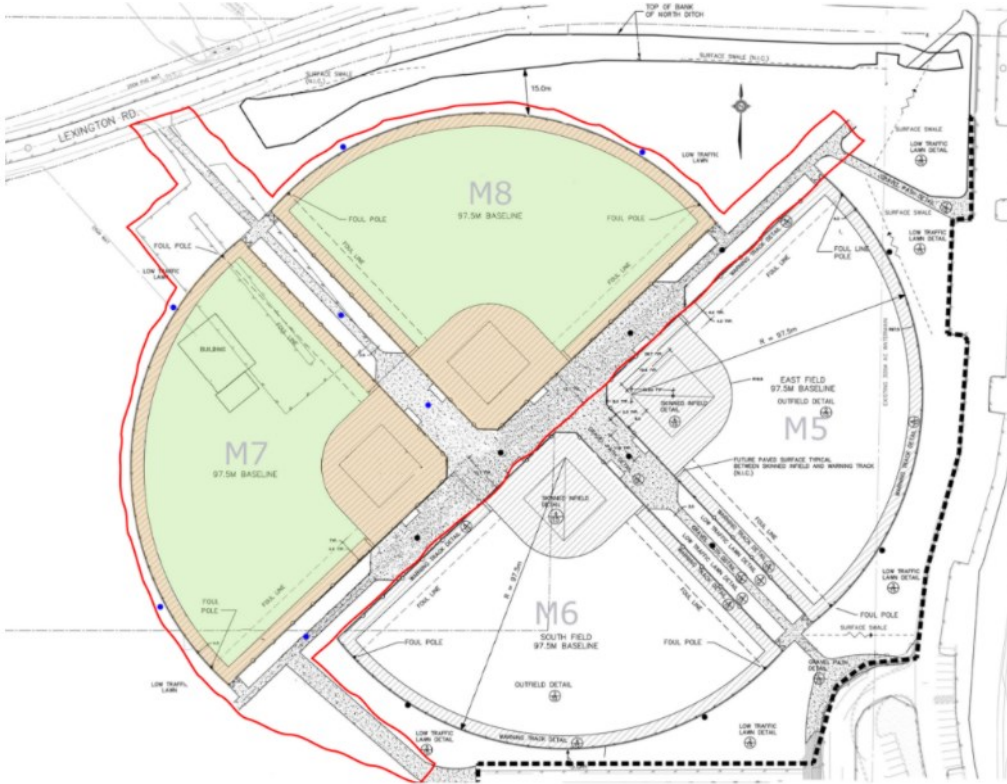


Trail – Phase 2



This second phase of the trail will complete this section between Lakeshore Road to Gordon Drive.

Mission Rec Park – Artificial Turf Replacement and Additional Softball Diamonds



Two more softball diamonds in the works for Mission Rec Park, and the artificial turf is being renewed.

Reid's Corner Landscape Meadow Pilot Project



advantage

- **Innovative** – The City of Kelowna Parks team would be considered by some to be environmental stewards considering biodiversity and supporting a healthy environment. and.....
- **Education** – Reid's Corner is an ideal 'trial' area for a meadow landscape treatment. As we move towards increasing park construction and aging irrigation infrastructure, urban meadows may be the solution.

Not only are meadow landscapes less resource intensive (water, labour inputs, etc.), they are critical in the maintenance of healthy pollinator populations, which is especially important in the Okanagan...

advantage

- **Drought tolerance** – *reduce water consumption, reduce complexity of irrigation infrastructure.*
- **Soil** – *meadow plants tolerate a wide range of soil conditions and thrive on mediocre soil. Less need for artificial fertilizers and amendments.*
- **Maintenance** – *meadow landscapes require less maintenance input than turf or planting beds. (saving time, money, energy, water fertilizers, pesticides)*

disadvantage

- **Establishment** – *Takes two to three years to establish, up to 5 to look really good.*
- **Development** – *initial seeding, a step by step process, is a slow process. No immediate satisfaction like the installation of sod and planting of shrubs.*
- **Impressions** – *Can guarantee comments, complaints from the public related to the landscaping of Reid's Corner.*

More Construction Projects for 2021

- ▶ Cook Road Boat Launch Dredging Program
- ▶ Okanagan Regional Library Chiller Project



More Construction Projects for 2021

- ▶ Chichester Pond Stormwater Treatment Installation - COMPLETE
- ▶ Completion of the Water St Lift Station Forcemain Twinning – IN PROGRESS
- ▶ Water Street Firehall Brick Restoration Work - IN PROGRESS
- ▶ Mill Creek Flood Capacity Improvements (Diversion Structure Upgrades)
- ▶ Mill Creek Bridge Replacement at Old Vernon Road
- ▶ Fraser Lake Dam Improvements
- ▶ City Hall Renovations – Garden Level and First Floor
- ▶ Royal View Slide Remediation (above Knox Mountain Metals)

Looking Further Ahead

- ▶ Sanitary Sewer expansion (Rutland-Holbrook area)
- ▶ Mill Creek Flood Protection (up to \$55 million over 6 – 8 years)
- ▶ JEHWF (Parkinson Recreation Centre Replacement)
- ▶ New Transit Facility (\$60 million)
- ▶ Biosolids Treatment Facility at Burtch / Byrns area
- ▶ KLO Road Mission Creek Bridge Replacement



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: 2021 Financial Plan – Final Budget
Department: Financial Planning

Recommendation:

THAT COUNCIL adopts the 2021-2025 Financial Plan;

AND THAT Council approves the formulation of 2021 Property Tax Rates that will raise the required funds in 2021, from General Taxation, in the amount of \$157,735,983, resulting in an average net property owner impact of 4.04 per cent;

AND THAT Bylaw No. 12198 being the 2021-2025 Five Year Financial Plan, 2021 be advanced for reading consideration;

AND THAT Bylaw No. 12199 being the Tax Structure Bylaw, 2021 be advanced for reading consideration;

AND THAT Bylaw No. 12200 being the Annual Tax Rates Bylaw, 2021 be advanced for reading consideration;

AND THAT Bylaw No. 12201 being the DCC Reserve Fund Expenditure Bylaw, 2021 be advanced for reading consideration;

AND FUTHER THAT Bylaw No. 12202 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2021 be advanced for reading consideration.

Purpose:

To present the 2021 Final Budget submissions, the 2021-2025 Financial Plan and related bylaws to Council for their consideration and approval.

Background:

Council approved the 2021 Financial Plan – Preliminary volume on December 10, 2020 and the addition of the 2021 Financial Plan – Carryover Budget volume on March 22, 2021. The 2021 Financial Plan - Final Budget volume includes emergent, legislated or Council directed requests. These three volumes together provide the 2021 portion of the 2021-2025 Five Year Financial Plan. Typically, depending on the nature of the item being considered within the Final Budget, these adjustments can cause the final tax demand to go either up or down.

The COVID-19 pandemic continues to affect Canada and the world creating ongoing challenges for families, businesses and many other organizations in our community including all levels of government.

The City of Kelowna continues to follow the direction of the Provincial Health Officer to reduce the risk of COVID-19 transmission. Through the Provincial Health Authority and the Emergency Program Act, restrictions have been enacted on gatherings, sports, dining, non-essential travel, and mask requirements in public settings. The Federal Government continues to have travel restrictions for people entering the country.

In 2020, the City received \$7.88M in emergency financial assistance and \$5.9M to support transit recovery through the Government of Canada and Province of BC's Safe Restart plan. Funds have been allocated over 2020/2021 to address emergency planning and response costs, and revenue shortfalls.

Despite the economic challenges and circumstances from the fall-out of the global pandemic, the City of Kelowna's strong financial management and clear budgeting practices continue to allow the delivery of essential services residents expect while maintaining, expanding and building infrastructure that makes Kelowna a great place to live. The 2021 Final Budget as presented, reflects a net municipal property tax increase of 4.04 per cent, maintaining the Preliminary Budget tax requirement approved in December 2020.

Final Budget requests funded from taxation are predominantly due to Edith Gay baseball park outfield netting, Millbridge Park bridge removal and design and an increase to Journey Home funding to address strategy implementation. These are offset by an increase in new construction revenue and FortisBC franchise fee revenue. Information about the requested changes are included in the attached 2021 Final Budget - Volume 3.

Considerations applicable to this report:

Legal/Statutory Authority:

Financial Plan under Section 165 of the Community Charter requires adoption of a 5 Year Financial Plan bylaw prior to the annual property tax bylaw. Annual property tax bylaw under Section 197 of the Community Charter, Council must establish tax rates by bylaw after adoption of the financial plan but before May 15th.

Submitted by:

K. Hughes, CPA, CA Financial Planning Manager

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

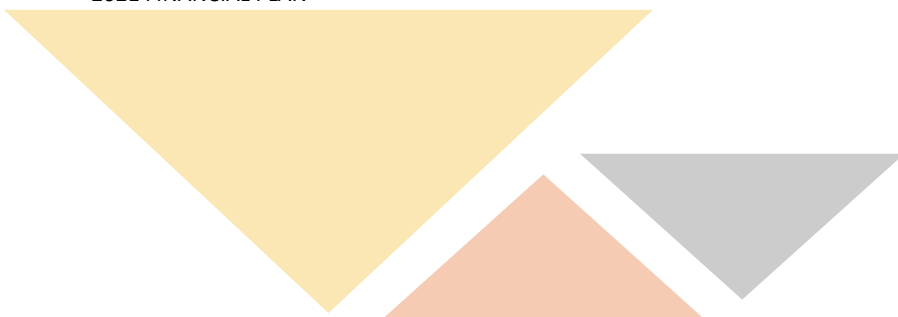
Attachment:

- 1: 2021 Financial Plan – Final Budget – Volume 3
- 2: 2021-2025 Five Year Financial Plan
- 3: 2021 Financial Plan Presentation

2021 FINANCIAL PLAN

Kelowna, British Columbia
Final Budget - Volume 3





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Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: 2021 Financial Plan – Final Budget
Department: Financial Planning

Recommendation:

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The COVID-19 pandemic continues to affect Canada and the world creating ongoing challenges for families, businesses and many other organizations in our community including all levels of government.

The City of Kelowna continues to follow the direction of the Provincial Health Officer to reduce the risk of COVID-19 transmission. Through the Provincial Health Authority and the Emergency Program Act, restrictions have been enacted on gatherings, sports, dining, non-essential travel, and mask requirements in public settings. The Federal Government continues to have travel restrictions for people entering the country.

In 2020, the City received \$7.88M in emergency financial assistance and \$5.9M to support transit recovery through the Government of Canada and Province of BC's Safe Restart plan. Funds have been allocated over 2020/2021 to address emergency planning and response costs, and revenue shortfalls.

Despite the economic challenges and circumstances from the fall-out of the global pandemic, the City of Kelowna's strong financial management and clear budgeting practices continue to allow the delivery of essential services residents expect while maintaining, expanding and building infrastructure that makes Kelowna a great place to live. The 2021 Final Budget as presented, reflects a net municipal property tax increase of 4.04 per cent, maintaining the Preliminary Budget tax requirement approved in December 2020.

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A tax rate of 4.04 per cent means the owner of a residential property with an average assessed value of \$689,990 will pay \$2,200 which is an increase of \$85 for the municipal portion of their property taxes.

Considerations applicable to this report:

Legal/Statutory Authority:

Financial Plan under Section 165 of the Community Charter requires adoption of a 5 Year Financial Plan bylaw prior to the annual property tax bylaw. Annual property tax bylaw under Section 197 of the Community Charter, Council must establish tax rates by bylaw after adoption of the financial plan but before May 15th.

Considerations not applicable to this report:

Discussion:

Conclusion:

Internal Circulation:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

K. Hughes, CPA, CA Financial Planning Manager

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

Attachment:

- 1: 2021 Financial Plan – Final Budget – Volume 3
- 2: 2021-2025 Five Year Financial Plan
- 3: 2021 Financial Plan Presentation

FINANCIAL SUMMARIES

The 2021 Final Budget Volume includes requests that are emergent, required by legislation or have been directed by City Council. This volume is consolidated with the first two volumes, 2021 Preliminary Volume and the 2021 Carryover Volume, to create the 2021 Financial Plan and the 2021-2025 Five-Year Financial Plan.

The 2021 Financial Plan results in a Final Tax Demand of \$157.7M. This represents an increase of \$175k relative to the 2021 Preliminary Financial Plan, and an increase of \$180k of taxation revenue from new construction.

The impact to the average property owner is 4.04 per cent.

The City continues to be impacted financially by the COVID-19 pandemic in 2021. In 2020, the City received \$7.88M in emergency financial assistance and \$5.9M to support transit recovery through the Government of Canada and Province of BC's Safe Restart plan. These funds have been allocated over 2020 and 2021 to address emergency planning and response costs and revenue shortfalls.

Final Budget summaries

Analysis of tax demand (\$ thousands)

The 2020 final tax demand was \$148.8M and had a 2.05 per cent net property owner impact after the 2020 Financial Plan was reduced by 2.1 per cent at Final Budget to help manage the impact of the COVID-19 pandemic. This reduction was achieved through the deferment or elimination of capital projects and new positions as well as reductions of operating budgets across all City divisions.

The final 2021 gross department operating expenditures have increased by 5.56 per cent over 2020 and net department revenues by 6.76 per cent. The net general debt increased by 0.06 per cent, capital expenditures from general taxation increased by 26.93 per cent and general revenue increased by 4.43 per cent for a total gross tax demand increase of \$8.9M.

	2020	2021	Change	% change
Gross departmental operating expenditures	253,606	267,701	14,095	5.56%
Net departmental revenue	(107,535)	(114,809)	(7,274)	6.76%
Net departmental operating expenditure	146,070	152,892	6,821	4.67%
Net general debt	4,450	4,453	3	0.06%
Capital expenditures from general taxation	9,510	12,071	2,561	26.93%
General revenue	(11,184)	(11,680)	(496)	4.43%
Gross tax demand	148,847	157,736	8,889	5.97%
Less estimated new construction revenue	(3,400)	(2,880)		
Net property owner impact	2.05%	4.04%		1.99%

Note: Totals may not add due to rounding

General Fund tax demand (\$ thousands)

The tax demand established at Preliminary Budget was \$157.6M. The estimated new construction revenue was \$2.7M, based on BC Assessment preliminary roll information, resulting in a 4.04 per cent net property owner impact.

Final Budget requests for net general fund operating and capital expenditures of \$175k have increased the total tax demand to \$157.7M. Final new construction revenues, based on the revised assessment roll, increased by \$180k to \$2.9M maintaining a 4.04 per cent net property owner impact.

Preliminary Budget Tax Demand			157,561
Final Budget Submissions			
General Revenues	(151)		
Operating Requests	<u>102</u>	(49)	
Capital Project Requests		<u>223</u>	
Total Final Budget Additions			175
Final Gross Tax Demand			157,736
Less new construction revenue			(2,880)
Final Net Tax Demand			154,856
Net Property Owner Impact			
Preliminary Budget		4.04%	
Financial Plan - Final Budget			4.04%

Note: Totals may not add due to rounding

Airport and Utility Funds – Final Budget (\$ thousands)

Final Budget requests for the net airport and utility funds operating and capital expenditures total \$0 as the Airport request is funded through Reserves.

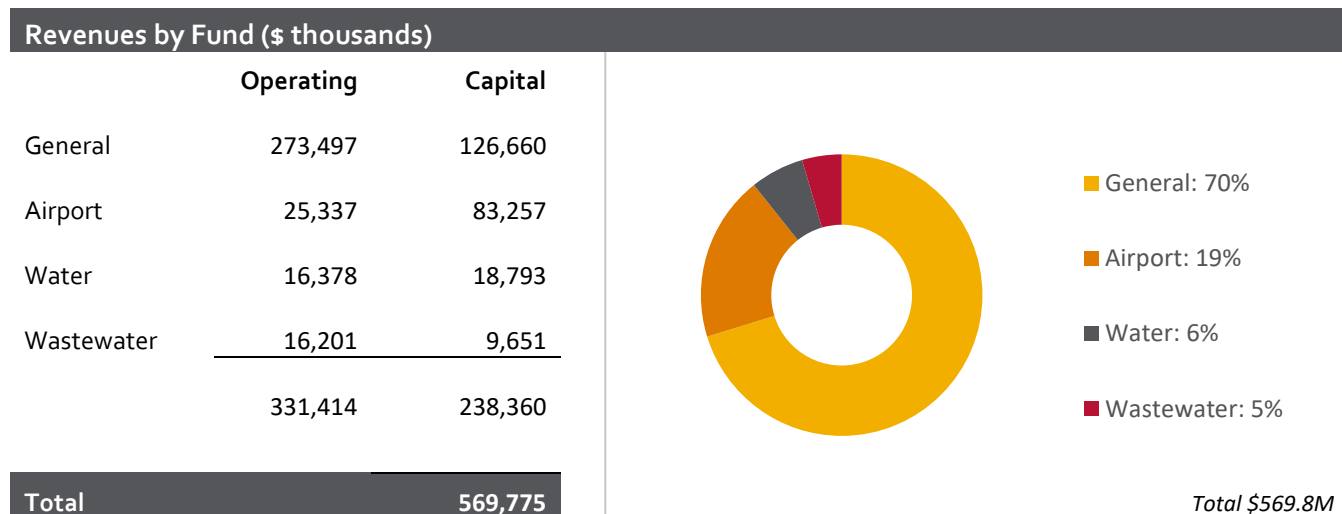
Final Budget Submissions			
Revenue	0		
Operating Requests	<u>0</u>	0	
Capital Project Requests		0	
Total Final Budget Additions			0

Note: Totals may not add due to rounding

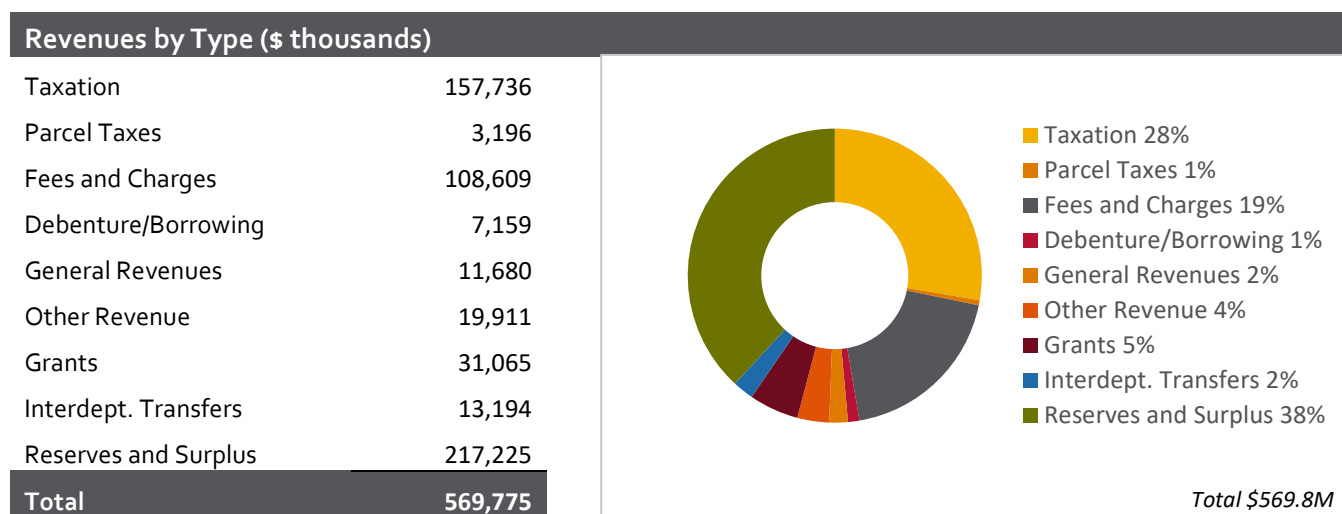
Analysis of total revenues

The total revenue budget is \$569.8M with \$331.4M from operating sources and \$238.4M from capital sources.

The tables below summarize the total operating and capital revenue by fund, including the prior year's carryover amounts, and the same revenue information by revenue source.



Note: Totals may not add due to rounding



Note: Totals may not add due to rounding

Analysis of total expenditures

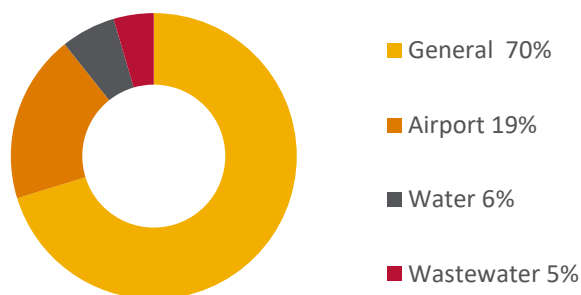
The total expenditure budget requirement is \$569.8M with \$331.4M for operating needs and \$238.4M for the 2021 capital program.

The tables below summarize the total operating and capital expenditures by fund, including the prior year's carryover amounts, and the same total operating and capital expenditure information by expenditure type.

Expenditures by Fund (\$ thousands)

	Operating	Capital
General	273,497	126,660
Airport	25,337	83,257
Water	16,378	18,793
Wastewater	16,201	9,651
	331,414	238,360

Total	569,775
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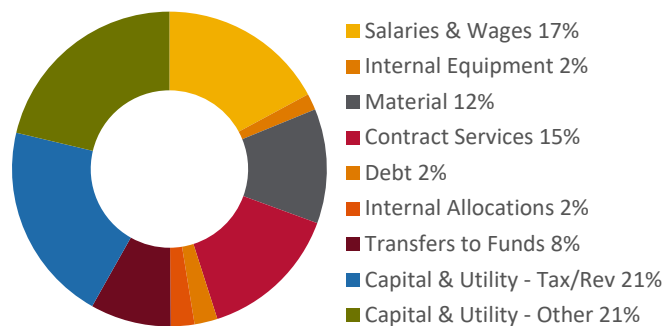


Total \$569.8M

Note: Totals may not add due to rounding

Expenditures by Type (\$ thousands)

Salaries & Wages	97,608
Internal Equipment	9,583
Material	67,077
Contract Services	82,547
Debt	13,491
Internal Allocations	13,848
Transfer to Funds	47,259
Capital & Utility -Tax/Rev	117,036
Capital & Utility - Other	121,325
Total	569,775



Total \$569.8M

Note: Totals may not add due to rounding

Use of tax dollar by service area

The table below highlights the cost by service area and the resulting total municipal taxes for the average residential property in Kelowna for 2021. Note the municipal portion of taxes does not include amounts collected on behalf of other taxing authorities or applicable business improvement areas such as: Regional District of Central Okanagan, BC Assessment, Okanagan Regional Library, Minister of Finance – School Tax, Downtown Kelowna Business Improvement Area or Uptown Rutland Business Improvement Area. The average assessed value of a residential property is \$689,990 in 2021, as obtained from BC Assessment. The service area with the highest cost is Community Safety, including RCMP, at 31 per cent, followed by the Fire Department at 14 per cent and Parks Services at 13 per cent.

Service area	\$ Cost	Percent of Total	Percent in 2020
Community Safety	668.98	31 %	31 %
Fire Department	313.75	14	15
Civic Operations			
Street Lights	29.30	1	1
Building Services	157.38	7	5
Parks Services	282.50	13	13
Transportation Services	259.18	12	10
Utility Services	43.85	2	2
Planning & Development	113.83	5	5
Active Living & Culture Services	110.62	5	5
Regional Programs	11.70	1	1
Public Transit	93.05	4	7
Debt	67.56	3	3
Grants or transfers to external organizations or individuals	48.20	2	2
Total Municipal portion of taxes	\$ 2,199.90	100 %	100 %

Based on the 2021 average residential property assessed property value of \$689,990

Note: Totals may not add due to rounding

Ongoing budget impacts

Below is a projection of the next five years net property owner impacts using the best information available at the time of preparation of this volume. As with any planning exercise, the level of certainty and detail is most appropriately found in the current year. For the years after 2021, budgets have been adjusted for current one-time projects, changes in operating budgets from previously approved requests, new capital projects included in the Council endorsed 10-Year Capital Plan, 2020-2029 (10YCP), growth and/or inflationary rates, and other key assumptions. Although this forward looking information is based on what is believed to be reasonable assumptions, there can be no assurance that this information will prove to be accurate as actual results and future events could differ materially from the anticipated information contained in this forecast.

Net property owner impact increases for annualization of previously approved requests, growth, inflation, increased pay as you go capital, and other key assumptions, offset by forecasted new construction revenue, averages approximately 2.5 to 3.5 per cent annually. One assumption included in the forecasted increases below is an annual allocation for new RCMP members as recommended as part of the Kelowna RCMP and Police Services Resource Review completed in 2019.

Net property owner impact increases beyond the 2.5 to 3.5 per cent are typically due to new initiatives, programs and debt servicing impacts on borrowing for capital projects. This forecast assumes approval to borrow for all priority one capital projects funded through debt as presented in the 10YCP. Although the 10YCP presents full project budgets in one year, debt impacts have been split over the expected construction years to match required cash flow and to spread the debt repayment impacts. Included in this plan with a significant impact, is the replacement of the Parkinson Recreation Centre. The forecasted net property owner impact increase of 5.66 per cent in 2022 includes an estimated 2.03 per cent increase directly related to debt changes for this replacement project with further increases of 1.77 per cent in 2023 and 0.31 per cent in 2024.

	2021	2022	2023	2024	2025
General revenues	(11,680)	(11,914)	(12,153)	(12,404)	(12,662)
Net operating budget	157,345	168,117	178,176	186,865	194,422
Pay-as-you-go capital	12,071	13,003	14,092	15,238	16,429
Taxation demand	157,736	169,205	180,116	189,699	198,189
New construction tax revenue	(2,880)	(2,540)	(2,724)	(2,864)	(2,978)
Net property owner impact	4.04%	5.66%	4.84%	3.73%	2.91%

Note: Totals may not add due to rounding

Financial Plan 2021 - 2025

The table below outlines the City's Five-Year forecast for all funds revenues and expenditures for 2021 – 2025. The years 2026 - 2030 are included in summary to match the term of the 20-Year Servicing Plan. For detailed divisional information see the Five-Year Financial Plan section of the 2021 Financial Plan.

	2021	2022	2023	2024	2025	2026-2030
Revenue						
Property Value Tax	157,735,983	169,205,678	180,116,559	189,700,310	198,190,895	1,090,891,060
Library Requisition	6,926,600	7,065,132	7,206,435	7,350,564	7,497,575	39,798,035
Parcel Taxes	3,195,727	3,422,977	3,446,741	3,470,144	3,309,310	13,431,141
Fees and Charges	109,997,186	138,915,319	150,938,199	157,982,369	160,220,846	881,407,825
Borrowing Proceeds	7,158,600	17,805,940	21,700,000	2,742,540	10,061,293	3,646,873
Other Sources	67,535,274	50,713,865	50,086,080	55,678,976	52,206,130	349,939,336
	352,549,370	387,128,911	413,494,014	416,924,903	431,486,049	2,379,114,271
Transfer between Funds						
Reserve Funds	2,164,376	1,607,774	1,018,046	1,018,046	1,018,046	5,090,230
DCC Funds	27,455,260	22,749,126	31,614,637	28,975,450	36,132,347	188,554,781
Surplus/Reserve Accounts	187,605,634	42,896,550	64,009,793	59,487,250	52,358,826	285,394,007
	217,225,270	67,253,450	96,642,476	89,480,746	89,509,219	479,039,018
Total Revenues	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289
Expenditures						
Municipal Debt						
Debt Interest	3,728,439	5,266,286	7,025,695	7,813,907	7,851,686	33,267,080
Debt Principal	9,762,977	10,555,605	12,340,084	13,843,506	13,952,658	55,498,330
Capital Expenditures	238,360,450	104,896,152	142,250,238	122,121,840	127,596,432	715,188,831
Other Municipal Purposes						
General Government	31,883,709	30,836,885	31,686,895	32,585,805	33,510,415	181,912,914
Planning, Development & Building Services	31,729,092	25,471,518	25,685,213	26,445,831	27,242,444	147,813,478
Community Services	93,067,468	96,372,824	97,799,320	100,370,889	103,387,067	558,930,773
Protective Services	72,202,231	76,409,427	80,426,322	84,969,627	89,572,078	498,302,342
Utilities	25,865,914	22,504,022	22,868,555	23,879,546	24,519,526	132,273,909
Airport	15,915,345	16,917,094	17,925,228	19,474,505	18,019,242	107,298,110
	522,515,625	389,229,813	438,007,550	431,505,456	445,651,548	2,430,485,767
Transfers between Funds						
Reserve Funds	25,971,978	26,312,594	27,575,765	27,595,506	27,606,240	142,651,153
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	21,287,037	38,839,954	44,553,175	47,304,687	47,737,480	285,016,369
	47,259,015	65,152,548	72,128,940	74,900,193	75,343,720	427,667,522
Total Expenditures	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289

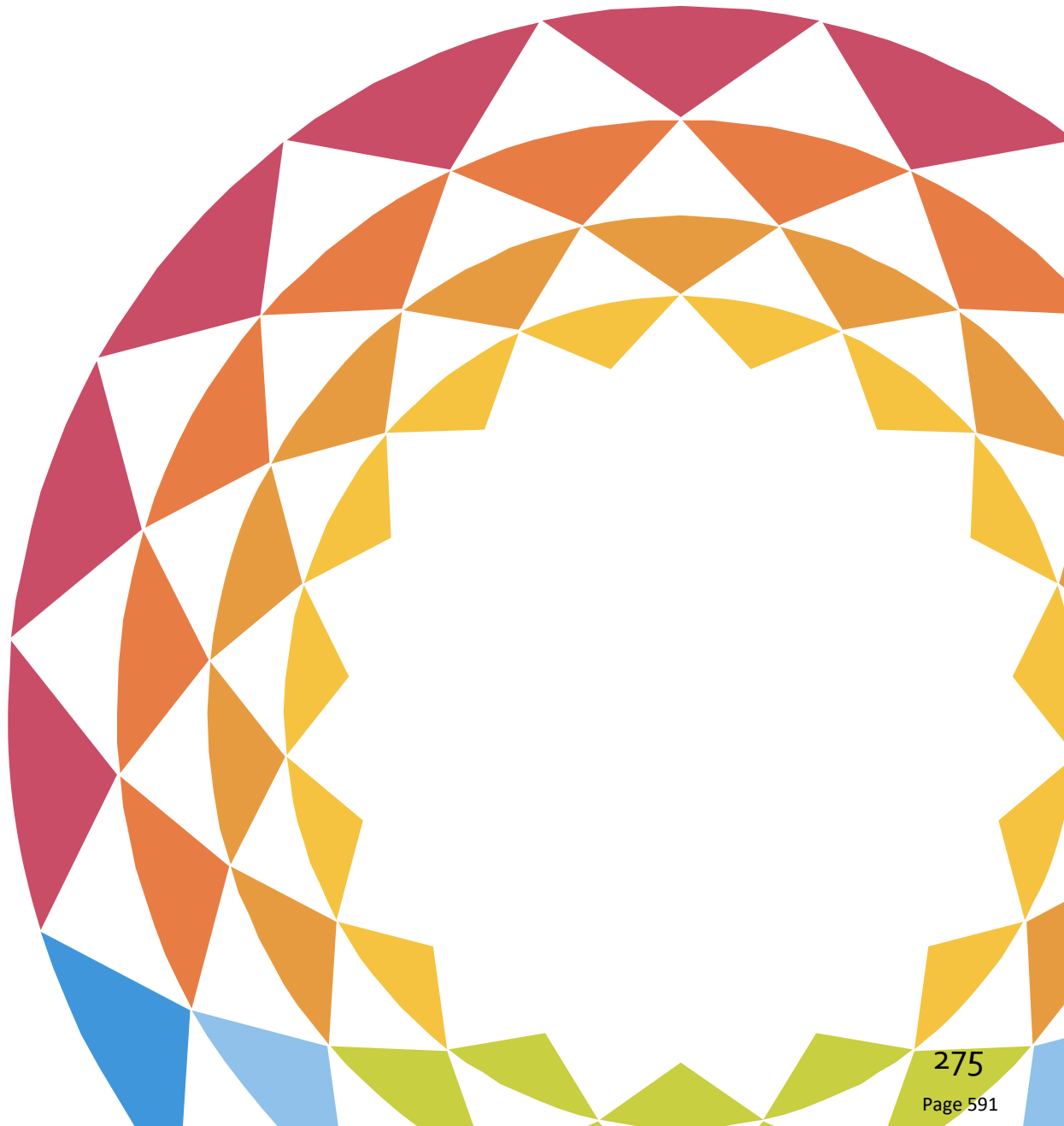
Note: Totals may not add due to rounding.

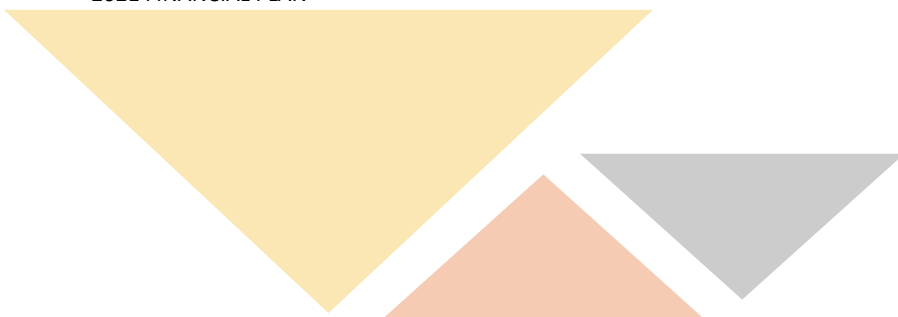


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Operating Budget





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2021 Operating Requests

Final Budget

Summary - General Fund

Page	Description	Cost	Reserve	Borrow	Gov/Contr	Revenue	Utility	Taxation	Cat
Civic Operations									
<i>Public Works</i>									
Growth									
CAP 603	Canyon Falls Park, Parking Lot - Construction	2,000	0	0	0	0	0	(2,000)	OG
	Total Growth	2,000	0	0	0	0	0	(2,000)	
Department Priority Total									
	Department Priority Total	2,000	0	0	0	0	0	(2,000)	
Active Living & Culture									
Growth									
595	Journey Home Funding	100,000	0	0	0	0	0	(100,000)	OG
	Total Growth	100,000	0	0	0	0	0	(100,000)	
Department Priority Total									
	Department Priority Total	100,000	0	0	0	0	0	(100,000)	
Corporate & Protective Services									
Maintain									
595	Diversity and Inclusion Strategic Plan Project	100,000	(100,000)	0	0	0	0	0	OT
	Total Maintain	100,000	(100,000)	0	0	0	0	0	
Department Priority Total									
	Department Priority Total	100,000	(100,000)	0	0	0	0	0	
Financial Services									
<i>Debt & Other</i>									
Maintain									
596	Transmission of Taxes - BIA's and Other Governments	117,279,100	0	0	0	(117,279,100)	0	0	OT
	Total Maintain	117,279,100	0	0	0	(117,279,100)	0	0	
Department Priority Total									
	Department Priority Total	117,279,100	0	0	0	(117,279,100)	0	0	
Financial Services									
<i>General Revenue</i>									
Maintain									
596	FortisBC Gas Franchise Fee	0	0	0	0	(150,800)	0	150,800	OG

Page	Description	Cost	Reserve	Borrow	Gov/Contr	Revenue	Utility	Taxation	Cat
	Total Maintain	0	0	0	0	(150,800)	0	150,800	
	Department Priority Total	0	0	0	0	(150,800)	0	150,800	
	Total Priority Operating	117,481,100	(100,000)	0	0	(117,429,900)	0	48,800	

CAP - denotes operating request that has been moved to the capital section

2021 Operating Request Details

Division:	Active Living & Culture	Priority: 1	Growth
Department:	Active Living & Culture		ON-GOING
Title:	Journey Home Funding		FINAL

Justification:

Central Okanagan Journey Home Society (COJHS) is requesting increased funding to address the Strategy Implementation priority areas. Funding raised to date essentially matches the current annual City contribution, however, several challenges have curtailed fundraising efforts at the same time as demands and opportunities are far outweighing current resources. Additional funding would contribute to the following priority areas: Lived Experience and Youth programs, marketing and communications, and performance management and reporting (Built for Zero data integration) to inform data driven decision making. The funding increase would align with the 5-year Strategy and the Memorandum of Understanding with the City, both ending in 2023.

2021 Base Budget: \$150k

Strategic Direction: Social & inclusive - Homelessness is decreasing

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility	Taxation
2021	100,000	0	0	0	0	0	0	(100,000)
2022	100,000	0	0	0	0	0	0	(100,000)
2023	100,000	0	0	0	0	0	0	(100,000)

Division:	Corporate & Protective Services	Priority: 1	Maintain
Department:	Corporate HR Services		ONE-TIME
Title:	Diversity and Inclusion Strategic Plan Project		FINAL

Justification:

In January 2021, the City requested information from consultant organizations with experience in Diversity and Inclusion Strategic Planning. The findings from this preliminary review highlighted the need for additional funding to undertake this work along with an extended project timeframe of up to 18-24 months. This request is for an additional \$100,000 (from \$50,000) and a project extension into 2022.

Strategic Direction: People - Ability to attract, select & retain talent

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility	Taxation
2021	100,000	(100,000)	0	0	0	0	0	0

2021 Operating Request Details

Division:	Financial Services	Priority: 1	Maintain
Department:	Financial Services		ONE-TIME
Title:	Transmission of Taxes - BIA's and Other Governments		FINAL

Justification:

To establish the receipt and disbursement of taxes to Business Improvement Areas (BIA) and other governments: Regional District of Central Okanagan (RDCO) (\$12,496,100); RDCO SIR Land Levy (\$733,800); RDCO SIR Parcel Tax (\$274,300); BC Assessment Authority (\$2,322,800); School Tax (\$78,176,900); Additional School Tax (\$1,419,800); Kelowna Downtown BIA (\$1,126,100); Uptown Rutland BIA (\$194,500); Regional Hospital (\$13,608,200); and Okanagan Regional Library (\$6,926,600). The total amount to be collected for all other taxing authorities is \$117,279,100.

Strategic Direction: Financial management - Cost to deliver services is quantified

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility	Taxation
2021	117,279,100	0	0	0	0	(117,279,100)	0	0

Division:	Financial Services	Priority: 1	Maintain
Department:	Financial Services		ON-GOING
Title:	FortisBC Gas Franchise Fee		FINAL

Justification:

This request is to adjust the franchise fee revenue due from FortisBC up to \$1,384,810 from the 2021 Preliminary budget amount of \$1,234,010. The fee is based on 3 per cent of the gross revenue from natural gas sales within the City of Kelowna during the 2020 calendar year.

2021 Base Budget: \$1,234,010

Strategic Direction: Financial management - Non-tax revenues are increasing

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility	Taxation
2021	0	0	0	0	0	(150,800)	0	150,800
2022	0	0	0	0	0	(150,800)	0	150,800
2023	0	0	0	0	0	(150,800)	0	150,800

2021 Operating Requests

Final Budget

Summary - Utility Funds

Page	Description	Cost	Reserve	Borrow	Gov/Contr	Revenue	Utility	Cat
Airport								
Maintain								
598	Airport Operations	142,000	(4,502,500)	0	(720,000)	5,080,500	0	OG
	Total Maintain	142,000	(4,502,500)	0	(720,000)	5,080,500	0	
Department Priority 1 Total								
	Department Priority 1 Total	142,000	(4,502,500)	0	(720,000)	5,080,500	0	
Total Priority 1 Operating								
	Total Priority 1 Operating	142,000	(4,502,500)	0	(720,000)	5,080,500	0	

2021 Operating Request Details

Division:	City Manager	Priority: 1	Maintain
Department:	Airport		ON-GOING
Title:	Airport Operations		FINAL

Justification:

The decrease in budgeted Airport revenues is due to the forecasted impact of COVID-19 on the Airport's operations, which is partially offset by a \$720k COVID-19 relief grant received from the Province of BC in 2021. Preliminary budget was based on forecasted passenger numbers of 760,000 for 2021. Final budget is based on forecasted passenger numbers of 513,000 for 2021. The increase in budgeted Airport expenditures is due to costs that have changed since preliminary budget and increased costs required to help generate additional revenues at the Airport.

Revenues are contributed to the applicable Airport Reserves and expenditures are appropriated from the applicable Airport Reserves.

Strategic Direction: Other - Supports Base Business

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	142,000	(4,502,500)	0	(720,000)	0	5,080,500	0
2022	142,000	(5,222,500)	0	0	0	5,080,500	0
2023	142,000	(5,222,500)	0	0	0	5,080,500	0

Capital Budget





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2021 Capital Requests

Final Budget

CAPITAL BUDGET Summary - General Fund

Page	Type	Description	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
Real Estate and Parking Capital - Priority 1									
602	Growth	Electric Vehicle Charging Stations - Parkades & Lots	110,000	(110,000)	0	0	0	0	0
		L3 - Parking Infrastructure	110,000	(110,000)	0	0	0	0	0
		Cost Center Totals	110,000	(110,000)	0	0	0	0	0
Building Capital - Priority 1									
602	Renew	CNC Ammonia Condenser Replacement	300,000	(300,000)	0	0	0	0	0
		B7 - Renewal, Rehabilitation & Infra.	300,000	(300,000)	0	0	0	0	0
		Cost Center Totals	300,000	(300,000)	0	0	0	0	0
Parks Capital - Priority 1									
603	Renew	Edith Gay Baseball Park - Outfield Netting	254,800	(76,400)	0	0	0	0	(178,400)
		P5 - Recreation Park Development	254,800	(76,400)	0	0	0	0	(178,400)
OP 603	Growth	Canyon Falls Park, Parking Lot - Construction	119,000	(119,000)	0	0	0	0	0
		P7 - Linear/Natural Area Park Development	119,000	(119,000)	0	0	0	0	0
604	Renew	Millbridge Park - Bridge Removal and Design	75,000	0	0	(30,000)	0	0	(45,000)
		P8 - Renewal, Rehabilitation & Infra	75,000	0	0	(30,000)	0	0	(45,000)
		Cost Center Totals	448,800	(195,400)	0	(30,000)	0	0	(223,400)
		Grand Total	858,800	(605,400)	0	(30,000)	0	0	(223,400)

OP - Capital Request has operating impacts included on the request.

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Growth
Cost Center:	Real Estate and Parking Capital	10 Yr Cap Plan Ref: Not included L3	
Title:	Electric Vehicle Charging Stations - Parkades & Lots		FINAL

Justification:

This request is for additional funds to supplement the previously approved 2020 request that has been carried over to 2021. This budget will allow for the installation of 4 additional level 2 EV stations in the City Hall area. This follows the City's Electric Vehicle Strategy. Staff will continue to pursue partnership and grant opportunities.

The operating and maintenance budget will be minimal with this request and will be accommodated within the Parking Services operating budget.

Project Driver: Level of service enhancements (functional efficiency and levels of service increases).

Strategic Direction: Environmental protection - Greenhouse gas emissions are decreasing

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
110,000	(110,000)	0	0	0	0	0

Department:	Capital Projects	Priority: 1	Renew
Cost Center:	Building Capital	10 Yr Cap Plan Ref: Not included B7	
Title:	CNC Ammonia Condenser Replacement		FINAL

Justification:

This request is for the replacement of the ammonia condenser at the Capital News Centre arena. A recent inspection of the unit has shown heavy scaling and other signs indicating the unit is near the end of its serviceable useful life.

There are no operation and maintenance budget impacts associated with this request.

Project Driver: Health, life safety and regulatory compliance.

Strategic Direction: Other - Supports Base Business

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
300,000	(300,000)	0	0	0	0	0

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Renew
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P5	
Title:	Edith Gay Baseball Park - Outfield Netting		FINAL

Justification:

Due to advances in sport technology and athletic performance, there has been an increased frequency of fly balls and homeruns being hit outside of the ball field and into the surrounding residential properties. The scope of this project includes the installation of a protective netting and a chain link fencing system to prevent balls from leaving Edith Gay baseball diamond #3, where elite U18 baseball is played. For improved safety and protective measures, it is recommended that the City replace the existing netting system with new Coastal Steel Poles, set 40' above ground with netting, cables and fittings.

There are no operation and maintenance budget impacts associated with this request.

Project Driver: Health, life safety and regulatory compliance.

Strategic Direction: Community Safety - Residents feel safe

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
254,800	(76,400)	0	0	0	0	(178,400)

Department:	Capital Projects	Priority: 1	Growth
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P7	
Title:	Canyon Falls Park, Parking Lot - Construction		FINAL

Justification:

Budget is requested for the entrance and grading of a gravel parking lot directly off the South Perimeter Road (SPR) to service the popular trails to Canyon Falls and the Bellevue Creek valley beyond. This work is identified as an additional price in the forthcoming SPR works, but not included in the scope of the existing contract. Budget in 2021 will allow for the option to integrate the safe design and safe construction of this parking lot into this work. Significant savings are anticipated with this approach as it avoids the additional costs of mobilizing a subsequent contractor, and then having to cut into the newly completed road.

Project Driver: Level of service enhancements (functional efficiency and levels of service increases).

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
119,000	(119,000)	0	0	0	0	0

Operating Impacts: Canyon Falls Park, Parking Lot - Construction

	Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility	Taxation
2021	2,000	0	0	0	0	0	0	(2,000)
2022	2,000	0	0	0	0	0	0	(2,000)
2023	2,000	0	0	0	0	0	0	(2,000)

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Renew
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P8	
Title:	Millbridge Park - Bridge Removal and Design		FINAL

Justification:

The Millbridge Park-bridge # 19 is a major point of access into the park but is currently closed to the public as the bridge has been deemed beyond repair and is at risk of impact to the creek and surrounding area at freshet. This budget request is for the removal of the old bridge and design for the replacement. A separate budget request will be submitted in the 2022 Preliminary Budget for replacement construction.

This project will be funded in part (40%) by the Disaster Mitigation and Adaptation Fund in support of the Mill Creek Flood Protection Program.

Project Driver: Asset preservation (renewal and replacement to achieve anticipated service life).

Strategic Direction: Environmental protection - Emergency response & preparation

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
75,000	0	0	(30,000)	0	0	(45,000)

FINANCIAL PLAN

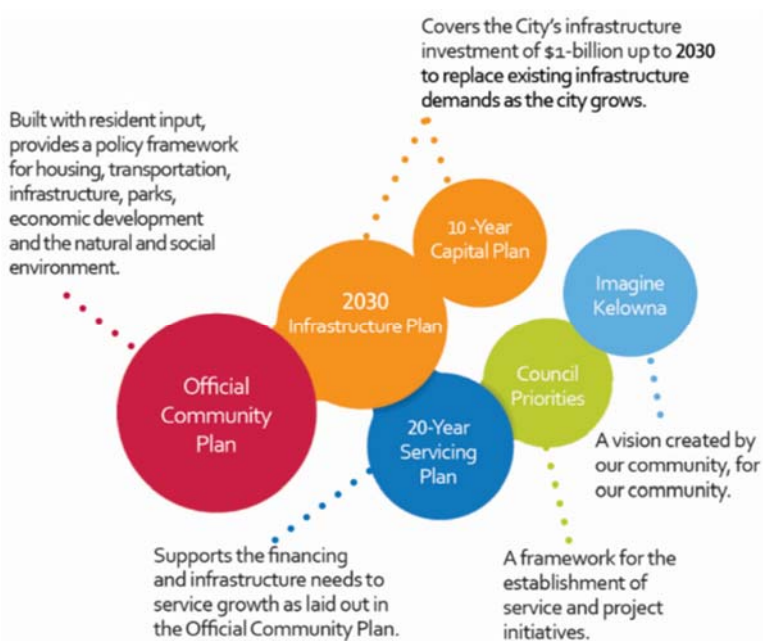
The City of Kelowna has developed a comprehensive Financial Plan providing a five-year summary of general revenues, operating expenditures, and capital expenditures to help guide the City throughout the next five years. The format of the plan keeps the General Fund separate from the Utility Funds to clearly identify taxation requirements for the five-year period.

The COVID-19 pandemic continues to affect Canada and the world creating challenges for families, businesses and many other organizations in our community including all levels of government. The City of Kelowna continues to follow the direction of the Provincial Health Officer to reduce the risk of COVID-19 transmission. The BC Provincial Government has extended the Provincial State of Emergency declared on March 18, 2020. Through the Provincial Health Authority and the Emergency Program Act, restrictions have been enacted on gatherings, sports, dining, non-essential travel, and mask requirements in public settings. The Federal Government continues to have travel restrictions for people entering the country. With the hope of reaching community immunity, the Province of BC has implemented a vaccination plan to begin in early 2021 allowing anyone over the age of 18 to have their first vaccine by the end of June 2021.

Despite the economic challenges and circumstances from the fall-out of the global pandemic, the City of Kelowna's strong financial management and clear budgeting practices continue to allow the delivery of essential services residents expect while maintaining, expanding and building infrastructure that makes Kelowna a great place to live.

In 2020, the City received \$7.88M in emergency financial assistance and \$5.9M to support transit recovery through the Government of Canada and Province of BC's Safe Restart plan. These funds have been allocated over 2020 and 2021 to address emergency planning and response costs, and revenue shortfalls.

The Financial Plan attempts to provide a 'snapshot' of the future using current standards and service levels. Despite the financial challenges resulting from the COVID-19 pandemic, the City is committed to delivering programs, services and infrastructure in a manner that respects the community vision identified through Imagine Kelowna. The community input received through Imagine Kelowna, the availability of funding from other sources (Federal, Provincial, and Community), the Official Community Plan, 20 Year Servicing Plan, the 2030 Infrastructure Plan and the 10-Year Capital Plan, all affect the programs included in the future years of the plan. The Council endorsed 10-Year Capital Plan, 2020-2029, and the 2030 Infrastructure Plan, have provided a guideline for future capital through to 2030 in this Financial Plan. The Financial Plan is intended to provide guidance and information upon which to base current and future expenditure decisions. It will aid in the understanding of the City's financial position and financing capabilities over the next five years.



The development of the Financial Plan follows the 2021 budget process which includes:

- Preliminary Budget – approved by Council December 10, 2020
- Carryover Requests – approved by Council March 22, 2021
- Final Budget – approved by Council on April 26, 2021

Although most of this plan is devoted to the Preliminary Budget details, the changes made by Council at Preliminary, Carryover, and Final Budget, together, provide the 2021 portion of the Financial Plan.

For the years after 2021, the operating budget is adjusted for current one-time projects, changes in operating requirements from approved prior years, and from new capital projects included in the Council endorsed 10-Year Capital Plan, growth and/or inflation factors depending on the nature of the revenue or expenditure, and other key assumptions. As with any planning exercise, the level of certainty and detail is most appropriately found in the current year. Future year assumptions are required to project general revenues, incremental operating expenditures to support new capital, debt servicing and ongoing departmental revenues and expenditures. Assumptions used in the preparation of the years 2022 to 2025 in the Financial Plan projections include:

- An inflation rate of 2 per cent for many of the operating costs and for some revenues. The Bank of Canada aims to keep inflation at the 2 per cent midpoint of an inflation-control target range of 1 to 3 per cent.
- A growth rate of 1.38 per cent per year (as per the Official Community Plan) for various revenues and expenditures and for incremental taxation revenue. Growth rates for the utilities are based on servicing expectations over the next five years which may include existing residential or commercial units.
- MFA amortization schedules and estimated rates are used as a basis for projected principal and interest where applicable.
- Approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2020-2029.
- An annual allocation for new RCMP members.
- There is no change in current service levels except as provided for in the capital program.
- Reserve funding is used for one-time operating and capital programs to reduce the requirement for increased taxation.

The Financial Plan summary can be found on page 613 and is used in the Financial Plan bylaw. The final column of the Financial Plan is included at the request of the Ministry of Municipal Affairs and Housing for information to support the City of Kelowna's 20 Year Servicing Plan (to year 2030).

Revenue sources & trends summary

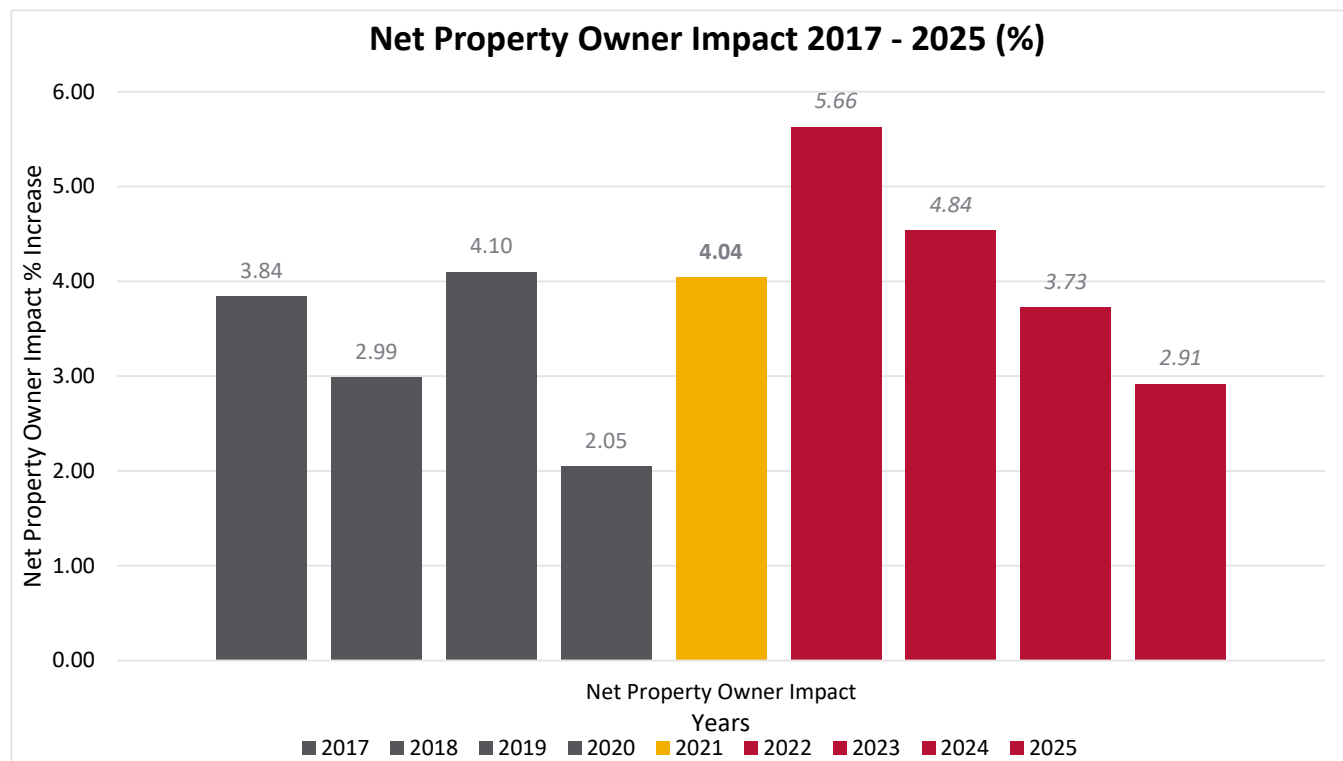
The City defines financial strength and stability as “the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community.” This is the goal. To guide future financial planning, the City uses the Council adopted Principles and Strategies for Financial Strength and Stability. The principles and strategies set out in this document guide decision-making within the City and help to realize this goal and, ultimately, the vision for Kelowna. While some of these strategies focus on a particular component of the financial balance – revenues and costs – they are all interrelated and work together to provide a broad framework for managing the City's overall finances.

Taxation

The City strives to ensure property taxes are sufficient to meet the community's short and long-term needs. Taxation is a major revenue source in the General Fund and accounts for 28 per cent of the 2021 Preliminary budget total revenue estimate of \$569.8M.



Kelowna continues to be below the average taxes paid by property owners in British Columbia. Historical tax rate increases from 2017 to 2021 are shown in the graph below beside the projected increases for 2022 to 2025. Future year increases are estimated using projected growth (1.38 per cent), average inflation (2.0 per cent), annualization of budget requests previously approved by Council, capital projects included in the Council endorsed 10-Year Capital Plan, debt changes, and other key assumptions.



**Rates presented in the graph above for years 2022 to 2025 have not been approved by Council and are subject to change*

Increases for annualization of previously approved requests, growth, inflation, and other key assumptions, offset by forecasted new construction revenue, averages approximately 2.5 to 3.5 per cent annually. Increases above that are typically due to new initiatives, programs and debt servicing impacts on borrowing for capital projects.

The emergence of the COVID-19 pandemic in 2020 created complex challenges for families, businesses, and many other organizations in the community, including the City. In response to these challenges, City Council approved a reduced 2020 Financial Plan increase of 2.05 per cent net impact to keep overall taxation as low as possible while maintaining the services required by the community. This reduction was achieved through the deferment or elimination of capital projects and new staffing positions as well as reductions of operating budgets across all City divisions.

The forecasted increases for 2022 to 2025 assumes approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2020-2029 (10YCP). Although the 10YCP presents full project budgets in one year, debt impacts have been split over the expected construction years to match required cash flow and to spread the debt repayment impacts. Included in this plan with a significant impact, is the replacement of the Parkinson Recreation Centre. The forecasted new property owner increase of 5.66 per cent in 2022 includes an estimated 2.03 per cent increase directly related to debt changes for this replacement project with further increases of 1.77 per cent in 2023 and 0.31 per cent in 2024.

Parcel Taxes

Parcel taxes are taxes levied through bylaw on the unit, frontage or area of a property that receive a specific service. The majority of the \$3.2M in the 2021 Financial Plan parcel tax budget is made up of Water Utility parcel taxes and Sewer Specified Area debt recoveries.

Fees & Charges

General fund

Fees and charges are another way that the City of Kelowna raises revenues and is currently the second largest source of revenue for the general fund at 19 per cent. Fees and charges are useful because those that benefit from a service bear the cost of it. The City's objective is to ensure user fees and charges are sufficient to meet the City's needs.

General fund fees & charges revenues can be attributed to several Divisions:

- The Civic Operations Division, which includes Fleet Services, Parks, Public Works and Utility Services, generates the largest proportion of revenue from fees & charges. This revenue is collected through internal equipment charges, cemetery fees, landfill tipping fees and waste collection charges. Estimates of future fees and charges revenue generation for Civic Operations are factored for inflation.
- Active Living & Culture generates revenue from a wide variety of services including facility rentals and sales revenues along with program revenue and recreation facility use revenues. Estimates of future fees and charges revenue generation are factored for inflation and growth to recognize the expected increase in service demand due to community growth.
- Planning & Development Services generates revenue in the form of development, subdivision, permit and inspection fees along with other service revenues. Most future fees and charges revenue in Planning and Development are estimated using growth projections alone as there is a direct relationship between development revenue and community growth.
- The Partnerships & Investments Division generates revenues in rental fees from properties owned by the City and from parking throughout the City. Future revenues have been factored by inflation alone as there is little anticipated growth in the inventory of these real estate assets.
- The Infrastructure Division budget includes transit revenues. Future transit revenues are factored for growth as ridership is expected to recover and services expanded in this Financial Plan.
- Corporate & Protective Services generates revenue through Bylaw fines, Police Services such as criminal record checks, and the sale of Fire Dispatch Services to other municipalities and regional districts within the Province. Estimates of future fees and charges revenue generation for Corporate & Protective Services are factored for inflation.



Fees & charges revenues in business units such as Recreational Programming and Transit were significantly impacted by the COVID-19 pandemic in 2020 with further impacts expected in 2021. This loss of revenue in 2020 and 2021 has been partially offset by grant funds received through the Government of Canada and the Province of BC's Safe Restart plan.

Airport and Utility funds

The Kelowna International Airport (YLW) is the largest municipally owned and operated airport in Canada. YLW operates on a financially self-sufficient basis generating all funding required for services and infrastructure from several sources including airport improvement fees, landing & terminal fees, and parking fees. There are no fee increases planned for 2021.

The City of Kelowna operates two utility funds: the Water Utility and the Wastewater Utility. Included in the 2021 Preliminary budget is a 6 per cent rate increase for Water and a 3 per cent rate increase for Wastewater.

The City Water Utility is currently limited in growth in that service area boundaries are not citywide. In 2019, the boundaries increased with the amalgamation of the South East Kelowna Irrigation District (SEKID). Future revenue estimates are factored for both growth and inflation.

The City Wastewater Utility operates citywide. Future growth potential is limited by infrastructure cost and the availability of Provincial capital support funding. Future local service areas have been identified and the number of sewer customers and

amount of revenue generated is scheduled to increase slightly over the next five years. Future revenue estimates are factored for both growth and inflation.

Borrowing Proceeds

Debt is a common tool that municipalities use to finance capital expenditures over the medium and long term. Debt is viewed as a fair way of financing a project since those who are paying the principal and interest charges are benefitting from the service. The City strives to ensure debt financing is used strategically to maintain the City's financial strength and stability.

There are no new borrowing requirements in the 2021 Preliminary budget, but the City does anticipate working through the alternative approval process in 2021 to obtain approval to borrow for the replacement of the Parkinson Recreation Centre.

Projects that were funded, or are planned to be, through borrowing include:

- 2017: Police Services Building, Memorial Parkade and the Airport Outbound Baggage System
- 2022: Parkinson Recreation Centre Replacement
- 2023: Capital News Centre Expansion
- 2024: North Glenmore Fire Hall
- 2025: Mission Activity Centre and the City Hall Envelope Renewal



Reserves and Surplus

Reserves

Saving money for future projects and unexpected expenditures is an important planning consideration for the City of Kelowna. 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, or flexibility to leverage opportunities as they arise.

This revenue source is mainly used in the capital programs for major works. A balance must be maintained between expenditure levels and reserve replenishment to ensure the sustainability of this funding source. The 2030 Infrastructure Plan relies on surplus funds being contributed to reserve on an annual basis. Reserve funding requirements vary significantly depending on the annual capital programs. In the 2021 Financial Plan, it is the largest source of revenue at 38 per cent largely due to the addition of carryover budgets as the majority of carryover projects are funded through reserves.

Surplus

Surplus funds generated in the General Fund, as well as the Utility Funds of Water and Wastewater, are contributed to the accumulated surplus annually. The Council adopted Principles & Strategies for Financial Strength and Stability document includes a strategy that restricts the use of these funds to emergencies such as fires and floods. There is no planned use of accumulated surplus funds in the 2021 Financial Plan.

Other sources

General revenues

General revenues include revenues not associated directly with any one City division or service. Examples of this revenue include investment interest, penalties on taxes and utility accounts, traffic fine revenue sharing and 1% in lieu of taxes for private utilities. These revenues are anticipated to increase by growth and/or inflation in the coming years. Over the next five years, total general revenues are anticipated to increase by approximately 2.0 per cent in 2022 and 2023, and 2.1 per cent in 2024 and 2025.

Government grants and contributions

Grants are a useful tool in a municipality's financial toolbox and can be used strategically to offset costs to taxpayers and ratepayers. However, a reliance on grants to fund capital projects and services will undermine a community's ability to attain financial strength and stability. The City's objective is to pragmatically leverage grant opportunities.

Operating grants have been focused on community & neighborhood programs for healthy living, urban forestry for wildfire mitigation and the carbon tax grant allowing investment in greenhouse gas reduction programs. Grants from the Okanagan Basin Water Board total \$216k in 2021 for wastewater collection cost initiatives, source water protection planning and sand restoration at Strathcona Beach. The most significant grant area is for the transit partnership. The Province provides 47 per cent funding for conventional transit costs and 67 per cent funding for custom transit costs. This amounts to approximately \$9.2M per year.

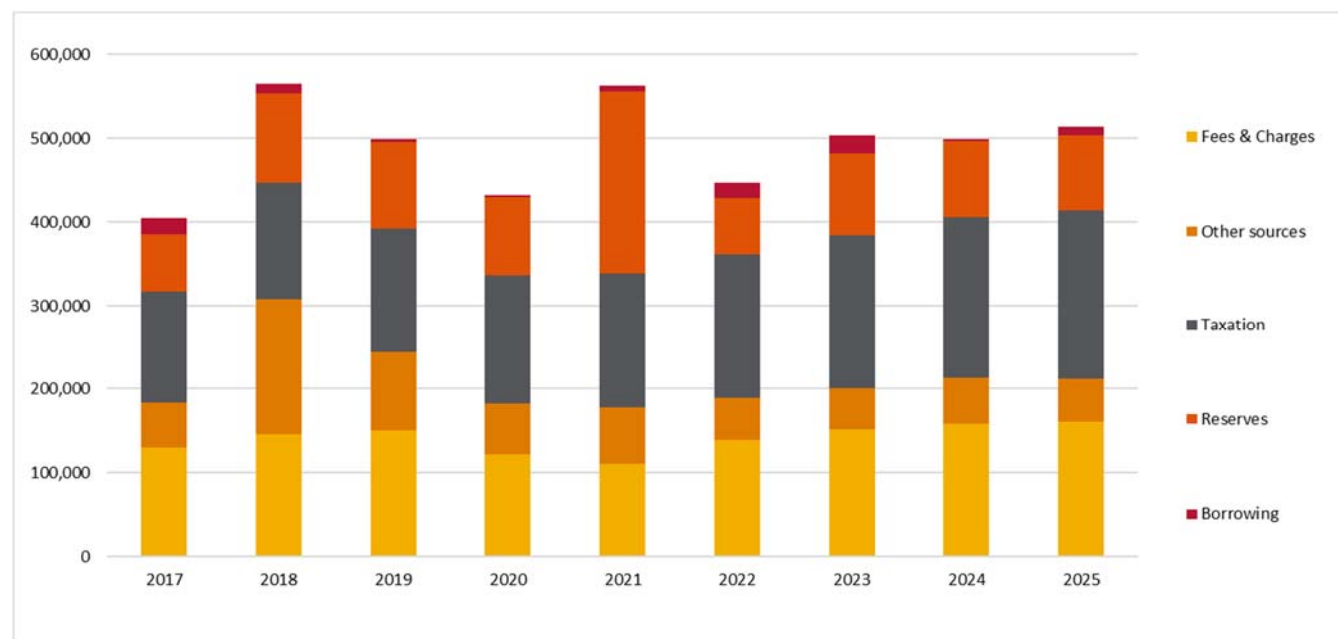
The budget for gaming revenues was reduced by 36 per cent in 2020 and 88 per cent in 2021 as all BC Gaming Centres were ordered closed by the Provincial Health Authority to limit the spread of COVID-19. These closures are expected to be temporary and revenues are anticipated to resume in 2022. The loss of gaming revenue in 2020 and 2021 has been partially offset by grant funds received through Government of Canada and Province of BC's Safe Restart plan. This budget is included in the RCMP budget as they are applied against police costs.

The Federal Gas Tax Fund Agreement in British Columbia took effect on April 1, 2014 providing the administrative framework for the delivery of Federal Gas Tax funding to local governments in British Columbia over ten years from 2014 to 2024. The Gas Tax fund provides predictable, long-term and stable funding to local governments in British Columbia for investment in infrastructure and capacity building projects. In 2021, the City of Kelowna expects to receive \$5.7M.

The City of Kelowna continues to apply for the various Federal Infrastructure Stimulus Funds announced in 2020 and early 2021. Successful grants will be added to the 2021 Financial Plan through the budget amendment process.

Summary of revenue sources (\$ thousands)

The following graph summaries the City's revenue sources by type. The years 2017 to 2020 are based on actual amounts received. Years 2021 to 2025 are forecasted values calculated using the assumptions discussed above.



Note: Reserve funding totals in the chart above are higher in 2021 due to carry-over projects.

FIVE-YEAR FINANCIAL PLAN SUMMARIES

Financial Plan 2021-2025

	2021	2022	2023	2024	2025	2026-2030
Revenue						
Property Value Tax	157,735,983	169,205,678	180,116,559	189,700,310	198,190,895	1,090,891,060
Library Requisition	6,926,600	7,065,132	7,206,435	7,350,564	7,497,575	39,798,035
Parcel Taxes	3,195,727	3,422,977	3,446,741	3,470,144	3,309,310	13,431,141
Fees and Charges	109,997,186	138,915,319	150,938,199	157,982,369	160,220,846	881,407,825
Borrowing Proceeds	7,158,600	17,805,940	21,700,000	2,742,540	10,061,293	3,646,873
Other Sources	67,535,274	50,713,865	50,086,080	55,678,976	52,206,130	349,939,336
	352,549,370	387,128,911	413,494,014	416,924,903	431,486,049	2,379,114,271
Transfer between Funds						
Reserve Funds	2,164,376	1,607,774	1,018,046	1,018,046	1,018,046	5,090,230
DCC Funds	27,455,260	22,749,126	31,614,637	28,975,450	36,132,347	188,554,781
Surplus/Reserve Accounts	187,605,634	42,896,550	64,009,793	59,487,250	52,358,826	285,394,007
	217,225,270	67,253,450	96,642,476	89,480,746	89,509,219	479,039,018
Total Revenues	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289
Expenditures						
Municipal Debt						
Debt Interest	3,728,439	5,266,286	7,025,695	7,813,907	7,851,686	33,267,080
Debt Principal	9,762,977	10,555,605	12,340,084	13,843,506	13,952,658	55,498,330
Capital Expenditures	238,360,450	104,896,152	142,250,238	122,121,840	127,596,432	715,188,831
Other Municipal Purposes						
General Government	31,883,709	30,836,885	31,686,895	32,585,805	33,510,415	181,912,914
Planning, Development & Building Services	31,729,092	25,471,518	25,685,213	26,445,831	27,242,444	147,813,478
Community Services	93,067,468	96,372,824	97,799,320	100,370,889	103,387,067	558,930,773
Protective Services	72,202,231	76,409,427	80,426,322	84,969,627	89,572,078	498,302,342
Utilities	25,865,914	22,504,022	22,868,555	23,879,546	24,519,526	132,273,909
Airport	15,915,345	16,917,094	17,925,228	19,474,505	18,019,242	107,298,110
	522,515,625	389,229,813	438,007,550	431,505,456	445,651,548	2,430,485,767
Transfers between Funds						
Reserve Funds	25,971,978	26,312,594	27,575,765	27,595,506	27,606,240	142,651,153
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	21,287,037	38,839,954	44,553,175	47,304,687	47,737,480	285,016,369
	47,259,015	65,152,548	72,128,940	74,900,193	75,343,720	427,667,522
Total Expenditures	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289

Note: Totals may not add due to rounding.

General Fund Tax Impact Summary

	2021	2022	2023	2024	2025
General revenues	(11,679,539)	(11,914,098)	(12,152,510)	(12,404,047)	(12,661,885)
Net operating budget	157,344,622	168,116,776	178,176,069	186,865,357	194,421,780
Pay-as-you-go capital	12,070,900	13,003,000	14,093,000	15,239,000	16,431,000
Taxation demand	157,735,983	169,205,678	180,116,559	189,700,310	198,190,895
New construction tax revenue	(2,880,000)	(2,539,549)	(2,724,211)	(2,863,853)	(2,978,295)
Net property owner impact	4.04%	5.66%	4.84%	3.73%	2.91%

Note: Totals may not add due to rounding.

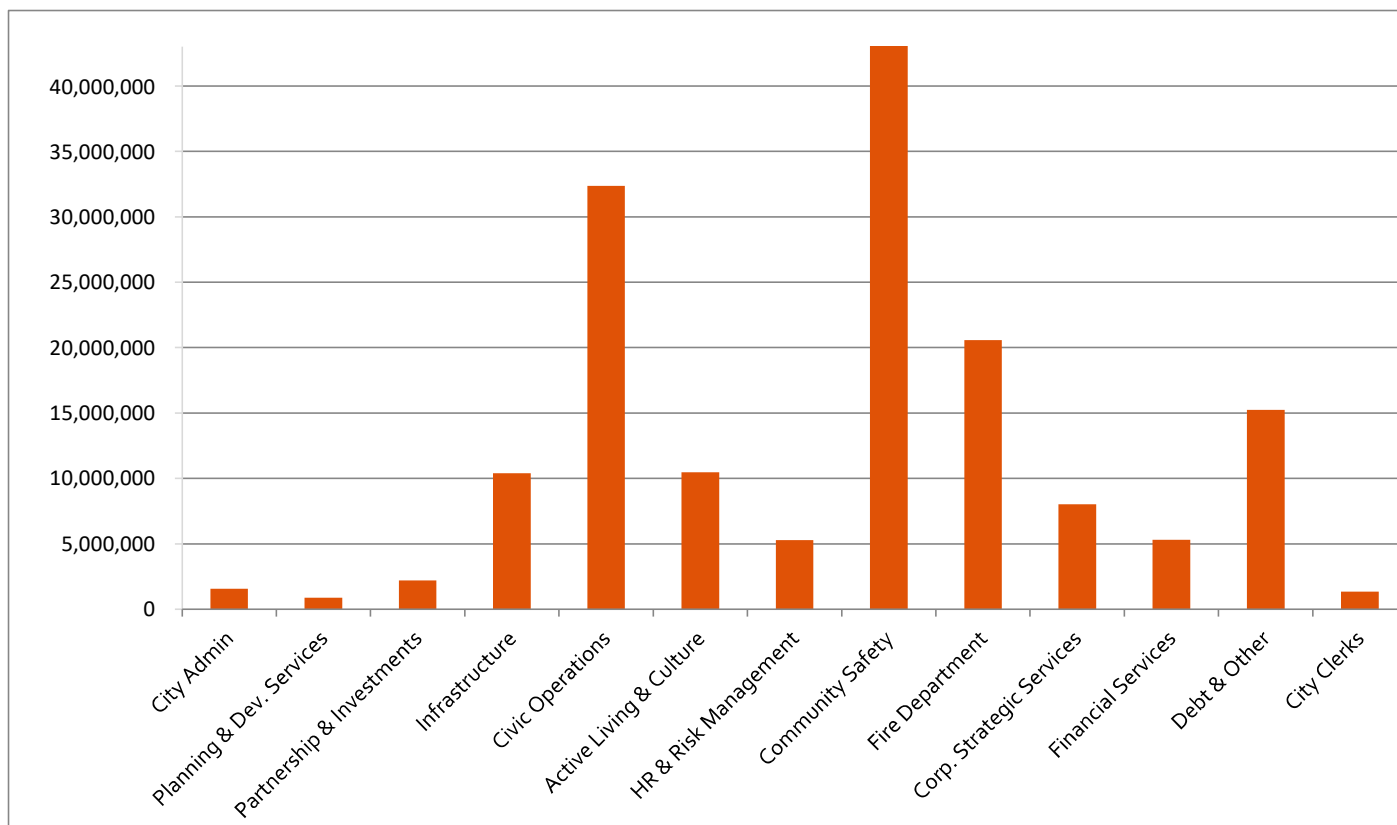
General Revenue

	2021	2022	2023	2024	2025
Licences					
Dog Licences	3,100	3,100	3,100	3,100	3,100
	3,100	3,100	3,100	3,100	3,100
Franchise fee					
Fortis Gas	1,384,810	1,431,617	1,479,254	1,529,253	1,580,942
	1,384,810	1,431,617	1,479,254	1,529,253	1,580,942
Interest & penalties					
Interest on Investments	4,726,050	4,791,269	4,857,434	4,924,467	4,992,425
Tax Arrears & Delinquent	165,000	167,277	169,587	171,927	174,300
Penalties on Taxes	1,000,000	1,013,800	1,027,800	1,041,984	1,056,363
Penalties Utility Accounts	80,000	81,104	82,224	83,359	84,509
Interest on Accounts Receivable	16,000	16,000	16,000	16,000	16,000
	5,987,050	6,069,450	6,153,045	6,237,737	6,323,597
Miscellaneous revenues					
Work Order Administration	40,000	41,352	42,728	44,172	45,665
Local Improvement Prepayments	18,750	18,750	18,750	18,750	18,750
Discounts Earned & Misc	135,149	139,717	144,366	154,765	165,627
Risk to Roll	(310,000)	(320,478)	(331,142)	(342,335)	(353,906)
	(116,101)	(120,659)	(125,298)	(124,648)	(123,864)
Federal contributions					
Grants in Lieu of Taxes	130,760	133,375	136,043	138,764	141,539
Provincial contributions					
Grants in Lieu of Taxes	499,578	509,570	519,761	530,156	540,759
Traffic Fine Revenue Sharing	1,540,553	1,561,813	1,583,380	1,605,231	1,627,383
Climate Action Rev Incentive	253,930	259,009	264,189	269,473	274,862
Certificate of Recognition Rebate	194,910	194,910	194,910	194,910	194,910
Appropriation to Reserves	(448,840)	(453,919)	(459,099)	(464,383)	(469,772)
	2,040,131	2,071,383	2,103,141	2,135,387	2,168,142
Taxes - private utilities					
1% in Lieu of Taxes	2,249,789	2,325,832	2,403,225	2,484,454	2,568,429
Total General Revenues	11,679,539	11,914,098	12,152,510	12,404,047	12,661,885
Property taxation	157,735,983	169,205,678	180,116,559	189,700,310	198,190,895
Total General Revenue & taxation	169,415,522	181,119,776	192,269,069	202,104,357	210,852,780

Note: Totals may not add due to rounding.

General Fund - operating summary by division

2021 Net Operating Expenditure



Net Operating Expenditure by Year

	2021	2022	2023	2024	2025
City Administration	1,579,955	1,638,239	1,676,948	1,716,874	1,757,814
Planning & Development Services	896,677	993,035	1,157,338	1,339,634	1,530,124
Partnerships & Investments	2,217,844	2,281,941	2,274,883	2,350,537	2,428,819
Infrastructure	10,415,602	10,909,641	11,497,965	12,206,765	12,944,141
Civic Operations	32,374,627	33,384,897	34,481,882	35,511,341	36,569,395
Active Living & Culture	10,468,434	10,556,441	10,770,107	10,739,819	10,964,791
Corporate & Protective Services					
Human Resources & Risk Management	5,301,195	5,290,897	5,429,944	5,574,236	5,722,619
Community Safety	43,586,021	47,220,706	50,369,608	54,012,862	57,687,062
Fire Department	20,588,066	21,507,133	22,192,117	22,905,202	23,642,602
Corporate Strategic Services	8,015,568	8,303,736	8,543,586	8,793,964	9,052,155
Financial Services	5,317,998	5,602,806	5,787,744	6,014,188	6,225,800
Debt & Other	15,244,825	19,049,082	22,575,594	24,239,718	24,393,083
City Clerks	1,337,810	1,378,222	1,418,353	1,460,217	1,503,375
Total Division Net Operating Expenditures	157,344,622	168,116,776	178,176,069	186,865,357	194,421,780

Note: Totals may not add due to rounding.

Operating Summary - General Fund

Revenues/Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Library Requisition	(6,926,600)	(7,065,132)	(7,206,435)	(7,350,564)	(7,497,575)
Parcel Tax	0	0	0	0	0
Fees and Charges	(59,779,131)	(64,952,938)	(66,224,417)	(67,499,266)	(68,822,162)
Sales of Service	(49,013,148)	(53,627,926)	(54,654,539)	(55,669,948)	(56,723,010)
Other	0	0	0	0	0
User Fees	(10,765,983)	(11,325,012)	(11,569,878)	(11,829,318)	(12,099,152)
Other Revenue	(39,911,269)	(33,840,292)	(33,218,947)	(33,802,383)	(34,464,578)
Interest	(373,620)	(381,092)	(388,714)	(396,488)	(404,418)
Grants	(19,243,700)	(14,336,004)	(14,561,709)	(14,729,791)	(14,961,580)
Other	0	0	0	0	0
Services to Other Governments	(8,391,732)	(8,396,684)	(8,575,971)	(8,759,774)	(8,947,703)
Interdepartment Transfer	(11,902,217)	(10,726,512)	(9,692,553)	(9,916,330)	(10,150,877)
Interfund Transfer	0	0	0	0	0
Transfers from Funds	(9,535,506)	(2,692,174)	(1,866,246)	(1,813,446)	(1,813,446)
Special (Stat Reserve) Funds	(2,164,376)	(1,607,774)	(1,018,046)	(1,018,046)	(1,018,046)
Development Cost Charges	(1,449,270)	(795,400)	(795,400)	(795,400)	(795,400)
Accumulated Surplus	(5,921,860)	(289,000)	(52,800)	0	0
Total Revenue	(116,152,506)	(108,550,536)	(108,516,045)	(110,465,659)	(112,597,761)
Expenditures					
Salaries and Wages	84,389,677	87,714,693	90,546,241	93,546,863	96,753,848
Internal Equipment	7,967,747	8,231,674	8,512,215	8,784,646	9,065,982
Material and Other	49,534,517	42,351,143	42,238,673	43,151,756	44,097,155
Contract Services	82,347,322	86,378,207	91,110,684	95,698,950	100,605,082
Debt Interest	2,497,293	3,761,153	5,070,907	5,702,736	5,820,267
Debt Principal	5,937,375	7,199,505	8,141,353	9,350,622	9,566,968
Internal Allocations	4,643,237	4,414,937	3,189,937	3,189,937	3,189,937
Interdepartment Transfer	4,623,237	4,414,937	3,189,937	3,189,937	3,189,937
Interfund Transfer	20,000	0	0	0	0
Transfer to Funds	36,179,960	36,616,000	37,882,104	37,905,506	37,920,302
Special (Stat Reserve) Funds	25,815,668	26,156,284	27,419,455	27,439,196	27,449,930
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	10,364,292	10,459,716	10,462,649	10,466,310	10,470,372
Total Expenditures	273,497,128	276,667,312	286,692,114	297,331,016	307,019,541
Net Operating Expenditures	157,344,622	168,116,776	178,176,069	186,865,357	194,421,780

Note: Totals may not add due to rounding.

City Administration

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	0	0	0	0	0
Sales of Service	0	0	0	0	0
User Fees	0	0	0	0	0
Other Revenue	0	0	0	0	0
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Revenue	0	0	0	0	0
Expenditures					
Salaries and Wages	963,960	989,218	1,014,947	1,041,632	1,069,067
Internal Equipment	15,700	16,014	16,334	16,661	16,994
Material and Other	253,865	279,648	285,241	290,946	296,765
Contract Services	346,430	353,359	360,426	367,635	374,988
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	1,579,955	1,638,239	1,676,948	1,716,874	1,757,814
Net Operating Expenditures	1,579,955	1,638,239	1,676,948	1,716,874	1,757,814

Note: Totals may not add due to rounding.

Planning & Development Services

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(7,588,972)	(8,625,876)	(8,749,007)	(8,873,843)	(9,000,484)
Sales of Services	(7,588,972)	(8,625,876)	(8,749,007)	(8,873,843)	(9,000,484)
User Fees	-	0	0	0	0
Other Revenue	(1,105,300)	0	0	0	0
Interest	0	0	0	0	0
Grants	(1,099,300)	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(6,000)	0	0	0	0
Transfer from Funds	(788,900)	(197,000)	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(788,900)	(197,000)	0	0	0
Total Revenue	(9,483,172)	(8,822,876)	(8,749,007)	(8,873,843)	(9,000,484)
Expenditures					
Salaries and Wages	8,109,214	8,153,378	8,268,492	8,547,967	8,836,888
Internal Equipment	123,757	126,232	128,757	131,332	133,959
Material and Other	1,823,068	1,211,115	1,182,506	1,206,156	1,230,279
Contract Services	68,810	70,186	71,590	73,022	74,482
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	55,000	55,000	55,000	55,000	55,000
Interdepartment Transfer	55,000	55,000	55,000	55,000	55,000
Interfund Transfer	0	0	0	0	0
Transfer to Funds	200,000	200,000	200,000	200,000	200,000
Special (Stat Reserve) Funds	200,000	200,000	200,000	200,000	200,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	10,379,849	9,815,911	9,906,345	10,213,477	10,530,608
Net Operating Expenditures	896,677	993,035	1,157,338	1,339,634	1,530,124

Note: Totals may not add due to rounding.

Partnerships & Investments

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(8,306,178)	(8,492,702)	(8,662,555)	(8,835,806)	(9,012,522)
Sales of Services	(6,890,696)	(7,069,310)	(7,210,696)	(7,354,910)	(7,502,008)
User Fees	(1,415,482)	(1,423,392)	(1,451,859)	(1,480,896)	(1,510,514)
Other Revenue	(121,500)	(10,914)	(11,132)	(11,355)	(11,582)
Interest	0	0	0	0	0
Grants	(46,200)	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(75,300)	(10,914)	(11,132)	(11,355)	(11,582)
Transfer from Funds	(1,403,500)	(125,000)	0	0	0
Special (Stat Reserve) Funds	(392,100)	(125,000)	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,011,400)	0	0	0	0
Total Revenue	(9,831,178)	(8,628,616)	(8,673,687)	(8,847,161)	(9,024,104)
Expenditures					
Salaries and Wages	3,021,354	3,192,254	3,298,478	3,409,967	3,525,224
Internal Equipment	54,652	55,745	56,860	57,997	59,157
Material and Other	3,650,029	2,247,671	2,084,544	2,126,235	2,168,760
Contract Services	1,435,282	1,463,988	1,493,267	1,523,132	1,553,595
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	212,630	212,630	212,630	212,630	212,630
Interdepartment Transfer	212,630	212,630	212,630	212,630	212,630
Interfund Transfer	0	0	0	0	0
Transfer to Funds	3,675,075	3,738,269	3,802,791	3,867,737	3,933,557
Special (Stat Reserve) Funds	3,519,815	3,583,009	3,647,531	3,712,477	3,778,297
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	155,260	155,260	155,260	155,260	155,260
Total Expenditures	12,049,022	10,910,557	10,948,570	11,197,698	11,452,923
Net Operating Expenditures	2,217,844	2,281,941	2,274,883	2,350,537	2,428,819

Note: Totals may not add due to rounding.

Infrastructure

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(5,106,907)	(7,640,106)	(7,745,611)	(7,852,501)	(7,960,866)
Sales of Service	(4,612,525)	(7,116,192)	(7,214,462)	(7,314,022)	(7,414,956)
User Fees	(494,382)	(523,914)	(531,149)	(538,479)	(545,910)
Other Revenue	(14,492,236)	(11,061,795)	(11,219,286)	(11,378,947)	(11,540,908)
Interest	0	0	0	0	0
Grants	(12,215,800)	(9,856,164)	(9,992,272)	(10,130,165)	(10,269,961)
Services to Other Governments	(316,400)	(167,885)	(170,204)	(172,553)	(174,934)
Interdepartment Transfer	(1,960,036)	(1,037,746)	(1,056,810)	(1,076,229)	(1,096,013)
Transfers from Funds	(1,496,200)	(39,200)	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,496,200)	(39,200)	0	0	0
Total Revenue	(21,095,343)	(18,741,101)	(18,964,897)	(19,231,448)	(19,501,774)
Expenditures					
Salaries and Wages	3,521,578	3,611,868	3,732,054	3,858,197	3,988,604
Internal Equipment	151,181	154,185	157,248	160,373	163,560
Material and Other	4,709,490	1,953,902	1,868,132	1,905,495	1,943,605
Contract Services	22,434,853	23,236,944	24,011,585	24,820,305	25,656,303
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	386,863	386,863	386,863	386,863	386,863
Interdepartment Transfer	386,863	386,863	386,863	386,863	386,863
Interfund Transfer	0	0	0	0	0
Transfer to Funds	306,980	306,980	306,980	306,980	306,980
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	306,980	306,980	306,980	306,980	306,980
Total Expenditures	31,510,945	29,650,742	30,462,862	31,438,213	32,445,915
Net Operating Expenditures	10,415,602	10,909,641	11,497,965	12,206,765	12,944,141

Note: Totals may not add due to rounding.

Civic Operations - General Fund

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(30,399,612)	(31,009,557)	(31,631,691)	(32,274,437)	(32,934,526)
Sales of Service	(24,811,095)	(25,307,317)	(25,813,463)	(26,329,732)	(26,856,327)
User Fees	(5,588,517)	(5,702,240)	(5,818,228)	(5,944,705)	(6,078,199)
Other Revenue	(4,243,076)	(4,298,108)	(4,421,247)	(4,488,489)	(4,619,668)
Interest	0	0	0	0	0
Grants	(136,300)	(112,200)	(114,444)	(55,533)	(56,644)
Services to Other Governments	(1,807,627)	(1,835,740)	(1,884,847)	(1,935,883)	(1,988,404)
Interdepartment Transfer	(2,299,149)	(2,350,168)	(2,421,956)	(2,497,073)	(2,574,620)
Transfers from Funds	(953,630)	(367,930)	(117,930)	(75,130)	(75,130)
Special (Stat Reserve) Funds	(589,630)	(325,130)	(75,130)	(75,130)	(75,130)
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(364,000)	(42,800)	(42,800)	0	0
Total Revenue	(35,596,318)	(35,675,595)	(36,170,868)	(36,838,056)	(37,629,324)
Expenditures					
Salaries and Wages	19,239,430	19,952,526	20,640,594	21,233,150	21,950,830
Internal Equipment	7,090,560	7,337,982	7,600,670	7,854,891	8,117,652
Material and Other	15,972,800	15,814,659	15,978,582	16,376,662	16,786,559
Contract Services	13,859,547	14,094,671	14,595,668	15,089,002	15,599,010
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	3,580,321	3,352,021	2,127,021	2,127,021	2,127,021
Interdepartment Transfer	3,560,321	3,352,021	2,127,021	2,127,021	2,127,021
Interfund Transfer	20,000	0	0	0	0
Transfer to Funds	8,228,287	8,508,633	9,710,215	9,668,671	9,617,647
Special (Stat Reserve) Funds	7,603,187	7,880,609	9,079,258	9,034,053	8,978,967
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	625,100	628,024	630,957	634,618	638,680
Total Expenditures	67,970,945	69,060,492	70,652,750	72,349,397	74,198,719
Net Operating Expenditures	32,374,627	33,384,897	34,481,882	35,511,341	36,569,395

Note: Totals may not add due to rounding.

Active Living & Culture

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(3,943,261)	(4,695,686)	(4,851,937)	(5,015,932)	(5,185,470)
Sales of Service	(2,824,075)	(3,182,631)	(3,288,534)	(3,399,686)	(3,514,595)
User Fees	(1,119,186)	(1,513,055)	(1,563,403)	(1,616,246)	(1,670,875)
Other Revenue	(1,102,750)	(177,633)	(181,186)	(184,810)	(188,507)
Interest	0	0	0	0	0
Grants	(1,038,600)	(112,200)	(114,444)	(116,733)	(119,068)
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(64,150)	(65,433)	(66,742)	(68,077)	(69,439)
Transfers from Funds	(506,100)	(10,000)	(10,000)	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(506,100)	(10,000)	(10,000)	0	0
Total Revenue	(5,552,111)	(4,883,319)	(5,043,123)	(5,200,742)	(5,373,977)
Expenditures					
Salaries and Wages	6,111,541	6,494,374	6,710,476	6,937,290	7,171,770
Internal Equipment	194,205	198,089	202,051	206,092	210,214
Material and Other	4,275,537	4,024,958	4,100,255	4,172,060	4,255,501
Contract Services	4,714,858	3,905,435	3,983,544	3,808,215	3,884,379
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	724,404	816,904	816,904	816,904	816,904
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	724,404	816,904	816,904	816,904	816,904
Total Expenditures	16,020,545	15,439,760	15,813,230	15,940,561	16,338,768
Net Operating Expenditures	10,468,434	10,556,441	10,770,107	10,739,819	10,964,791

Note: Totals may not add due to rounding.

Corporate & Protective Services - Human Resources & Risk Management

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(71,000)	(62,220)	(63,464)	(64,733)	(66,028)
Sales of Service	(15,000)	(5,100)	(5,202)	(5,306)	(5,412)
User Fees	(56,000)	(57,120)	(58,262)	(59,427)	(60,616)
Other Revenue	(655,100)	(64,260)	(65,545)	(66,856)	(68,193)
Interest	0	0	0	0	0
Grants	(535,500)	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(119,600)	(64,260)	(65,545)	(66,856)	(68,193)
Transfers from Funds	(757,100)	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(757,100)	0	0	0	0
Total Revenue	(1,483,200)	(126,480)	(129,009)	(131,589)	(134,221)
Expenditures					
Salaries and Wages	2,391,054	2,503,113	2,586,405	2,673,825	2,764,200
Internal Equipment	900	918	936	955	974
Material and Other	4,110,065	2,625,322	2,677,828	2,731,385	2,786,013
Contract Services	282,376	288,024	293,784	299,660	305,653
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	6,784,395	5,417,377	5,558,953	5,705,825	5,856,840
Net Operating Expenditures	5,301,195	5,290,897	5,429,944	5,574,236	5,722,619

Note: Totals may not add due to rounding.

Corporate & Protective Services - Community Safety

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(878,708)	(900,316)	(922,334)	(945,089)	(968,444)
Sale of Service	(730,724)	(748,562)	(766,739)	(785,517)	(804,786)
User Fees	(147,984)	(151,754)	(155,595)	(159,572)	(163,658)
Other Revenue	(5,087,692)	(5,189,446)	(5,293,235)	(5,399,099)	(5,507,081)
Interest	0	0	0	0	0
Grants	(4,172,000)	(4,255,440)	(4,340,549)	(4,427,360)	(4,515,907)
Services to Other Governments	(753,763)	(768,838)	(784,215)	(799,899)	(815,897)
Interdepartment Transfer	(161,929)	(165,168)	(168,471)	(171,840)	(175,277)
Transfers from Funds	(476,000)	0	0	0	0
Special (Stat Reserve) Funds	(25,000)	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(451,000)	0	0	0	0
Total Revenue	(6,442,400)	(6,089,762)	(6,215,569)	(6,344,188)	(6,475,525)
Expenditures					
Salaries and Wages	9,719,573	10,451,215	10,798,982	11,163,988	11,541,331
Internal Equipment	171,229	173,634	177,106	180,648	184,261
Material and Other	1,346,633	1,140,353	747,000	761,940	777,179
Contract Services	38,790,986	41,545,266	44,862,089	48,250,474	51,659,816
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	50,028,421	53,310,468	56,585,177	60,357,050	64,162,587
Net Operating Expenditures	43,586,021	47,220,706	50,369,608	54,012,862	57,687,062

Note: Totals may not add due to rounding.

Corporate & Protective Services - Fire Department

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(2,528,791)	(2,579,367)	(2,630,954)	(2,683,573)	(2,737,244)
Sales of Service	(819,260)	(835,645)	(852,358)	(869,405)	(886,793)
User Fees	(1,709,531)	(1,743,722)	(1,778,596)	(1,814,168)	(1,850,451)
Other Revenue	(275,276)	(280,782)	(286,397)	(292,125)	(297,968)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	(275,276)	(280,782)	(286,397)	(292,125)	(297,968)
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(50,000)	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(50,000)	0	0	0	0
Total Revenue	(2,854,067)	(2,860,149)	(2,917,351)	(2,975,698)	(3,035,212)
Expenditures					
Salaries and Wages	20,112,151	20,858,002	21,552,058	22,280,518	23,033,600
Internal Equipment	153,183	156,247	159,372	162,559	165,810
Material and Other	1,517,340	1,439,560	1,468,351	1,497,718	1,527,672
Contract Services	250,691	504,705	520,919	531,337	541,964
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	140,445	140,445	140,445	140,445	140,445
Interdepartment Transfer	140,445	140,445	140,445	140,445	140,445
Interfund Transfer	0	0	0	0	0
Transfer to Funds	1,268,323	1,268,323	1,268,323	1,268,323	1,268,323
Special (Stat Reserve) Funds	900,000	900,000	900,000	900,000	900,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	368,323	368,323	368,323	368,323	368,323
Total Expenditures	23,442,133	24,367,282	25,109,468	25,880,900	26,677,814
Net Operating Expenditures	20,588,066	21,507,133	22,192,117	22,905,202	23,642,602

Note: Totals may not add due to rounding.

Corporate Strategic Services

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(134,400)	(137,088)	(139,830)	(142,627)	(145,480)
Sales of Service	(2,400)	(2,448)	(2,497)	(2,547)	(2,598)
User Fees	(132,000)	(134,640)	(137,333)	(140,080)	(142,882)
Other Revenue	(398,797)	(282,129)	(287,772)	(293,527)	(299,398)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(398,797)	(282,129)	(287,772)	(293,527)	(299,398)
Transfers from Funds	(17,300)	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(17,300)	0	0	0	0
Total Revenue	(550,497)	(419,217)	(427,602)	(436,154)	(444,878)
Expenditures					
Salaries and Wages	5,755,151	5,823,345	6,017,118	6,220,497	6,430,750
Internal Equipment	6,500	6,630	6,763	6,898	7,036
Material and Other	2,627,894	2,716,458	2,770,787	2,826,203	2,882,727
Contract Services	0	0	0	0	0
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	176,520	176,520	176,520	176,520	176,520
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	176,520	176,520	176,520	176,520	176,520
Total Expenditures	8,566,065	8,722,953	8,971,188	9,230,118	9,497,033
Net Operating Expenditures	8,015,568	8,303,736	8,543,586	8,793,964	9,052,155

Note: Totals may not add due to rounding.

Financial Services

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(484,601)	(500,981)	(517,651)	(500,981)	(500,981)
Sales of Service	(484,601)	(500,981)	(517,651)	(500,981)	(500,981)
User Fees	0	0	0	0	0
Other Revenue	(1,047,379)	(937,941)	(959,607)	(983,764)	(1,013,794)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(1,047,379)	(937,941)	(959,607)	(983,764)	(1,013,794)
Transfers from Funds	(479,860)	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(479,860)	0	0	0	0
Total Revenue	(2,011,840)	(1,438,922)	(1,477,258)	(1,484,745)	(1,514,775)
Expenditures					
Salaries and Wages	6,029,971	6,292,814	6,502,209	6,721,984	6,949,187
Internal Equipment	5,880	5,998	6,118	6,240	6,365
Material and Other	1,167,422	672,549	686,000	699,720	713,714
Contract Services	71,587	15,389	15,697	16,011	16,331
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	54,978	54,978	54,978	54,978	54,978
Interdepartment Transfer	54,978	54,978	54,978	54,978	54,978
Interfund Transfer	0	0	0	0	0
Transfer to Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	7,329,838	7,041,728	7,265,002	7,498,933	7,740,575
Net Operating Expenditures	5,317,998	5,602,806	5,787,744	6,014,188	6,225,800

Note: Totals may not add due to rounding.

Financial Services - Debt & Other

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Library Requisition	(6,926,600)	(7,065,132)	(7,206,435)	(7,350,564)	(7,497,575)
Parcel Tax	0	0	0	0	0
Fees and Charges	(326,701)	(298,701)	(298,701)	(298,701)	(298,701)
Sales of Service	(231,900)	(231,900)	(231,900)	(231,900)	(231,900)
User Fees	(94,801)	(66,801)	(66,801)	(66,801)	(66,801)
Other Revenue	(11,231,063)	(11,455,684)	(10,410,308)	(10,618,514)	(10,830,884)
Interest	(373,620)	(381,092)	(388,714)	(396,488)	(404,418)
Grants	0	0	0	0	0
Services to Other Governments	(5,238,666)	(5,343,439)	(5,450,308)	(5,559,314)	(5,670,500)
Interdepartment Transfer	(5,618,777)	(5,731,153)	(4,571,286)	(4,662,712)	(4,755,966)
Transfers from Funds	(2,606,916)	(1,953,044)	(1,738,316)	(1,738,316)	(1,738,316)
Special (Stat Reserve) Funds	(1,157,646)	(1,157,644)	(942,916)	(942,916)	(942,916)
Development Cost Charges	(1,449,270)	(795,400)	(795,400)	(795,400)	(795,400)
Accumulated Surplus	0	0	0	0	0
Total Revenue	(21,091,280)	(20,772,561)	(19,653,760)	(20,006,095)	(20,365,476)
Expenditures					
Salaries and Wages	(1,564,325)	(1,564,325)	(1,564,325)	(1,564,325)	(1,564,325)
Internal Equipment	0	0	0	0	0
Material and Other	7,652,391	7,805,439	7,961,548	8,120,779	8,283,195
Contract Services	0	806,500	806,500	822,630	839,083
Debt Interest	2,497,293	3,761,153	5,070,907	5,702,736	5,820,267
Debt Principal	5,937,375	7,199,505	8,141,353	9,350,622	9,566,968
Internal Allocations	213,000	213,000	213,000	213,000	213,000
Interdepartment Transfer	213,000	213,000	213,000	213,000	213,000
Interfund Transfer	0	0	0	0	0
Transfer to Funds	21,600,371	21,600,371	21,600,371	21,600,371	21,600,371
Special (Stat Reserve) Funds	13,592,666	13,592,666	13,592,666	13,592,666	13,592,666
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	8,007,705	8,007,705	8,007,705	8,007,705	8,007,705
Total Expenditures	36,336,105	39,821,643	42,229,354	44,245,813	44,758,559
Net Operating Expenditures	15,244,825	19,049,082	22,575,594	24,239,718	24,393,083

Note: Totals may not add due to rounding.

City Clerk

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(10,000)	(10,338)	(10,682)	(11,043)	(11,416)
Sales of Services	(1,900)	(1,964)	(2,030)	(2,099)	(2,170)
User Fees	(8,100)	(8,374)	(8,652)	(8,944)	(9,246)
Other Revenue	(151,100)	(81,600)	(83,232)	(84,897)	(86,595)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(151,100)	(81,600)	(83,232)	(84,897)	(86,595)
Transfers from Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Revenue	(161,100)	(91,938)	(93,914)	(95,940)	(98,011)
Expenditures					
Salaries and Wages	979,025	956,911	988,753	1,022,173	1,056,722
Internal Equipment	0	0	0	0	0
Material and Other	427,983	419,509	427,899	436,457	445,186
Contract Services	91,902	93,740	95,615	97,527	99,478
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Interfund Transfer	0	0	0	0	0
Transfer to Funds	0	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	1,498,910	1,470,160	1,512,267	1,556,157	1,601,386
Net Operating Expenditures	1,337,810	1,378,222	1,418,353	1,460,217	1,503,375

Note: Totals may not add due to rounding.

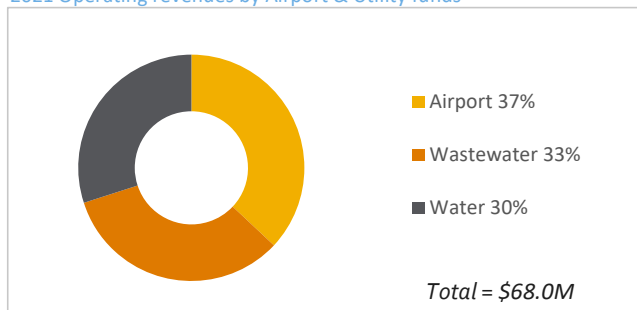
Operating Summary - Airport & Utility Funds

Revenues and Expenditures by Year

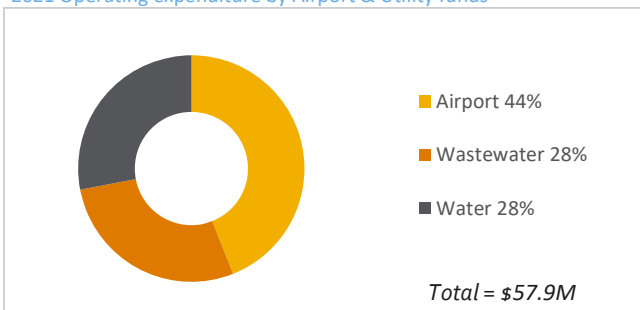
	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	(3,195,727)	(3,422,977)	(3,446,741)	(3,470,144)	(3,309,310)
Fees and Charges	(48,830,145)	(72,527,664)	(83,231,428)	(88,950,750)	(89,814,642)
Sales of Service	(47,202,075)	(70,712,201)	(81,206,045)	(86,895,596)	(87,729,448)
User Fees	(1,628,070)	(1,815,463)	(2,025,383)	(2,055,154)	(2,085,194)
Other Revenue	(2,966,056)	(3,005,387)	(3,023,607)	(3,033,645)	(2,974,281)
Interest	(543,352)	(1,264,363)	(1,278,007)	(1,282,789)	(1,264,291)
Grants	(1,131,085)	(298,382)	(297,784)	(297,784)	(251,577)
Other	0	(325,423)	(330,597)	(335,853)	(341,194)
Interdepartment Transfer	(1,291,619)	(1,117,219)	(1,117,219)	(1,117,219)	(1,117,219)
Transfers from Funds	(13,055,734)	(6,917,969)	(17,433,062)	(16,981,094)	(6,654,277)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	(252,310)	(252,310)	(252,310)	(252,310)
Accumulated Surplus	(13,055,734)	(6,665,659)	(17,180,752)	(16,728,784)	(6,401,967)
Total Revenue	(68,047,662)	(85,873,997)	(107,134,838)	(112,435,633)	(102,752,510)
Expenditures					
Salaries and Wages	13,218,730	13,708,748	13,964,580	14,824,100	15,042,555
Internal Equipment	1,615,720	1,638,753	1,671,428	1,705,719	1,738,306
Material and Other	17,542,976	17,204,497	18,075,994	18,883,013	18,908,551
Contract Services	199,473	267,259	337,183	349,175	357,759
Debt Interest	1,231,146	1,505,133	1,954,788	2,111,171	2,031,419
Debt Principal	3,825,602	3,356,100	4,198,731	4,492,884	4,385,690
Internal Allocations	9,204,360	6,601,859	6,744,598	7,592,044	6,491,597
Interdepartment Transfer	7,344,944	6,515,254	6,657,045	7,502,539	6,403,077
Interfund Transfer	1,859,416	86,605	87,553	89,505	88,520
Transfer to Funds	11,079,055	28,536,548	34,246,836	36,994,687	37,423,418
Special (Stat Reserve) Funds	156,310	156,310	156,310	156,310	156,310
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	10,922,745	28,380,238	34,090,526	36,838,377	37,267,108
Total Expenditures	57,917,062	72,818,897	81,194,138	86,952,793	86,379,295
Net Operating Expenditures	(10,130,600)	(13,055,100)	(25,940,700)	(25,482,840)	(16,373,215)

Note: Totals may not add due to rounding.

2021 Operating revenues by Airport & Utility funds



2021 Operating expenditure by Airport & Utility funds



Airport Fund

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(13,966,060)	(36,351,522)	(45,240,344)	(49,058,314)	(47,907,894)
Sales of Service	(12,374,510)	(34,673,309)	(43,352,956)	(47,141,915)	(45,962,230)
User Fees	(1,591,550)	(1,678,213)	(1,887,388)	(1,916,399)	(1,945,664)
Other Revenue	(1,093,500)	(133,385)	(133,778)	(134,592)	(134,181)
Interest	(158,000)	(17,885)	(18,278)	(19,092)	(18,681)
Grants	(935,500)	(115,500)	(115,500)	(115,500)	(115,500)
Other	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(10,277,894)	(6,665,659)	(6,591,771)	(7,369,739)	(6,401,967)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(10,277,894)	(6,665,659)	(6,591,771)	(7,369,739)	(6,401,967)
Total Revenue	(25,337,454)	(43,150,566)	(51,965,893)	(56,562,645)	(54,444,042)
Expenditures					
Salaries and Wages	4,439,976	4,624,143	4,843,664	5,064,081	4,952,647
Internal Equipment	34,050	34,630	35,222	36,789	35,997
Material and Other	9,409,205	9,880,002	10,509,911	10,987,280	10,745,942
Contract Services	24,960	40,326	55,699	58,177	56,925
Debt Interest	584,250	741,750	1,191,750	1,349,250	1,349,250
Debt Principal	2,797,188	2,192,530	3,036,354	3,331,693	3,331,693
Internal Allocations	2,007,154	2,337,993	2,480,732	3,328,178	2,227,731
Interdepartment Transfer	1,960,704	2,290,614	2,432,405	3,277,899	2,178,437
Interfund Transfer	46,450	47,379	48,327	50,279	49,294
Transfer to Funds	6,040,671	23,299,192	29,812,561	32,407,197	31,743,857
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	6,040,671	23,299,192	29,812,561	32,407,197	31,743,857
Total Expenditures	25,337,454	43,150,566	51,965,893	56,562,645	54,444,042
Net Operating Expenditures	0	0	0	0	0
Surplus/(Deficit) (Included Above)	(4,237,223)	16,633,533	23,220,790	25,037,458	25,341,890

Note: Totals may not add due to rounding.

The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.

Wastewater Fund

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	(1,295,562)	(1,042,832)	(1,041,294)	(1,041,294)	(855,587)
Fees and Charges	(18,427,360)	(19,907,104)	(20,626,498)	(21,351,083)	(22,101,246)
Sales of Service	(18,427,360)	(19,807,104)	(20,526,498)	(21,251,083)	(22,001,246)
User Fees	0	(100,000)	(100,000)	(100,000)	(100,000)
Other Revenue	(1,459,716)	(2,291,153)	(2,302,845)	(2,305,836)	(2,240,551)
Interest	(267,592)	(1,186,032)	(1,198,322)	(1,201,313)	(1,182,235)
Grants	(182,885)	(182,882)	(182,284)	(182,284)	(136,077)
Other	0	0	0	0	0
Interdepartment Transfer	(1,009,239)	(922,239)	(922,239)	(922,239)	(922,239)
Transfers from Funds	(963,790)	(252,310)	(10,841,291)	(9,611,355)	(252,310)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	(252,310)	(252,310)	(252,310)	(252,310)
Accumulated Surplus	(963,790)	0	(10,588,981)	(9,359,045)	0
Total Revenue	(22,146,428)	(23,493,399)	(34,811,928)	(34,309,568)	(25,449,694)
Expenditures					
Salaries and Wages	4,218,248	4,319,928	4,196,625	4,669,287	4,827,109
Internal Equipment	884,322	902,008	920,049	938,450	957,219
Material and Other	3,970,454	3,631,940	3,752,794	3,962,342	4,096,269
Contract Services	102,177	105,631	109,145	112,834	116,648
Debt Interest	350,356	466,849	466,504	466,504	387,281
Debt Principal	693,128	828,294	827,101	827,101	720,617
Internal Allocations	4,408,090	3,271,500	3,271,500	3,271,500	3,271,500
Interdepartment Transfer	3,381,500	3,271,500	3,271,500	3,271,500	3,271,500
Interfund Transfer	1,026,590	0	0	0	0
Transfer to Funds	1,574,653	1,262,249	643,210	352,310	873,936
Special (Stat Reserve) Funds	156,310	156,310	156,310	156,310	156,310
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	1,418,343	1,105,939	486,900	196,000	717,626
Total Expenditures	16,201,428	14,788,399	14,186,928	14,600,328	15,250,579
Net Operating Expenditures	(5,945,000)	(8,705,000)	(20,625,000)	(19,709,240)	(10,199,115)
Surplus/(Deficit) (Included Above)	1,222,343	628,239	(10,588,981)	(9,359,045)	521,626

Note: Totals may not add due to rounding.

The Net Operating Expenditures total is the amount of funding required for capital expenditures in the specific year. The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.

Water Fund

Revenues and Expenditures by Year

	2021	2022	2023	2024	2025
Revenue					
Parcel Tax	(1,900,165)	(2,380,145)	(2,405,447)	(2,428,850)	(2,453,723)
Fees and Charges	(16,436,725)	(16,269,038)	(17,364,586)	(18,541,353)	(19,805,502)
Sales of Service	(16,400,205)	(16,231,788)	(17,326,591)	(18,502,598)	(19,765,972)
Other	0	0	0	0	0
User Fees	(36,520)	(37,250)	(37,995)	(38,755)	(39,530)
Other Revenue	(412,840)	(580,849)	(586,984)	(593,217)	(599,549)
Interest	(117,760)	(60,446)	(61,407)	(62,384)	(63,375)
Grants	(12,700)	0	0	0	0
Other	0	(325,423)	(330,597)	(335,853)	(341,194)
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(282,380)	(194,980)	(194,980)	(194,980)	(194,980)
Interfund Transfer	0	0	0	0	0
Transfers from Funds	(1,814,050)	0	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,814,050)	0	0	0	0
Total Revenue	(20,563,780)	(19,230,032)	(20,357,017)	(21,563,420)	(22,858,774)
Expenditures					
Salaries and Wages	4,560,506	4,764,677	4,924,291	5,090,732	5,262,799
Internal Equipment	697,348	702,115	716,157	730,480	745,090
Material and Other	4,163,317	3,692,555	3,813,289	3,933,391	4,066,340
Contract Services	72,336	121,302	172,339	178,164	184,186
Debt Interest	296,540	296,534	296,534	295,417	294,888
Debt Principal	335,286	335,276	335,276	334,090	333,380
Internal Allocations	2,789,116	992,366	992,366	992,366	992,366
Interdepartment Transfer	2,002,740	953,140	953,140	953,140	953,140
Interfund Transfer	786,376	39,226	39,226	39,226	39,226
Transfer to Funds	3,463,731	3,975,107	3,791,065	4,235,180	4,805,625
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	3,463,731	3,975,107	3,791,065	4,235,180	4,805,625
Total Expenditures	16,378,180	14,879,932	15,041,317	15,789,820	16,684,674
Net Operating Expenditures	(4,185,600)	(4,350,100)	(5,315,700)	(5,773,600)	(6,174,100)
Surplus/(Deficit) (Included Above)	128,373	698,765	514,147	966,876	1,536,727

Note: Totals may not add due to rounding.

The Net Operating Expenditures total is the amount of funding required for capital expenditures in the specific year. The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.

Capital Summary - General Fund

Cost Centre	2021	2022	2023	2024	2025
300 Real Estate & Parking	4,502,600	4,493,186	2,807,977	5,062,951	3,337,259
301 Buildings	13,949,100	23,061,316	29,381,359	14,718,834	18,191,682
302 Parks	32,538,200	22,000,546	23,222,557	25,263,884	22,898,390
304 Transportation	42,048,400	13,942,690	20,616,603	22,756,549	20,127,883
305 Solid Waste	8,036,950	5,310,000	6,860,000	7,450,000	6,160,000
306 Storm Drainage	8,741,100	4,368,427	4,538,828	6,372,843	6,006,584
308 Information Services	6,381,800	578,546	3,034,074	908,473	933,984
310 Vehicle & Mobile Equipment	9,311,500	2,831,009	4,001,221	3,377,685	2,650,550
311 Fire	1,150,300	3,861,232	318,419	773,851	716,992
	126,659,950	80,446,952	94,781,038	86,685,070	81,023,324

Funding Sources:					
General Taxation	12,070,900	13,003,000	14,093,000	15,239,000	16,431,000
Surplus/Reserves	73,793,600	25,304,891	31,137,241	38,168,466	22,767,859
Development Cost Charges	24,131,330	21,094,316	24,827,427	24,750,010	28,223,744
Debenture/Borrowing	7,158,600	17,805,940	21,700,000	2,742,540	10,061,293
Federal/Provincial Funding*	6,084,530	1,400,000	1,766,666	2,266,667	2,033,334
Dev/Comm/Other Contributions	1,732,250	1,015,000	770,565	3,000,479	736,500
Utility Revenue	1,688,740	823,805	486,139	517,908	769,594
	126,659,950	80,446,952	94,781,038	86,685,070	81,023,324

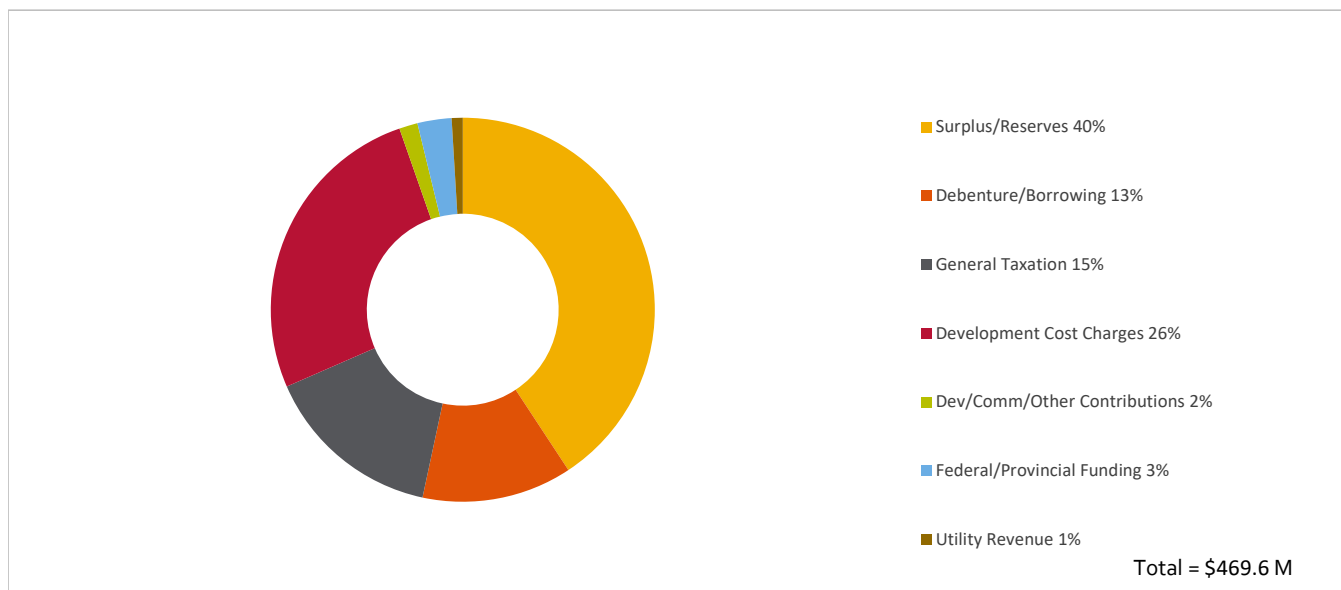
Total Five-Year Capital Program

469,596,334

* 10-Year Capital Plan only includes confirmed Federal and Provincial Funding

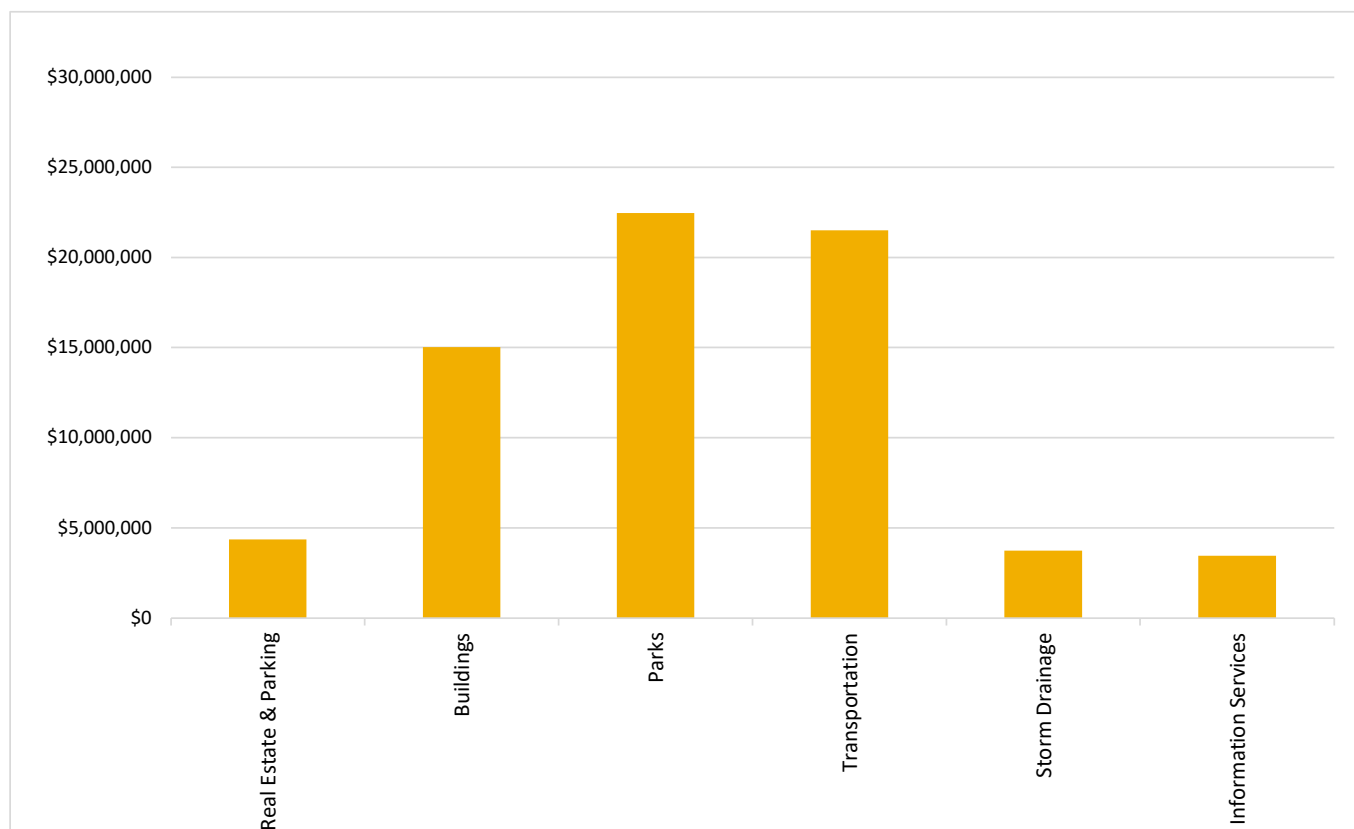
Note: Totals may not add due to rounding.

General Fund Capital Funding 2021 to 2025



Capital Funding Summary by Cost Centre

General Fund 2021 to 2025 - Taxation



Cost Centre		Total \$	%	General Fund Taxation	%
300	Real Estate & Parking	20,203,973	4	4,350,373	6
301	Buildings	99,302,291	21	15,015,182	22
302	Parks	125,923,577	28	22,456,309	32
304	Transportation	119,492,125	25	21,504,434	30
305	Solid Waste	33,816,950	7	0	0
306	Storm Drainage	30,027,782	6	3,739,043	5
308	Information Services	11,836,877	3	3,450,777	5
310	Vehicle & Mobile Equipment	22,171,965	5	320,782	0
311	Fire	6,820,794	1	0	0
Total Five-Year Program		469,596,334	100.0	70,836,900	100.0

Note: Totals may not add due to rounding.

Real Estate & Parking Capital

Plan No.	Plan Description
L1	General Land Annual allocation for the purchase of land for general purposes. This may allow for acquiring properties at less than fair market value, creating land assembly opportunities, creating a revenue generating land bank and providing trade potential.
L2	Road and Sidewalk Land Acquisition To fund the purchase of land required for the widening of roads to accommodate road improvements and/or sidewalks.
L3	Parking Infrastructure Funding to renew parking infrastructure and to invest in efficient parking management technology.
L4	Strategic Land Redevelopment Funding to redevelop City owned land to improve public benefit and encourage economic development.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
L1	General Land	1,814,100	1,815,186	2,090,477	2,279,392	2,339,393	10,338,548
L2	Road & Sidewalk Land Acquisition	150,000	25,000	25,000	142,559	127,866	470,425
L3	Parking Infrastructure	2,191,200	2,403,000	442,500	2,391,000	620,000	8,047,700
L4	Strategic Land Redevelopment	347,300	250,000	250,000	250,000	250,000	1,347,300
		4,502,600	4,493,186	2,807,977	5,062,951	3,337,259	20,203,973

Funding Sources							
	General Taxation	525,500	585,186	860,477	1,166,951	1,212,259	4,350,373
	Surplus/Reserves	3,871,200	3,653,000	1,692,500	3,641,000	1,870,000	14,727,700
	Development Cost Charges	105,900	0	0	0	0	105,900
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	0	0	0	0	0	0
	Dev/Comm/Other Contributions	0	255,000	255,000	255,000	255,000	1,020,000
	Utility Revenue	0	0	0	0	0	0
		4,502,600	4,493,186	2,807,977	5,062,951	3,337,259	20,203,973

Note: Totals may not add due to rounding.

Building Capital

Plan No.	Plan Description
B1	Parks and Recreation Buildings An allocation for the development of new Parks and Recreation buildings as well as the redevelopment, expansion and renewal of existing ones in various locations throughout the City to keep pace with the increasing demand due to population growth and emerging trends. This category includes Parks Administration, Parks washrooms, field houses, arenas and pools.
B2	Community and Cultural Buildings An allocation for the development of new community and cultural buildings as well as the redevelopment, renewal and expansion of existing ones. This category includes the theaters, libraries, senior centres, community halls, art gallery, museums and the RCA.
B3	Civic/Protective Service Buildings Funding to support renewal, replacement and cost of new Protective Services buildings which include firehalls, police stations and City Hall.
B4	Transportation and Public Works Buildings Funding to support renewal, replacement and new construction of new Transportation and Public Works Buildings throughout the City to keep pace increasing demand due to population growth and emerging trends. This category includes Public Works Yard, parkades, cemetery and WWTF administration.
B5	Heritage Buildings Funding for the restoration of City-owned heritage buildings.
B6	Capital Opportunities and Partnerships Funding for special projects including partnerships with the School District on community space as part of new school construction as well as funding to allow for capital projects that were not envisioned during the plan development, including partnerships.
B7	Building Renewal, Rehabilitation & Infrastructure Upgrades An allocation for major repairs or replacement of existing building infrastructure such as roofs, windows, mechanical systems, lighting, electrical and water services, hazardous material abatement, and other major maintenance items.

Plan No.	Plan Description	2020	2021	2022	2023	2024	Five-Year Total
B1	Parks and Recreation Buildings	2,692,000	19,505,940	25,324,700	848,000	577,700	48,948,340
B2	Community and Cultural Buildings	532,700	0	0	858,600	9,593,000	10,984,300
B3	Civic/Protective Service Buildings	5,933,900	1,738,400	1,955,700	10,870,300	5,671,000	26,169,300
B4	Transportation and Public Works Buildings	360,900	0	0	0	0	360,900
B5	Heritage Buildings	10,000	0	0	0	0	10,000
B6	Capital Opportunities and Partnerships	4,419,600	93,710	93,411	88,243	0	4,694,964
B7	Building Renewal, Rehab. & Infra. Upgrades	0	1,723,266	2,007,548	2,053,691	2,349,982	8,134,487
		13,949,100	23,061,316	29,381,359	14,718,834	18,191,682	99,302,291

Funding Sources	2020	2021	2022	2023	2024	Five-Year Total
General Taxation	2,720,500	2,809,526	2,843,725	3,311,737	3,329,693	15,015,182
Surplus/Reserves	10,333,700	2,445,850	4,837,634	8,664,557	4,800,696	31,082,436
Development Cost Charges	309,000	0	0	0	0	309,000
Debenture/Borrowing	0	17,805,940	21,700,000	2,742,540	10,061,293	52,309,773
Federal/Provincial Funding	0	0	0	0	0	0
Dev/Comm/Other Contributions	300,000	0	0	0	0	300,000
Utility Revenue	285,900	0	0	0	0	285,900
	13,949,100	23,061,316	29,381,359	14,718,834	18,191,682	99,302,291

Note: Totals may not add due to rounding.

Parks Capital

Plan No.	Plan Description
P1	DCC Parkland Acquisition Park acquisition program based on the residential growth in the City for the purchase of parkland (Neighbourhood, Community, Recreation and City-wide level parks) under the Development Cost Charge program (DCC). Funding is primarily allocated from developer revenue with general taxation covering both the assist factor and infill/conversion units and Land Use Contracts not required to pay DCC's.
P2	Linear/Natural Area Parkland Park acquisition program for the purchase of Natural Areas and Linear Parks not attributed to the DCC program.
P3	Neighbourhood Park Development An allocation to cover the development of neighbourhood level parks including off-site costs related to park development, but does not include buildings.
P4	Community Park Development An allocation to cover the development of community level parks including off-site costs related to park development, but does not include buildings.
P5	Recreation Park Development An allocation to cover the development of recreation level parks including off-site costs related to park development, but does not include buildings.
P6	City-Wide Park Development An allocation to cover the development of city-wide level parks including off-site costs related to park development, but does not include buildings.
P7	Linear/Natural Area Park Development An allocation to cover the development of natural areas and linear parks/trails.
P8	Park Renewal, Rehabilitation & Infrastructure Upgrades An allocation for major repairs or replacement of existing park infrastructure such as sidewalks, hard-surfaced trails, parking lots, sport courts, lighting, electrical and water services, irrigation, fencing, bridges and other major structures.
P9	Capital Opportunities and Partners An allocation for various strategic investments into the park and open space system as well as funding to allow for capital projects that were not envisioned during the plan development, including partnerships.
P10	Urban Streetscape and Urban Centres Development and Renewal An allocation for urban centre improvements, enhanced streetscapes and walkways, and other urban spaces that are not defined parks.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
P1	DCC Parkland Acquisition	6,414,600	12,292,000	11,396,000	11,396,000	11,396,000	52,894,600
P2	Linear/Natural Area Park Development	0	0	0	0	0	0
P3	Neighbourhood Park Development	2,225,300	0	2,658,287	4,152,499	3,478,487	12,514,573
P4	Community Park Development	6,200,400	6,093,038	3,065,907	0	0	15,359,345
P5	Recreation Park Development	6,059,200	2,009,990	5,881,478	1,299,870	2,539,659	17,790,197
P6	City-Wide Park Development	8,628,200	0	0	7,620,804	4,268,200	20,517,204
P7	Linear/Natural Area Park Development	1,498,700	458,974	0	75,057	270,000	2,302,731
P8	Park Renew., Rehab. & Upgrades	888,100	1,146,544	220,885	719,654	946,044	3,921,227
P9	Capital Opportunities and Partners	554,800	0	0	0	0	554,800
P10	Urban Streetscape and Urban Centres	68,900	0	0	0	0	68,900
		32,538,200	22,000,546	23,222,557	25,263,884	22,898,390	125,923,577

Funding Sources							
	General Taxation	2,565,000	3,968,323	5,843,190	4,757,826	5,321,969	22,456,309
	Surplus/Reserves	11,661,840	1,225,775	1,283,941	2,313,382	729,059	17,213,996
	Development Cost Charges	15,097,330	16,806,448	16,095,426	17,817,676	16,847,362	82,664,242
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	3,214,030	0	0	0	0	3,214,030
	Dev/Comm/Other Contributions	0	0	0	375,000	0	375,000
	Utility Revenue	0	0	0	0	0	0
		32,538,200	22,000,546	23,222,557	25,263,884	22,898,390	125,923,577

Note: Totals may not add due to rounding.

Transportation Capital

Plan No.	Plan Description
T1	Development Cost Charge (DCC) Roads Allocation for design, land and construction costs associated with DCC Road projects.
T2	DCC Roads - Active Transportation Allocation for design, land and construction costs associated with DCC Active Transportation projects. General taxation to cover 77.7 per cent Assist.
T3	Non-DCC Roads Infrastructure upgrades which are not part of the 20 Year Servicing Plan and Financing Strategy (collectors and local roads) and City initiated projects to upgrade streets to full urban standards including drainage, fillet paving, sidewalks and landscaped boulevards.
T4	Transportation System Renewal Allocation for overlay and other processes, including micro asphaltting, for rehabilitation of City roads. Also includes renewal of curb and gutter, bike paths, retaining walls, handrails and stairways.
T5	Bicycle Network Allocation for bike network system additions and improvements.
T6	Sidewalk Network Allocation required to complete the Non-DCC portion of the sidewalk network.
T7	Safety and Operational Improvements Allocation to cover field reviews and capital improvements for safety improvements or to improve operational efficiency. This will include projects such as left turn bays, traffic control changes, safety barriers, signs, markings, handicap access improvements and retrofit medians.
T8	Traffic Control Infrastructure This program is for construction of new traffic signal control infrastructure that is not part of the DCC program. This includes new traffic signals and pedestrian activated traffic signals, installation of new communication for the traffic signals system and where new development occurs install conduit for future traffic signals. Program also includes renewal of existing traffic signals.
T9	Transit Facilities Construction of new and renewal of existing transit facilities, bus pullouts and shelters.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
T1	Development Cost Charge Roads	14,907,900	4,229,324	10,204,135	9,369,689	14,610,807	53,321,855
T2	DCC Roads - Active Transportation	8,643,800	3,264,329	3,687,600	5,453,333	579,200	21,628,262
T3	Non-DCC Roads	1,314,300	350,000	350,000	350,000	350,000	2,714,300
T4	Transportation System Renewal	7,677,700	3,974,037	3,819,868	4,476,927	2,616,576	22,565,108
T5	Bicycle Network	1,681,900	450,000	375,000	1,920,000	500,000	4,926,900
T6	Sidewalk Network	6,163,900	360,000	450,000	501,600	500,300	7,975,800
T7	Safety and Operational Improvements	817,000	420,000	445,000	515,000	465,000	2,662,000
T8	Traffic Control Infrastructure	453,500	450,000	500,000	0	50,000	1,453,500
T9	Transit Facilities	388,400	445,000	785,000	170,000	456,000	2,244,400
		42,048,400	13,942,690	20,616,603	22,756,549	20,127,883	119,492,125

Funding Sources							
	General Taxation	5,293,200	4,608,320	3,622,159	4,001,392	3,979,362	21,504,434
	Surplus/Reserves	19,285,600	4,336,502	7,796,878	9,502,344	4,340,639	45,261,962
	Development Cost Charges	8,619,100	4,287,868	8,732,001	6,932,334	11,376,382	39,947,685
	Debenture/Borrowing	7,158,600	0	0	0	0	7,158,600
	Federal/Provincial Funding	663,900	0	0	0	0	663,900
	Dev/Comm/Other Contributions	1,028,000	710,000	465,565	2,320,479	431,500	4,955,544
	Utility Revenue	0	0	0	0	0	0
		42,048,400	13,942,690	20,616,603	22,756,549	20,127,883	119,492,125

Note: Totals may not add due to rounding.

Solid Waste Capital

Plan No.	Plan Description
SW1	Equipment Funding for new equipment and replacement of existing equipment.
SW2	Site Improvement Funding for site improvements like buildings, roads, landscaping and fencing.
SW3	Gas Management Required for design, installation and extension of gas management system and utilization of gas to energy.
SW4	Leachate Management Required for installation and extension of leachate collection, treatment, recirculation network and pump facilities.
SW5	Drainage and Groundwater Management Funding for design and installation of surface and groundwater systems, piping, storage and pump stations.
SW6	Recycling and Waste Management Facilities and infrastructure to support waste management and recycling including composting, waste separation and diversion, last chance mercantile, and curbside bins.
SW7	Landfill Area Development Required for planning, design and development of areas for filling to maximize available space.
SW8	Closure and Reclamation Required for design and construction of final cover system and closure infrastructure and reclamation of disturbed areas to natural
SW9	Solid Waste Renewal Renewal and replacement of site infrastructure and equipment.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
SW1	Equipment	300,000	300,000	350,000	350,000	350,000	1,650,000
SW2	Site Improvement	2,268,550	2,600,000	4,825,000	100,000	100,000	9,893,550
SW3	Gas Management	657,300	450,000	750,000	450,000	450,000	2,757,300
SW4	Leachate Management	199,800	0	225,000	1,000,000	0	1,424,800
SW5	Drainage & Groundwater Management	94,200	1,500,000	0	250,000	2,750,000	4,594,200
SW6	Recycling and Waste Management	616,400	0	0	0	0	616,400
SW7	Landfill Area Development	3,790,700	0	250,000	4,300,000	2,050,000	10,390,700
SW8	Closure and Reclamation	0	0	0	540,000	0	540,000
SW9	Solid Waste Renewal	110,000	460,000	460,000	460,000	460,000	1,950,000
		8,036,950	5,310,000	6,860,000	7,450,000	6,160,000	33,816,950

Funding Sources							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	7,220,750	5,310,000	6,860,000	7,450,000	6,160,000	33,000,750	
Development Cost Charges	0	0	0	0	0	0	
Debenture/Borrowing	0	0	0	0	0	0	
Federal/Provincial Funding	0	0	0	0	0	0	
Dev/Comm/Other Contributions	304,250	0	0	0	0	304,250	
Utility Revenue	511,950	0	0	0	0	511,950	
	8,036,950	5,310,000	6,860,000	7,450,000	6,160,000	33,816,950	

Note: Totals may not add due to rounding.

Storm Drainage Capital

Plan No.	Plan Description
D1	Hydraulic Upgrading Program Estimated expenditures to cover hydraulic improvements to the storm drainage system. These projects are taken directly from the area drainage plans (North, Rutland, Central, Downtown, South Mission and South East Kelowna). Projects are ranked according to priority.
D2	Storm Drainage Quality Program This program includes storm water quality projects taken from the area drainage plans and forms the overall work program. The program includes a hydrocarbon and sediment reduction program along high traffic/accident routes. The program considers priority sanding routes, environmental risk, accident rate and coordinated opportunities as criteria for location selection.
D3	Storm Drainage Renewal This program provides for the renewal and replacement of pipes, pump stations, and treatment facilities.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
D1	Hydraulic Upgrading Program	7,576,400	4,250,000	4,416,670	6,372,843	5,586,584	28,202,497
D2	Storm Drainage Quality Program	465,500	118,427	-	-	120,000	703,927
D3	Storm Drainage Renewal	699,200	-	122,158	-	300,000	1,121,358
		8,741,100	4,368,427	4,538,828	6,372,843	6,006,584	30,027,782

Funding sources							
	General Taxation	500,000	451,376	122,158	1,054,178	1,611,331	3,739,043
	Surplus/Reserves	5,734,500	2,292,051	2,650,004	3,051,998	2,361,919	16,090,472
	Development Cost Charges	0	0	0	0	0	0
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	2,206,600	1,400,000	1,766,666	2,266,667	2,033,334	9,673,267
	Dev/Comm/Other Contributions	0	0	0	0	0	0
	Utility Revenue	300,000	225,000	0	0	0	525,000
		8,741,100	4,368,427	4,538,828	6,372,843	6,006,584	30,027,782

Note: Totals may not add due to rounding.

Information Capital

Plan No.	Plan Description
I1	Front Office Equipment Information Services have been utilizing a 5 year replacement cycle for desktop equipment which includes computers, printers, monitors, scanners and software. It also includes work group equipment such as large format plotters and
I2	Server and Data Storage To provide equipment and software in City Hall data centre to support the various systems in place for staff and includes equipment for the Fire Hall data centre. Included are servers, disk storage, tape backups and the related software.
I3	Major System Projects Major systems projects include Class Registration Software Replacement and Online Platform Redevelopment.
I4	Communications Systems To provide a networking environment that interconnects the various places and spaces used by City staff, this budget will support the expansion of the City's fibre optic ring which will reduce need for leased communication lines. Network components that have reached the end of their serviceable life will also be replaced.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
I1	Front Office Equipment	455,500	202,609	447,275	408,706	518,249	2,032,339
I2	Server and Data Storage	360,500	88,892	98,857	200,351	45,152	793,752
I3	Major System Projects	4,079,600	183,710	2,260,000	171,729	144,488	6,839,527
I4	Communications Systems	1,486,200	103,335	227,942	127,687	226,095	2,171,259
		6,381,800	578,546	3,034,074	908,473	933,984	11,836,877

Funding Sources							
	General Taxation	455,700	528,546	724,074	858,473	883,984	3,450,777
	Surplus/Reserves	5,275,210	0	2,260,000	0	0	7,535,210
	Development Cost Charges	0	0	0	0	0	0
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	0	0	0	0	0	0
	Dev/Comm/Other Contributio	100,000	50,000	50,000	50,000	50,000	300,000
	Utility Revenue	550,890	0	0	0	0	550,890
		6,381,800	578,546	3,034,074	908,473	933,984	11,836,877

Note: Totals may not add due to rounding.

Vehicle & Mobile Equipment Capital

Plan	Plan Description
V1	Additional Vehicles/Equipment This budget supports the addition of new vehicles and equipment to the corporate fleet in response to increased service demand from population growth or additional services.
V2	Vehicle/Equipment Renewal As part of the City's vehicle replacement program, vehicles at the end of their service life cycles are replaced using funds from the equipment replacement reserve. Cars and light trucks have an average design life of 10 years.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
V1	Additional Vehicles/Equipment	636,000	890,535	744,745	743,322	1,167,879	4,182,481
V2	Vehicle/Equipment Renewal	8,675,500	1,940,474	3,256,476	2,634,363	1,482,671	17,989,484
		9,311,500	2,831,009	4,001,221	3,377,685	2,650,550	22,171,965

Funding Sources							
	General Taxation	11,000	51,722	77,216	88,442	92,402	320,782
	Surplus/Reserves	9,260,500	2,180,482	3,437,866	2,771,335	1,788,554	19,438,737
	Development Cost Charges	0	0	0	0	0	0
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	0	0	0	0	0	0
	Dev/Comm/Other Contributions	0	0	0	0	0	0
	Utility Revenue	40,000	598,805	486,139	517,908	769,594	2,412,446
		9,311,500	2,831,009	4,001,221	3,377,685	2,650,550	22,171,965

Note: Totals may not add due to rounding.

Fire Capital

Plan No.	Plan Description
F1	Vehicle/Equipment Renewal As part of the Fire Departments vehicle/equipment replacement program, vehicles and equipment at the end of their service life cycles are replaced using funds from the Fire Departments equipment replacement reserve.
F2	Additional Vehicles/Equipment This budget supports the addition of new vehicles and equipment to the Fire Department in response to increased service demand from population growth.
F3	Communications Systems To provide for radio system improvements or replacement, including dispatch requirements.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
F1	Vehicle/Equipment Renewal	1,150,300	3,324,546	0	0	0	4,474,846
F2	Additional Vehicles/Equipment	0	86,686	88,419	177,851	91,992	444,948
F3	Communications Systems	0	450,000	230,000	596,000	625,000	1,901,000
		1,150,300	3,861,232	318,419	773,851	716,992	6,820,794

Funding Sources	2021	2022	2023	2024	2025	Five-Year Total
General Taxation	0	0	0	0	0	0
Surplus/Reserves	1,150,300	3,861,232	318,419	773,851	716,992	6,820,794
Development Cost Charges	0	0	0	0	0	0
Debenture/Borrowing	0	0	0	0	0	0
Federal/Provincial Funding	0	0	0	0	0	0
Dev/Comm/Other Contributions	0	0	0	0	0	0
Utility Revenue	0	0	0	0	0	0
	1,150,300	3,861,232	318,419	773,851	716,992	6,820,794

Note: Totals may not add due to rounding.

Capital Summary - Utility Funds

Cost Centre	2021	2022	2023	2024	2025
312 Airport	83,257,100	10,637,000	15,639,000	4,590,000	23,189,000
313 Water	18,792,700	5,052,200	11,150,200	5,982,200	9,837,200
314 Wastewater	9,650,700	8,760,000	20,680,000	24,864,570	13,546,908
	111,700,500	24,449,200	47,469,200	35,436,770	46,573,108

Funding Sources:					
Water Utility Operating	4,185,600	4,350,100	5,315,700	5,773,600	6,174,100
Wastewater Utility Operating	5,945,000	8,705,000	20,625,000	19,709,240	10,199,115
Reserves/Surplus Development	94,834,440	10,637,000	15,639,000	4,590,000	23,189,000
Cost Charges Debenture	1,874,660	607,100	5,739,500	3,177,730	6,860,893
Borrowing	0	0	0	0	0
Federal/Provincial Contributions*	4,605,800	0	0	0	0
Dev/Comm/Other Contributions	255,000	150,000	150,000	2,186,200	150,000
	111,700,500	24,449,200	47,469,200	35,436,770	46,573,108

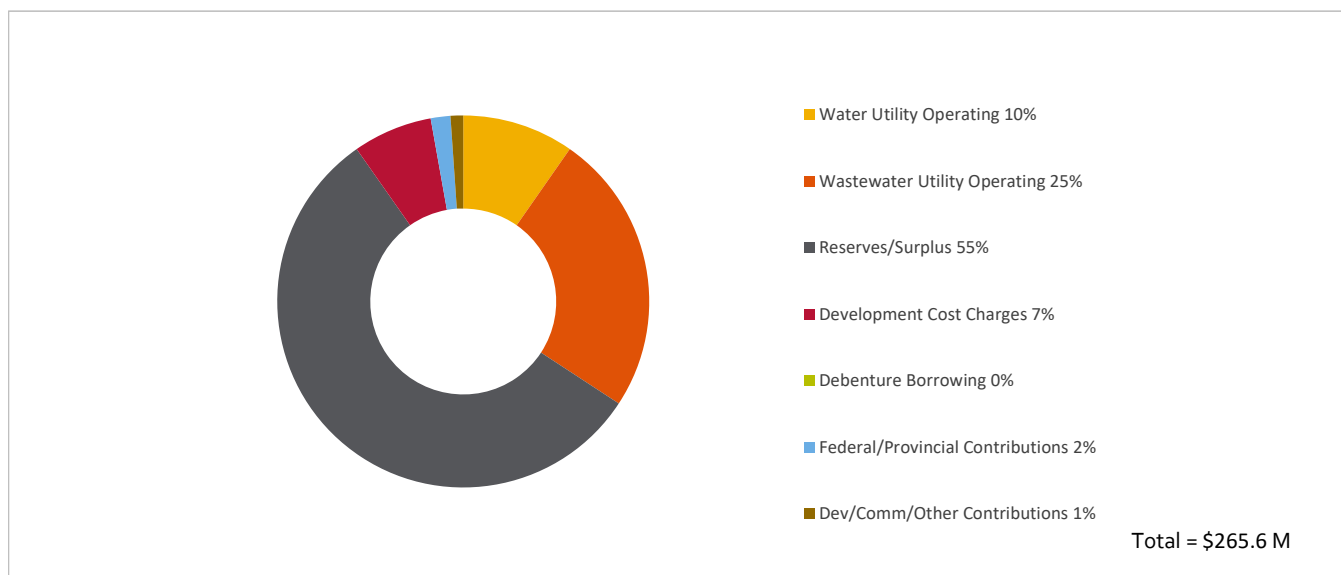
Total Five-Year Capital Program

265,628,778

* 10-Year Capital Plan only includes confirmed Federal and Provincial Funding

Note: Totals may not add due to rounding.

Utility Funds Capital Funding 2021 to 2025



Airport Capital

Plan No.	Plan Description
A1	Airside Funding for East Lands roads and servicing, stormwater infrastructure, and other small capital projects
A2	Groundside Funding for Airport roadways, hotel and parking development, rental car quick turnaround facility, land purchases, West Lands roads and servicing, and other small capital projects.
A3	Terminal Funding for Airport terminal building renovations, technology, bridge upgrades, and other small capital projects.
A4	Airport Improvement Fees Funding for the terminal expansion, Apron 1 South expansion, combined operations building, airside pavement rehabilitation, runway end safety area, airside equipment, and other capital projects.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
A1	Airside	250,000	612,000	335,000	50,000	361,000	1,608,000
A2	Groundside	3,056,400	1,241,000	50,000	70,000	4,330,000	8,747,400
A3	Terminal	2,001,400	2,082,000	1,492,000	722,000	400,000	6,697,400
A4	Airport Improvement Fees	77,949,300	6,702,000	13,762,000	3,748,000	18,098,000	120,259,300
		83,257,100	10,637,000	15,639,000	4,590,000	23,189,000	137,312,100

Funding Sources:							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	83,257,100	10,637,000	15,639,000	4,590,000	23,189,000	137,312,100	
Development Cost Charges	0	0	0	0	0	0	0
Debenture/Borrowing	0	0	0	0	0	0	0
Federal/Provincial Funding	0	0	0	0	0	0	0
Dev/Comm/Other Contributions	0	0	0	0	0	0	0
Utility Revenue	0	0	0	0	0	0	0
	83,257,100	10,637,000	15,639,000	4,590,000	23,189,000	137,312,100	

Note: Totals may not add due to rounding.

Water Capital

Plan No.	Plan Description
W1	DCC Pipes (Mains) New water mains to accommodate growth.
W2	DCC Booster Stations and PRV's New booster stations & PRV's to accommodate growth.
W3	DCC Water Treatment New treatment capacity and facilities to accommodate growth.
W4	DCC Reservoirs and Filling Stations New reservoirs and filling stations to accommodate growth.
W5	DCC Offsite and Oversize The City's share of costs to oversize water infrastructure and to do work in excess of the developer's own needs.
W6	Network and Facility Renewal Renewal of existing water mains, booster stations, PRVs, water treatment systems, reservoirs and filling stations that have reached the end of their service life.
W7	Network and Facility Improvements Network and facility improvements to meet current standards. Contributed assets and water meters that are needed to support development and are funded from development.
W8	Irrigation Network Improvements Network and Facility Improvements to meet current standards. Fire protection, upper watershed infrastructure, well stations and transmission mains are all included in this irrigation network.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
W1	DCC Pipes (Mains)	297,900	500,000	5,700,000	0	3,500,000	9,997,900
W2	DCC Booster Stations and PRV's	684,200	0	0	0	0	684,200
W3	DCC Water Treatment	350,000	0	0	0	0	350,000
W4	DCC Reservoirs and Filling Stations	215,700	0	0	0	0	215,700
W5	DCC Offsite and Oversize	117,200	117,200	117,200	117,200	117,200	586,000
W6	Network and Facility Renewal	6,648,800	3,500,000	4,000,000	3,850,000	4,750,000	22,748,800
W7	Network and Facility Improvements	9,820,500	465,000	513,000	695,000	150,000	11,643,500
W8	Irrigation Network Improvements	658,400	470,000	820,000	1,320,000	1,320,000	4,588,400
		18,792,700	5,052,200	11,150,200	5,982,200	9,837,200	50,814,500

Funding Sources							
	General Taxation	0	0	0	0	0	0
	Surplus/Reserves	8,969,840	0	0	0	0	8,969,840
	Development Cost Charges	776,460	552,100	5,684,500	58,600	3,513,100	10,584,760
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	4,605,800	0	0	0	0	4,605,800
	Dev/Comm/Other Contributions	255,000	150,000	150,000	150,000	150,000	855,000
	Utility Revenue	4,185,600	4,350,100	5,315,700	5,773,600	6,174,100	25,799,100
		18,792,700	5,052,200	11,150,200	5,982,200	9,837,200	50,814,500

Note: Totals may not add due to rounding.

Wastewater Capital

Plan No.	Plan Description
WW1	DCC Pipes (Mains) New wastewater mains to support growth.
WW2	DCC Lift Stations New wastewater lift stations to support growth.
WW3	DCC Wastewater Treatment Facilities New wastewater treatment facilities to support growth.
WW4	DCC Oversize The City's share of costs to oversize wastewater infrastructure and to do work in excess of the developer's own needs.
WW5	Network and Facility Renewal Renewal of existing wastewater mains, lift stations and treatment facilities that have reached the end of their service life.
WW6	Network and Facility Improvements Collection and facility improvements to meet current standards. Contributed assets that are needed to support development and are funded from development.

Plan No.	Plan Description	2021	2022	2023	2024	2025	Five-Year Total
WW1	DCC Pipes (Mains)	187,800	0	0	4,682,570	0	4,870,370
WW2	DCC Lift Stations	1,013,800	1,500,000	0	2,212,000	0	4,725,800
WW3	DCC Wastewater Treatment Facilities	1,000,000	800,000	14,320,000	12,760,000	7,236,908	36,116,908
WW4	DCC Oversize	309,900	110,000	110,000	110,000	110,000	749,900
WW5	Network and Facility Renewal	6,949,200	6,250,000	5,000,000	5,000,000	5,200,000	28,399,200
WW6	Network and Facility Improvements	190,000	100,000	1,250,000	100,000	1,000,000	2,640,000
		9,650,700	8,760,000	20,680,000	24,864,570	13,546,908	77,502,178

Funding Sources:							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	2,607,500	0	0	0	0	0	2,607,500
Development Cost Charges	1,098,200	55,000	55,000	3,119,130	3,347,793		7,675,123
Debenture/Borrowing	0	0	0	0	0	0	0
Federal/Provincial Funding	0	0	0	0	0	0	0
Dev/Comm/Other Contributions	0	0	0	2,036,200	0		2,036,200
Utility Revenue	5,945,000	8,705,000	20,625,000	19,709,240	10,199,115		65,183,355
	9,650,700	8,760,000	20,680,000	24,864,570	13,546,908		77,502,178

Note: Totals may not add due to rounding.

2021 Final Budget Five-Year Financial Plan

overview

April 26, 2021
Council Chambers

#kelownabudget
kelowna.ca/budget



Agenda




- ▶ Preliminary budget
- ▶ COVID-19 impacts
- ▶ Final budget
- ▶ Taxation impacts
- ▶ Five-Year Financial Plan





Preliminary Budget Highlights

- 
- ▶ Essential services and asset renewal
 - ▶ Community safety
 - ▶ Building vibrant neighborhoods
 - ▶ Environmental protection
 - ▶ Socially responsible and inclusive communities
 - ▶ Transportation and mobility



Preliminary Budget



Council approved on December 10, 2020:

Preliminary tax demand	\$157.6M
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Municipal tax increase	4.04%
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COVID - 19



- ▶ Continued financial impacts
 - ▶ Recreational programming
 - ▶ Transit
 - ▶ Gaming revenues
- ▶ BC's Safe Restart Plan





Final Budget



Preliminary tax demand	\$157.6 M
General Revenues	(151k)
Operating requests	102k
Capital requests	223k
2021 Final tax demand	\$157.7 M
New construction revenue	2.9M
Net property owner impact	4.04%

Note: Totals may not add due to rounding



Operating Request

Request: Journey Home Funding

Justification: Additional funding is requested to address Strategy Implementation priority areas: Lived Experience and Youth programs, marketing and communications, and performance management and reporting (Built for Zero data integration) to inform data driven decision making. The funding increase aligns with the 5-year Strategy and the Memorandum of Understanding with the City, both ending in 2023.

Amount: \$100,000

**Taxation
Impact:** \$100,000 Increase to Taxation Demand



Operating Request

Request: Diversity and Inclusion Strategic Plan Project

Justification: In January 2021, the City requested information from consultant organizations with experience in Diversity and Inclusion Strategic Planning. The findings from this preliminary review highlighted the need for additional funding to undertake this work along with an extended project timeframe of up to 18-24 months. This request is for an additional \$100,000 and a project extension into 2022.

Amount: \$100,000

**Taxation
Impact:** No Taxation Impact



Operating Request

Request:	Transmission of Taxes - BIA's and Other Governments
Justification:	To establish the receipt and disbursement of taxes to Business Improvement Areas (BIA) and other taxing authorities (OTA's)
Amount:	\$117,279,100
Taxation Impact:	No Taxation Impact



Operating Request

Request: FortisBC Gas Franchise Fee

Justification: This request is to adjust the franchise fee revenue due from FortisBC up to \$1,384,810 from the 2021 Preliminary budget amount of \$1,234,010. The fee is based on 3 per cent of the gross revenue from natural gas sales within the City of Kelowna during the 2020 calendar year.

Amount: \$150,800

**Taxation
Impact:** \$150,800 Decrease to Taxation Demand



Operating Request

Request: Airport Operations

Justification: To decrease budgeted Airport revenues due to forecasted impacts of COVID-19 on Airport operations, partially offset by a \$720k COVID-19 relief grant received from the Province of BC. Preliminary budget was based on forecasted passenger numbers of 760,000 for 2021. Final budget is based on forecasted passenger numbers of 513,000 for 2021.

Amount: \$4,502,500 appropriation from airport reserves

**Taxation
Impact:** No Taxation Impact



Capital Request

Request: Electric Vehicle Charging Stations - Parkades & Lots

Justification: This request is for additional funds to supplement the previously approved 2021 request that has been carried over to 2021. This budget will allow for the installation of 4 additional level 2 EV stations in the City Hall area. This follows the City's Electric Vehicle Strategy. Staff will continue to pursue partnership and grant opportunities.

Amount: \$110,000

**Taxation
Impact:** No Taxation Impact



Capital Request

Request: CNC Ammonia Condenser Replacement

Justification: This request is for the replacement of the ammonia condenser at the Capital News Centre arena. A recent inspection of the unit has shown heavy scaling and other signs indicating the unit is near the end of its serviceable useful life.

Amount: \$300,000

**Taxation
Impact:** No Taxation Impact



Capital Request

Request: Edith Gay Baseball Park - Outfield Netting

Justification: Due to advances in sport technology and athletic performance, there has been an increased frequency of fly balls & homeruns being hit outside of the ball field and into the surrounding residential properties. This request includes the installation of protective netting and a chain link fencing system to prevent balls from leaving Edith Gay baseball diamond #3, where elite U18 baseball is played.

Amount: \$254,800

**Taxation
Impact:** \$178,400 Increase to Taxation Demand



Capital Request

Request:	Canyon Falls Park, Parking Lot - Construction
Justification:	Budget is requested for the entrance and grading of a gravel parking lot directly off the South Perimeter Road (SPR) to service the popular trails to Canyon Falls and the Bellevue Creek valley beyond. Significant savings are anticipated by completing this project concurrently with SPR.
Amount:	\$119,000
Taxation Impact:	\$2,000 Increase to Taxation Demand for operating impacts



Capital Request

Request: Millbridge Park - Bridge Removal and Design

Justification: The Millbridge Park-bridge # 19 is currently closed to the public as the bridge has been deemed beyond repair and is at risk of impact to the creek and surrounding area at freshet. This budget request is for the removal of the old bridge and design for the replacement.

Amount: \$75,000

**Taxation
Impact:** \$45,000 Increase to Taxation Demand



Taxation Impact - Summary



\$689,990

average residential property

\$2,200

Municipal Portion of taxes

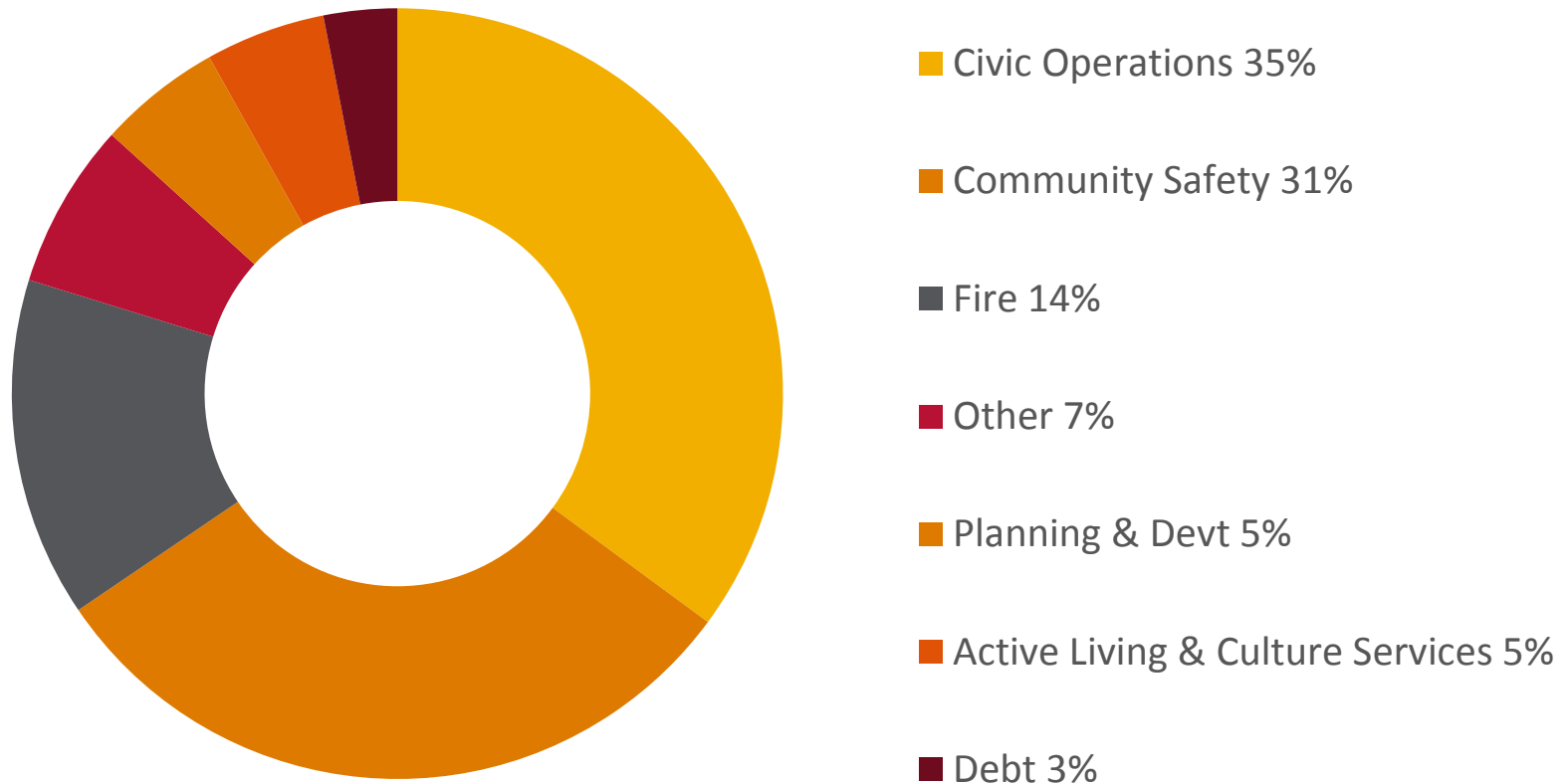
\$85

\$ increase from prior year

4.04%

% increase from prior year

What do tax dollars pay for:



Other: Regional Programs (1%), Public Transit (4%) and Grants (2%)



Five-Year Financial Plan



	2021	2022	2023	2024	2025
General revenues	(11,680)	(11,914)	(12,153)	(12,404)	(12,662)
Net operating budget	157,345	168,117	178,176	186,865	194,422
Pay-as-you-go capital	12,071	13,003	14,092	15,238	16,429
Taxation demand	157,736	169,205	180,116	189,699	198,189
New construction tax revenue	(2,880)	(2,540)	(2,724)	(2,864)	(2,978)
Net property owner impact	4.04%	5.66%	4.84%	3.73%	2.91%

Note: Totals may not add due to rounding

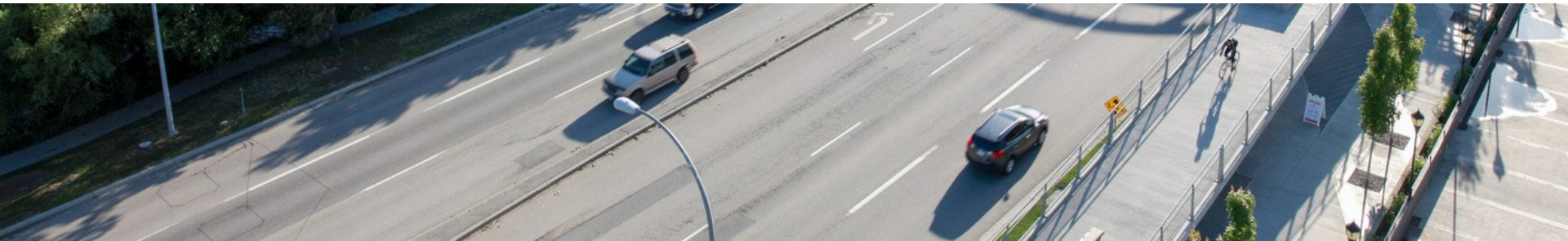
(In millions)



2021 & 5-Year Financial Plan Financial Models



- ▶ Fees & Charges
- ▶ Revenue & Expenditure Forecasts
- ▶ Utility & Debt Models
- ▶ Five-Year Financial Plan
- ▶ Reserves & Surplus



2021 Final Budget

4.04%

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CITY OF KELOWNA

BYLAW NO. 12198

Five Year Financial Plan 2021-2025

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

1. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five Year Financial Plan of the City of Kelowna for the period January 1, 2021 to and including December 31, 2025.
2. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
3. This bylaw may be cited for all purposes as the "Five Year Financial Plan Bylaw, 2021-2025, No. 12198".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"
Financial Plan 2021 - 2025

	2021	2022	2023	2024	2025	2026-2030
Revenue						
Property Value Tax	157,735,983	169,205,678	180,116,559	189,700,310	198,190,895	1,090,891,060
Library Requisition	6,926,600	7,065,132	7,206,435	7,350,564	7,497,575	39,798,035
Parcel Taxes	3,195,727	3,422,977	3,446,741	3,470,144	3,309,310	13,431,141
Fees and Charges	109,997,186	138,915,319	150,938,199	157,982,369	160,220,846	881,407,825
Borrowing Proceeds	7,158,600	17,805,940	21,700,000	2,742,540	10,061,293	3,646,873
Other Sources	67,535,274	50,713,865	50,086,080	55,678,976	52,206,130	349,939,336
	352,549,370	387,128,911	413,494,014	416,924,903	431,486,049	2,379,114,271
Transfer between Funds						
Reserve Funds	2,164,376	1,607,774	1,018,046	1,018,046	1,018,046	5,090,230
DCC Funds	27,455,260	22,749,126	31,614,637	28,975,450	36,132,347	188,554,781
Surplus/Reserve Accounts	187,605,634	42,896,550	64,009,793	59,487,250	52,358,826	285,394,007
	217,225,270	67,253,450	96,642,476	89,480,746	89,509,219	479,039,018
Total Revenues	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289
Expenditures						
Municipal Debt						
Debt Interest	3,728,439	5,266,286	7,025,695	7,813,907	7,851,686	33,267,080
Debt Principal	9,762,977	10,555,605	12,340,084	13,843,506	13,952,658	55,498,330
Capital Expenditures	238,360,450	104,896,152	142,250,238	122,121,840	127,596,432	715,188,831
Other Municipal Purposes						
General Government	31,883,709	30,836,885	31,686,895	32,585,805	33,510,415	181,912,914
Planning, Development & Building Services	31,729,092	25,471,518	25,685,213	26,445,831	27,242,444	147,813,478
Community Services	93,067,468	96,372,824	97,799,320	100,370,889	103,387,067	558,930,773
Protective Services	72,202,231	76,409,427	80,426,322	84,969,627	89,572,078	498,302,342
Utilities	25,865,914	22,504,022	22,868,555	23,879,546	24,519,526	132,273,909
Airport	15,915,345	16,917,094	17,925,228	19,474,505	18,019,242	107,298,110
	522,515,625	389,229,813	438,007,550	431,505,456	445,651,548	2,430,485,767
Transfers between Funds						
Reserve Funds	25,971,978	26,312,594	27,575,765	27,595,506	27,606,240	142,651,153
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	21,287,037	38,839,954	44,553,175	47,304,687	47,737,480	285,016,369
	47,259,015	65,152,548	72,128,940	74,900,193	75,343,720	427,667,522
Total Expenditures	569,774,640	454,382,361	510,136,490	506,405,649	520,995,268	2,858,153,289

Note: Totals may not add due to rounding.

Schedule "B"
Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes;
- (c) The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2021. Property taxes and fees and charges are two of the largest sources of revenue. Both have advantages in that they are stable, relatively simple to administer and are generally understood by citizens. The City of Kelowna also utilizes funds from reserves and surplus as another main source of financial support. Reserve funds are closely managed to ensure and protect the current and future financial viability of the municipality. Other sources of revenue may be variable and fluctuate from year to year depending on the economic influences and capital programs undertaken by the City.

Objectives

- Investigate other potential funding sources and securing opportunities for additional revenues.
- Begin to decrease the municipality's reliance on property taxes and explore opportunities to increase the percent of total revenue received from user fees and charges and senior government grants.
- Maintain a fees and charges structure whereby increases are applied on a regular basis in line with inflation, while ensuring that service levels remain competitive and affordable.

Policies

- Pursue non-property tax revenues whenever possible through applying for government grants and charging user fees at appropriate levels.
- Perform regular reviews of revenue generating areas for appropriate application of rate increases.
 - Planning and Development Fees.
 - Active Living & Culture Fees and Charges – application of BC Consumer Price Index.
 - Utility Revenues – ensure Utilities operate as self-supporting enterprise funds.
- Increase provincial and federal grant revenue through maximum utilization of the City's Grant Manager position.

Table 1: Sources of Revenue

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	157,736	28%
Library Requisition	6,927	1%
Parcel Taxes	3,196	1%
Fees & Charges	109,997	19%
Borrowing Proceeds	7,159	1%
Other Sources	67,535	12%
Reserve Funds/Accounts	217,225	38%
Total	569,775	100%

Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2021 and the relative proportion of tax revenues. Projected revenues from the combined residential, recreational and Non-Profit classes, provides the largest proportion of property tax revenue. This cumulative class represents the largest tax assessment base and hence utilizes the majority of City services.

Objectives

- Provide an effective tax change that is the same for all property classes.
- Ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000.
- Allow for a maximum ratio cap of 3:1 for the Light Industrial/Business class.

Policies

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council during the annual Tax Distribution Policy review.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Table 2: Tax Class Ratios and Projected Revenues

Property Class	Description	2021 Tax Class Ratios	Tax Revenue \$ (000's)	2020 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	110,272	1.0000:1
02	Utilities	4.9179:1	717	4.9211:1
04	Major Industrial	5.8504:1	0	6.0425:1
05/06	Light Ind/Bus/Other	2.2556:1	46,092	2.1724:1
09	Farm Land	0.1639:1	11	0.1706:1
91	Farm Improvements	0.5081:1	643	0.5096:1
	Total Revenues		157,736	

Property Tax Exemptions

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The applicant must qualify for an exemption under the provisions of the Community Charter.
- The organization receiving an exemption must be a registered non-profit society or registered charity, as the support of the municipality will not be used for commercial and private gain.
- The tax exemption must demonstrate benefit to the community and residents of the City by enhancing the quality of life (spiritually, educationally, socially and culturally), while delivering services economically to the citizens within the community.

The value of tax exemptions provided by Council for 2021 (based on 2020 assessment totals and tax rates) is \$3,747,201. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 395,271

Private schools - \$ 258,882

Hospitals - \$ 19,736

Special Needs Housing - \$ 58,678

Social Services - \$ 297,429

Public Park, Athletic or Recreational - \$ 454,458

Cultural - \$ 419,988

Partnering, Heritage or Other Special Exemptions Authority - \$ 378,602

Revitalization - \$1,464,157

In order to encourage the restoration and preservation of commercial, industrial and institutional building, properties that meet the criteria outlined in the Heritage Building Tax Incentive Program policy can receive a tax exemption.

The establishment of the Revitalization Tax Exemption policy allows qualifying properties within the Downtown Urban Centre and Rutland Urban Centre areas to receive a tax exemption.

Objectives

- Continue to provide permissive tax exemptions to support qualifying organizations that improve the well-being of the community.
- The municipality will continue to provide heritage and revitalization tax exemptions for qualifying properties.

Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life objectives of the municipality; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the municipality.

- To meet the city's commitment to the ongoing restoration, preservation and maintenance of buildings and structures on its Heritage Register, eligible properties will be considered for a tax exemption.
- To support the city's revitalization program of the Downtown Urban Centre and Rutland Urban Centre, qualifying properties will be considered for a tax exemption.

CITY OF KELOWNA

BYLAW NO. 12199

Tax Structure Bylaw, 2021

WHEREAS the Letters Patent of the City of Kelowna provide that the municipality may be divided into two (2) or more taxation areas by bylaw adopted prior to the adoption of the Annual Budget Bylaw;

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

1. **Taxation Area 1**

All lands and improvement thereon classified for assessment purposes as "Farm".

2. **Taxation Area 2**

All lands and improvements thereon not included in Taxation Area 1.

3. This bylaw shall be applicable for the 2021 taxation year.

4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2021 No. 12199".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12200

Annual Tax Rates Bylaw, 2021

WHEREAS the Letters Patent dated the Twenty-fifth day of April, 1973 for the City of Kelowna provides for differing levels of taxation taking into consideration the extent of level of services being provided to different areas within the municipality.

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

1. The following rates are hereby imposed and levied for the taxation year 2021:
 - (a) For all lawful General purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule 1 of this Bylaw;
 - (b) For Debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule 1 of this Bylaw;
 - (c) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for Regional Library purposes, rates appearing in column "C" of Schedule 1 of this Bylaw;
 - (d) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "D" of Schedule 1 of this Bylaw;
 - (e) For purposes of the Regional District of Central Okanagan on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in column "E" of Schedule 1 of this Bylaw;
 - (f) For purposes of the Regional District of Central Okanagan on the assessed value of land only for the Regional District of Central Okanagan Sterile Insect Release Program, rates appearing in column "F" of Schedule 1 of this Bylaw; and
 - (g) For Local Service Area purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in columns "A" and "B" of Schedule 2 of this Bylaw.
2. This bylaw may be cited as "Annual Tax Rates Bylaw, 2021 No. 12200".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE 1**CITY OF KELOWNA****GENERAL MUNICIPAL, DEBT, HOSPITAL AND REGIONAL DISTRICT
TAX RATES - 2021**

		TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
		A GENERAL MUNICIPAL	B DEBT	C LIBRARY	D REGIONAL HOSPITAL DISTRICT	E REGIONAL DISTRICT	F REGIONAL DISTRICT SIR
PROPERTY CLASS							
01	Residential	3.0983	0.0900	0.1395	0.2519	0.2307	0.0267
02	Utilities	15.2372	0.4426	0.6861	0.8817	0.8076	0.0933
03	Supportive Housing	3.0983	0.0900	0.1395	0.2519	0.2307	0.0267
04	Major Industrial	18.1262	0.5266	0.8162	0.8565	0.7845	0.0907
05	Light Industrial	6.9886	0.2030	0.3147	0.8565	0.7845	0.0907
06	Business/Other	6.9886	0.2030	0.3147	0.6172	0.5653	0.0653
08	Recreation/Non-Profit	3.0983	0.0900	0.1395	0.2519	0.2307	0.0267
09	Farm:						
	a) Land	0.5112	0.0148	0.0240	0.2519	0.2307	0.0267
	b) Improvements	1.5742	0.0457	0.0709	0.000	0.0000	0.0000

SCHEDULE 2

CITY OF KELOWNA

2021 LOCAL SERVICE AREA TAX RATES

PROPERTY CLASS	A	B
	DOWNTOWN BUSINESS IMPROVEMENT AREA	UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	1.4253	1.0735
6. BUSINESS	1.4253	1.0735
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM		
a) LAND	0	0
b) IMPROVEMENT	0	0

CITY OF KELOWNA

BYLAW NO. 12201

Development Cost Charge Reserve Fund Expenditure Bylaw, 2021

WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of Eighty Three Million, Seven Hundred and Fifty Four Thousand, One Hundred and Fifty Eight dollars (\$ 83,754,158) as at January 1, 2021.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Development Cost Charge Reserve Fund for the purpose of utility, road and land improvement and additions;

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

1. The sum of Eighty Three Million, Seven Hundred and Fifty Four Thousand, One Hundred and Fifty Eight dollars (\$ 83,754,158) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2021 for the following purposes:

Land for Park Purposes	\$ 11,092,103
Park Development	\$10,252,319
Road Construction	\$ 47,646,568
Wastewater Trunks, Plant & Debt Repayment	\$ 8,920,763
Water Mains, Pump Stations & Reservoir Construction	\$ 5,842,405

\$ 83,754,158

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2020, No. 12201".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12202

Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2021

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Nine Million, Two Hundred Ninety Six Thousand, Eight Hundred Fifty-Six Dollars (\$9,296,856) as at January 1, 2021.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Sale of City-Owned Land Reserve Fund for the purpose of land purchases and enhancements set out below;

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

1. The sum of Nine Million, Two Hundred Ninety Six Thousand, Eight Hundred Fifty-Six Dollars (\$9,296,856) as at January 1, 2021 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2021 for the following purposes:

General Land	\$ 7,947,840
Parks Land	\$ 1,051,505
Housing Opportunity	\$ 297,511
	<u>\$ 9,296,856</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the City-Owned Land Reserve Fund.
4. This bylaw may be cited as the "Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2021, No. 12202".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 26, 2021
To: Council
From: City Manager
Department: Development Planning
Subject: Amendment to Development Application Fees Bylaw No. 10560

Recommendation:

THAT Council, receives, for information, the Report from the Development Planning Department dated April 26, 2021 recommending that Council amend the City of Kelowna Development Application Fees Bylaw No. 10560;

AND THAT Bylaw No. 12173 being Amendment No. 11 to the Development Application Fees Bylaw No. 10560 be forwarded for reading consideration.

Purpose:

To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for subdivisions, RU7 fast-track applications and to update the ALC Applications section to be consistent with the ALC Application Fee Table.

Background:

The Development Planning Department would like to clarify, through an amendment to the Development Application Fees Bylaw No. 10560, the fees charged for rezoning to certain subzones, for RU7 fast-track applications and to subdivision applications. This amendment adds clarity that the fee for All Other Zones applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones and that development permit fees apply for RU7 fast-track applications. Further, it clarifies the fees charged for subdivision applications and how fees are calculated based on the number of lots. No increases are proposed to fees through this amendment.

For Agricultural Land Commission (ALC) applications these fees are set by the ALC and not subject to annual City of Kelowna increases. The wording in the Development Application Fees Bylaw No. 10560 would be changed to reflect the current ALC Application Fee Table.

The Development Application Fee Bylaw currently applies through 2023. It will need to be further amended for subsequent years.

Internal Circulation:
Office of the City Clerk

Considerations applicable to this report:

Legal/Statutory Authority: Authority to impose fees for processing development applications is established in Section 462(1) of the *Local Government Act*.

Financial/Budgetary Considerations: There are no changes to any fees proposed in this amendment, the changes are to add greater clarity.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements: N/A

Existing Policy: N/A

External Agency/Public Comments: N/A

Communications Comments: N/A

Submitted by:	K. Brunet, Planner II
Reviewed by:	J. Black, Urban Planning Manager
Approved for inclusion:	T. Barton, Development Planning Department Manager

Attachments:

Schedule A – Amendment to Development Application Fees Bylaw No. 10560

SCHEDULE "A" – Amendments to City of Kelowna Development Application Fee Bylaw No. 10560

Development Application Fee Bylaw No. 10560													
No.	Section	Existing Text					Proposed Text					Rationale	
1.	Schedule “A” Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT											Clarifies that the fee for All Other Zones applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones	
			2020 Fees	2021 Fees	2022 Fees	2023 Fees			2020 Fees	2021 Fees	2022 Fees		2023 Fees
		Zoning Bylaw Amendments					Zoning Bylaw Amendments						
		All Other Zones	\$1,915	\$1,950	\$1,985	\$2,020	All Other Zones (including RLS, LP and R subzones)		\$1,915	\$1,950	\$1,985		\$2,020
2.	Schedule “A” Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT											As RU7 fast-track applications are to be considered as Development Permit applications, they must be included in the Development Applications Fees Bylaw. These applications follow standard Development Permit process and the fee should be consistent with all RU7 Development Permits.	
			2020 Fees	2021 Fees	2022 Fees	2023 Fees			2020 Fees	2021 Fees	2022 Fees		2023 Fees
		Urban Design Development Permits					Urban Design Development Permits						
		Major	\$1,745	\$1,775	\$1,810	\$1,845	Major		\$1,745	\$1,775	\$1,810		\$1,845
		Minor Direct	\$960	\$975	\$985	\$1,000	Minor Direct (Including RU7 Fast-Track)		\$960	\$975	\$985	\$1,000	
3.	Schedule “A” Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT											Updates and references that fees are charged accordance with the ALC Application Fee Table and confirms fees are not subject to annual City of Kelowna increases. The wording has also been changed to reflect the current ALC Application Fee Table.	
			2020 Fees	2021 Fees	2022 Fees	2023 Fees			2020 Fees	2021 Fees	2022 Fees		2023 Fees
		ALC Applications (ALC receives \$1,200 of permit fees)					ALC Applications (ALC receives \$1,200 of permit fees) (In accordance with the Application Fee Table published by the ALC). Amounts below paid to the City of Kelowna.						
		Subdivision/Non-Farming	\$1,505	\$1,510	\$1,515	\$1520	Non-Adhering Residential Use		\$450	\$450	\$450		\$450
		Application for Exclusion	\$1,505	\$1,510	\$1,515	\$1520	Soil Use to Place Fill and/or Remove Soil		\$750	\$750	\$750	\$750	
							Non-Farm Use		\$750	\$750	\$750	\$750	
							Subdivision/Non-Farming		\$750	\$750	\$750	\$750	
							Application for Exclusion		\$750	\$750	\$750	\$750	

Development Application Fee Bylaw No. 10560												
No.	Section	Existing Text					Proposed Text					Rationale
4.	Schedule "A" Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT											Adds greater clarity for the fees being charged for 1-2 lot subdivisions
		Subdivision Category ⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees	Subdivision Category ⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees	
		Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,160 base fee + \$110/lot	\$2,200 base fee + \$110/lot	\$2,240 base fee + \$115/lot	\$2,280 base fee + \$115/lot	Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) <i>Subdivision where less than 3 new lots are being proposed</i>	\$2,160 base fee+ \$110/lot	\$2,200 base fee+ \$110/lot	\$2,240 base fee+ \$115/lot	\$2,280 base fee+ \$115/lot	
						Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) <i>Subdivision where 3 or more new lots are being proposed</i>	\$2,160 base fee (lots 1-2) + \$110/ additional lot	\$2,200 base fee (lots 1-2) + \$110/lot additional lot	\$2,240 base fee (lots 1-2) + \$115/lot additional lot	\$2,280 base fee (lots 1-2) + \$115/lot additional lots		



Amendment to Development Application Fees Bylaw No. 10560



Proposal

- ▶ To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for RU7 fast-track applications, for subdivisions and to update the ALC Applications section to be consistent with the ALC Application Fee Table.

Application Fee for Subzones

- ▶ Clarifies that the existing fee for All Other Zones also applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones

Application Fee for RU7 Fast-Track

- ▶ As RU7 Fast-Track applications are to be considered as Development Permit applications and they need to be included in the Fee Bylaw.
 - ▶ These applications now follow standard Development Permit processes, and the fee should be consistent with all RU7 Development Permits.

ALC Applications

- ▶ Updates and references that fees are charged accordance with the ALC Application Fee Table and confirms fees are not subject to annual City of Kelowna increases. The wording has also been changed to reflect the current ALC Application Fee Table.

Subdivision Category

- ▶ Adds greater clarity for the fees being charged for 1-2 lot subdivisions and how subdivision fees are calculated

Further Amendments

- ▶ Fees established through 2023
- ▶ The Fee Bylaw will need to be further amended in 2023, for subsequent years
- ▶ Re-evaluate all fees at that time

Staff Recommendation

- ▶ Staff recommend Council **support** the proposed amendments to Development Application Fees Bylaw No. 10560



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12173

Amendment No. 11 to Development Application Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT **Schedule "A" – Development Application Fees – Table 1, FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** be amended by:

- a) deleting under **Zoning Bylaw Amendments** the following that reads:

Zoning Bylaw Amendments				
All Other Zones	\$1,915	\$1,950	\$1,985	\$2,020

replacing it with the following:

Zoning Bylaw Amendments				
All Other Zones (including RLS, LP and R subzones)	\$1,915	\$1,950	\$1,985	\$2,020

- b) deleting under **Urban Design Development Permits** the following that reads:

Urban Design Development Permits				
Major	\$1,745	\$1,775	\$1,810	\$1,845
Minor Direct	\$960	\$975	\$985	\$1000

replacing it with the following:

Urban Design Development Permits				
Major	\$1,745	\$1,775	\$1,810	\$1,845
Minor Direct (Including RU7 Fast Track)	\$960	\$975	\$985	\$1000

- c) deleting under **ALC Applications (ALC receives \$1,200 of permit fees)** the following that reads:

ALC Applications (ALC receives \$1,200 of permit fees)				
Subdivision/Non-Farming	\$1,505	\$1,510	\$1,515	\$1520
Application for Exclusion	\$1,505	\$1,510	\$1,515	\$1520

replacing it with the following:

ALC Applications-(In accordance with the Application Fee Table published by the ALC). Amounts below paid to the City of Kelowna.				
Non-Adhering Residential Use	\$450	\$450	\$450	\$450
Soil Use to Place Fill and/or Remove Soil	\$750	\$750	\$750	\$750
Non-Farm Use	\$750	\$750	\$750	\$750

Subdivision	\$750	\$750	\$750	\$750
Exclusion	\$750	\$750	\$750	\$750

2. THAT **Schedule "A" – Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** be amended by:

deleting under **Subdivision Category⁵** the following that reads:

Subdivision Category⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,160 base fee + \$110/lot	\$2,200 base fee + \$110/lot	\$2,240 base fee + \$115/lot	\$2,280 base fee + \$115/lot

replacing it with the following:

Subdivision Category⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) Subdivision where less than 3 new lots are being proposed	\$2,160 base fee	\$2,200 base fee	\$2,240 base fee	\$2,280 base fee
Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) Subdivision where 3 or more new lots are being proposed	\$2,160 base fee (lots 1-2) + \$110/ additional lot	\$2,200 base fee (lots 1-2) + \$110/lot additional lot	\$2,240 base fee (lots 1-2) + \$115/lot additional lot	\$2,280 base fee (lots 1-2) + \$115/lot additional lots

3. This bylaw may be cited for all purposes as "Bylaw No. 12173, being Amendment No. 11 to Development Application Fees Bylaw No. 10560."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 26, 2021
To: Council
From: City Manager
Subject: Contract for Dispatch for Regional District of East Kootenay
Department: Report Prepared by: Sandra Follack, Deputy Fire Chief

Recommendation:

THAT Council approves the City's renewal of the contract with the Regional District of East Kootenay to provide fire dispatch and records management in the form attached to the Report of the Fire Chief Dated April 26, 2021;

AND THAT the Mayor and City Clerk be authorized to execute all documents associated with this transaction;

AND THAT Council directs staff to work with the Regional District of East Kootenay Staff to release the terms of the contract to public.

Purpose:

To have Council approve a five (5) year contract to provide fire dispatch and records management to the Regional District of East Kootenay (RDEK)

Background:

Staff has completed negotiations with RDEK for the provision of fire dispatch and records management as a renewal of the existing contract. The attached contract was presented to the Board of RDEK Monday March 22 for endorsement and was approved. With Council's endorsement of this contract, staff will continue to dispatch for the RDEK effective May 30th, 2021 through 2025.

Financial/Budgetary Considerations

The five-year dispatch revenue from the contract with the RDEK is \$1,001,577. The annual Dispatch costs are based on the previous contract with a 2.5% increase yearly.

Year	2021	2022	2023	2024	2025
Net Revenue	190,548	195,311	200,193	205,198	210,328

Kelowna Fire Department continues to work with Financial Services on ensuring that service growth through new customers acquisition provides value to the City of Kelowna.

In addition, the Kelowna Fire Department will continue to work with Information Services to ensure that support to the service is aligned with internal capacity. This includes enhancing technical monitoring services to increase redundancies and reduce risk of technical failures.

Internal Circulation:

Financial Analyst, Kelowna Fire Department
Manager, Financial Planning
Manager, Information Services

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

S. Follack
Deputy Fire Chief, Kelowna Fire Department

Approved for inclusion:



S. Leatherdale, Divisional Director, Corporate & Protective Services

Attachments:

Agreement – RFP – Fire Dispatch – RDEK Kelowna Contract Final.PDF
Agreement – RFP – Fire Dispatch – RDEK Kelowna Schedule A Final.PDF
Agreement – RFP – Fire Dispatch – RDEK Kelowna Schedule B Final.PDF
Agreement – RFP – Fire Dispatch – RDEK Kelowna Schedule C Final.PDF

THIS AGREEMENT dated for reference the 9th day of July, 2015 20/b.

BETWEEN:

THE CORPORATION OF THE CITY OF KELOWNA

1435 Water Street

Kelowna, B.C. V1Y 1J4

(hereinafter called "Kelowna")

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF EAST KOOTENAY

19-24th Avenue South

Cranbrook, BC V1C 3H8

(hereinafter called the "RDEK")

OF THE SECOND PART

WHEREAS:

- A. The *Local Government Act* and the *Community Charter* provide that the corporate powers of local government include the power to make agreements with a public authority respecting activities, works or services within the powers of a party to the agreement, including agreements respecting the undertaking, provision and operation of activities, works and services;
- B. The RDEK issued a Request for Proposals for fire dispatch service (the "RFP");
- C. Kelowna submitted a proposal to the RDEK dated November, 2015 (the "Kelowna Proposal") in response to the RFP; and
- D. The RDEK has agreed to contract with Kelowna for the provision by Kelowna of fire dispatch services to the RDEK in accordance with the terms set out herein for the receipt and processing by means of computer-aided dispatch service and re-transmission of emergency related calls to the RDEK, including selection of optional services regarding records management system.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set out, the parties hereto mutually agree as follows:

1. Definitions

1.1 In this agreement:

- (a) **"CAD"** means the computer-aided dispatch system maintained and used by Kelowna;
- (b) **"Emergency"** means any reported event for which fire department personnel are directed to attend in response to an actual risk of fire, hazardous material spill, accident, disaster or medical situation for which an incident number is generated;
- (c) **"Fire Departments of the RDEK"** means the list of fire departments established or approved by the RDEK as described in Schedule "C" attached hereto and forming part of this Agreement, and as amended from time to time.
- (d) **"Fire Dispatch Centre"** means the Fire Dispatch Centre maintained by the Kelowna Fire Department;
- (e) **"Service"** means the provision by Kelowna of fire dispatch services to the RDEK in accordance with the requirements as set out in paragraph 2 herein and Schedule "A" attached hereto and forming part of this Agreement; and
- (f) **"Term"** means the term of this Agreement as provided under Section 4.

2. Services

2.1 Throughout the Term, Kelowna will provide the RDEK with fire dispatch and communications services including the following:

- (a) 9-1-1 emergency calls for fire department assistance that originate in the RDEK will be received and processed by the Fire Dispatch Centre;
- (b) The Fire Dispatch Centre will use its CAD system to initiate incident reporting and dispatch the call to the required Fire Department of the RDEK;
- (c) After the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the applicable RDEK Fire Department(s) including the call out of additional resources specific to the incident (including, through the activation of

mutual aid agreements between one or more other local governments and fire departments under which firefighting and other resources are provided in the event of an Emergency). The responsibility of the Fire Dispatch Centre for the callout of personnel in addition to those on shift will be in accordance with the Local Response Plans for each Schedule C department as mutually agreed to by the Parties; and

(d) The services referred to in Schedule "A" hereto and forming part of this Agreement.

- 2.2 Kelowna will provide Services in accordance with standards and operating procedures utilized by the Kelowna Fire Department unless a variance of such standards or operating procedures is mutually agreed between the Parties.

The Fire Dispatch Centre will continue to utilize a performance expectations program with its employees. This program may be modified from time to time.

It is understood that the Fire Dispatch Centre will strive to meet the standard of service for emergency communications in the fire service being the National Fire Protection Association Standard 1221, *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*.

- 2.3 The Fire Dispatch Centre will only be responsible for dispatching RDEK Fire Departments out of their respective specified area in accordance with Local Response Plans for each Schedule C department as mutually agreed to by the Parties.
- 2.4 Kelowna will provide, at the Fire Dispatch Centre, all equipment, computer software, and personnel necessary for the provision of fire dispatch and communication services under this Agreement, and will ensure that all Kelowna personnel who participate in providing the Services are fully trained. The RDEK will, on its respective premises, provide local interconnection equipment needed in order to maintain the required service link with the Fire Dispatch Centre. The RDEK will also provide and maintain the local radio and paging network used to deliver service in the East Kootenay.
- 2.5 Kelowna will retain all voice recordings of requests for emergency assistance received from within the RDEK for a period of seven (7) years or such longer time as may be required by law. Kelowna will retain all 9-1-1 and other records normally kept by and under its own operating procedures in relation to the dispatch and communication services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Kelowna will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the RDEK.

- 2.6 The Parties will meet initially at three months, thereafter bi-annually (six months) or such other frequency as may be mutually agreed for the purposes of resolving issues, sharing information, and identifying procedural communications or equipment changes.
- 2.7 All records or recordings and such other data as pertains to Service provided under this Agreement to the RDEK will be, and remains exclusively, the property of the RDEK and may not be released to others without its expressed consent. Information may only be released under request of a corporate officer of the RDEK or designate(s) as identified by such corporate officer in writing. Kelowna agrees that all such records, recordings, and data will be held in trust by Kelowna as trustee for the sole benefit of the RDEK provided that Kelowna may retain copies. For clarity, all records, recordings, and other data remain subject to the retention provisions of section 2.5 of this Agreement.
- 2.8 Kelowna agrees that neither Kelowna nor any person for whom Kelowna is responsible at law will disclose to any person, any information learned about the RDEK, its servants, employees, agents or persons who are subject of an Emergency including any information provided in accordance with the requirements of this Agreement . Kelowna acknowledges and agrees that all such information is confidential and will not be released except in accordance with the requirements of the *Freedom of Information and Protection of Privacy Act, British Columbia*.

3. RDEK Equipment

- 3.1 The RDEK will complete a complete technical and operational review and analysis of all existing local communications equipment to determine its ability to effectively and efficiently interconnect to Kelowna's Fire Dispatch Centre equipment. RDEK is responsible for all costs associated with the RDEK system review. Kelowna will provide information regarding interconnection to its Fire Dispatch Centre equipment.
- 3.2 All communications equipment and related infrastructure including base stations, pagers, and mutually agreed upon local interconnection equipment required to facilitate the Service shall be purchased, licensed, and maintained by the RDEK, with the exception of equipment within the Fire Dispatch Centre.
- 3.3 All radio licenses and other related requirements of Industry Canada shall be the responsibility of the RDEK.

4. Changes to the Contract

- 4.1 Any change to the project scope, cost, or schedule shall be documented and approved via Change Orders . A change may be identified by either Kelowna or RDEK personnel with Change Orders forms being completed and managed by Kelowna project personnel.

- 4.2 Agreed to changes must be signed by authorized signatories of Kelowna and the RDEK.

5. Term

- 5.1 The term of this Agreement will commence on the 30th day of May 2016 and terminate on the 29th day of May 2021. On or before May 30th, 2020, either party will communicate to the other their interest in negotiating terms of a subsequent agreement and if both parties are in agreement, the parties will commence negotiation of the terms of such subsequent agreement, providing always that failure to reach an agreement on terms will not bind the parties to a subsequent agreement or extension of the current agreement unless otherwise agreed in writing.

6. Fees

- 6.1 For the Service, the RDEK agrees to pay to Kelowna, the fees and charges as contained in Schedule "B" attached hereto and forming part of this Agreement.

7. Indemnity

- 7.1 The RDEK agrees that it will indemnify and save harmless Kelowna, its councillors, employees, and agents from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

- (a) negligence of the RDEK and its employees, contractors and agents; or
- (b) a breach of this Agreement by the RDEK.

- 7.2 Subject to the provisions of section 2.3 of this Agreement, Kelowna agrees it will indemnify and save harmless the RDEK, its directors, employees and agents, from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

- (a) negligence of Kelowna and its employees, contractors and agents in the provision of the Services; or
- (b) a breach of this Agreement by Kelowna.

8. Default and Early Termination

- 8.1 If either party is in breach of this Agreement and the breach is not corrected within thirty (30) days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.

- 8.2 By notice in writing delivered any time after February 15, 2018, either party may elect to terminate this Agreement, in which case the arrangement for Services provided hereunder shall be terminated effective twelve (12) months from the date of the said notice. In the event of early termination under this provision, the fees paid to Kelowna as provided herein for the year of the Term in which such termination takes effect shall be prorated.

9. Dispute Resolution

- 9.1 Both ROEi and Kelowna agree to co-operate and use their best efforts to resolve any dispute which may arise regarding this Agreement or the Services contemplated within this Agreement or the responsibilities or rights of each party under it, including the candid and timely disclosure of all relevant information and documentation to each other. If the dispute cannot be resolved, it shall be first referred to each party's managing director responsible for fire dispatch services in order that they may attempt to resolve the dispute. In the event the two representatives are unable to reach agreement regarding the dispute, it may be submitted to arbitration by delivery of a Notice of Arbitration in writing to the other party. The arbitration must be conducted by a three-person panel comprised of one appropriately qualified staff person appointed by the parties and one person chosen jointly by the two appointed staff persons, who shall be the chair of the arbitration panel. If the two staff appointees cannot agree on the choice of the chair of the arbitration panel then the chair must be appointed by a Judge of the Supreme Court of British Columbia. The arbitration will be governed by the *Commercial Arbitration Act (British Columbia)*. The place of arbitration will be in Cranbrook, British Columbia, Canada, and the costs will be borne equally by the parties.

10. No Joint Venture

- 10.1 Nothing contained in this Agreement creates a relationship of principal and agent, partnership, joint venture or business enterprise between the parties or gives either party any power or authority to bind or control the other.

11. Notices

- 11.1 Where any notice, request, direction, consent, approval or other communication (any of which is a "Notice") must be given or made by a party under this Agreement. It must be in writing and is effective if delivered in person, sent by registered mail addressed to the party for whom it is intended at the address set forth above in this Agreement, to the attention of the Kelowna Fire Chief; or to the attention of the ROEi Building and Protective Services Manager. Any Notice is deemed to have been given:

- (a) if delivered in person, when delivered;

- {b) if by registered mail, when the postal receipt is acknowledged by the other party;
and

A party may change its contact information by Notice in the manner set out in this provision.

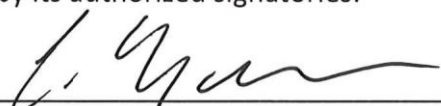
12. General Provisions

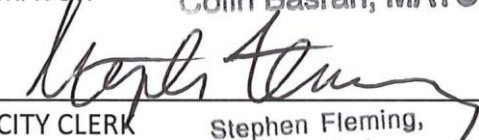
- 12.1 If any provision of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the provision that is invalid will not affect the validity of the remainder of this Agreement.
- 12.2 The RDEK will continue to be responsible for receiving all non-emergency and business calls directly during normal business hours.
- 12.3 The RDEK will provide Kelowna with all information deemed reasonably necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required.
- 12.4 Time is of the essence to this Agreement.
- 12.5 This Agreement will endure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
- 12.6 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 12.7 No remedy under this Agreement will be deemed to be exclusive but will, where possible, be cumulative, as will all other remedies at law or in equity.
- 12.8 Whenever the singular, masculine or neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 12.9 This Agreement will be construed in accordance with and governed by the laws applicable in the laws of the Province of British Columbia.
- 12.10 Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.
- 12.11 Neither party may assign this Agreement without the written consent of the other party.


- 12.12 This Agreement may not be modified or amended except by written agreement of the parties.
- 12.13 This Agreement contains the entire agreement and understanding of the parties with respect to matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between and with respect to such matters.
- 12.14 All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination of this Agreement, shall survive any such termination and be fully enforceable thereunder.
- 12.15 This Agreement may be executed in as many counterparts as may be necessary or by facsimile, each of which will together, for all purposes, constitute one and the same instrument, binding on the parties and each of which will together be deemed to be an original, notwithstanding that all parties are not signatory to the same counterpart or facsimile.


IN WITNESS WHEREOF this Agreement has been executed as of the day and year first above written.


THE CORPORATION OF THE CITY OF KELOWNA
by its authorized signatories:


MAYOR Colin Basran, MAYOR


CITY CLERK Stephen Fleming,
City Clerk

REGIONAL DISTRICT OF EAST KOOTENAY
by 

CHAIRMAN R. J. C. 


CHIEF ADMINISTRATIVE OFFICER
Lee-Ann Crane

Schedule A

It is agreed that the Fire Dispatch Centre will provide the following services:

1. Emergency Call Taking
 - a. Emergency telephone call receipt (9-1-1)
 - b. Receive telephone calls regarding emergency incidents
 - c. Receive radio reports regarding emergency incidents
 - d. Receive smoke sighting reports from Ministry of Forest, Lands and Natural Resource Operations
 - e. Receive Works and Utilities after hours calls
2. Call Processing and Response
 - a. Dispatch resources in accordance with standard operating guidelines, perceived incident level, and local response plans, including mutually agreed upon customized levels of response for individual departments:
 - i. Incident notification via voice paging system, secondary notification via email and/or text messaging, incident details via facsimile or network/internet rip and run report.
 - b. Call and liaise with local fire chiefs/authority regarding nature of incident/complexity, resources required, via radio or telephone.
 - c. Notification acknowledgement confirmation (within 3 minutes, then activate default no-response procedures).
 - d. Monitor and record calls at the command channel level.
 - e. Record tactical channels that are monitored by dispatch
 - f. Receive and process requests for additional resources:
 - i. Including contact with the utility, Emergency Management BC, highways, forestry, rail representatives and other resources as required.
 - g. Generate and maintain initial incident reports for all incidents.
 - h. Incident reporting post conclusion of incident.
 - i. Dedicated telephone number (toll free) for responders to access the dispatch centre.
 - j. Call out of Civic Staff as required.
3. Service levels will be based on industry standards such as NFPA as mutually agreed to
4. Media Liaison
 - a. Provide limited incident information to media outlets after hours or if Incident Command has not staffed the Information Officer position.
5. Full recording of all 9-1-1, non-emergency telephone and radio (paging and command) _ communications supported by the Fire Dispatch Centre.

It is understood that the RDEK will (at their cost):

1. Provide Kelowna with all information deemed necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required. Where information is not provided or available, it is understood that service levels may be impacted.

2. Provide a single point of contact for all administration and operational matters relating to delivery of the service.
3. Provide regular updates for Response Zone information (ESRI shape files) that is accurate down to the parcel level in order to ensure accurate dispatching.
4. Provide regular updates for additional map data (ESRI shape files) including but not limited to:
 - Political boundaries
 - Fire protection areas
 - Fire contract areas
 - Fire response zones
 - Fire hydrants and/or water supplies
 - Trails, pathways
 - Parcels
 - Ortho photos
5. This agreement covers standard emergency dispatch services. Any incident or incidents which escalate into an event requiring extraordinary powers under a declaration of a state of local, provincial, or federal emergency may require additional human resources (dispatch and related support personnel) to maintain an appropriate level of service. Should additional personnel be required in addition to staff already on duty, current call back rates would apply and be invoiced as mutually agreed.
6. RDEK must supply, and keep current; Local Response Plans (including mutual and automatic aid agreements) to guide the dispatch centre in assigning an appropriate response to all incidents.
7. The Fire Dispatch Centre will not be responsible for the processing of non-emergency or administrative phone calls, beyond providing basic information only. Number(s) must be provided such that these callers can be redirected as required.
8. RDEK is responsible for their radio and pager licensing, acquisition, operation and maintenance costs, related to delivery of the service within the RDEK area.
9. All communications equipment and installations must follow NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems.
10. Ensure that all RDEK fire department paging and communications systems are fully functional and operational and capable of receiving and sending reliable two-way communications from the Fire Dispatch Centre to the satisfaction and agreement by the Kelowna Fire Chief or his designate. All costs and/or Service implementation delays associated with upgrading and/or replacing RDEK communication equipment that are not operating at the required level to send and receive two-way communication with the Fire Dispatch Centre, as determined by the Fire Chief or his designate, are the sole responsibility of the RDEK.
11. The RDEK will ensure that a "Preventative Maintenance" service agreement for all communications equipment is in place prior to the implementation of the Service and regular maintenance of the equipment to accepted emergency equipment standards is performed.

12. All future additional mobile equipment, or data connection costs, including MobileCAD and/or mobile RMS, is the responsibility of the RDEK but must be mutually agreed upon.

The following Telus requirements should be noted:

1. Processing of 9-1-1 calls will require the availability of E911 Tandem to Tandem trunking and a reconfiguration of the Telus 9-1-1 network.
2. Some splitting and segregation of the 9-1-1 Emergency Service Zone (ESZ) may be required.

The above noted items will be the responsibility of RDEK, working with Telus to obtain and deliver. Kelowna will cooperate and offer to leverage its existing contacts and relationships to ensure that this is completed in an expedient and satisfactory manner. Kelowna has discussed both issues with Telus and both are obtainable within the time frame and using current technology and infrastructure.

Additions to equipment, software and resources

Kelowna is responsible for the FDM RMS software/hardware system updates to properly provision the RDEK fire dispatch service.

Please note the following data requirements:

1. Any existing RDEK response logic and response zone shape files currently in use
2. RDEK map data in the form of shape files (or other file formats able to be converted to shape files) including but not limited to:
 - a. Political boundaries
 - b. Fire protection areas
 - c. Fire contract areas
 - d. Fire response zones
 - e. Fire hydrants and/or water supplies
 - f. Trails, pathways
 - g. Parcels
 - h. Ortho photos

Information will be updated on a regular basis, as required.

Kelowna is responsible for the Fire Dispatch Centre radio system additions and upgrades required dependent on the type of interface agreed on.

Enhancements and additions to current Fire Dispatch Centre

1. The current facility includes three dispatch/call taker positions and two call taker positions,
2. No enhancements or additions are required for the current dispatch facility.

Other Details

1. Kelowna has the ability to customize service to meet specific response protocols for each fire department as detailed in the mutually agreed to Local Response Plans.
2. All current Fire Dispatch Centre clients requiring specific response protocols have been met using one or all of the following capabilities within FDM:
 - a. Basic back-up apparatus: where a station has more than one piece of apparatus configured to respond to additional calls for service, they can be defined as back up apparatus. Similarly, if a department has more than one station, apparatus from subsequent stations can be identified as back up apparatus to respond in other response zones
 - b. Mutual Aid apparatus: apparatus from other departments can be defined to respond into other fire protection areas as part of a mutual and/or automatic aid agreement
 - c. Response override: allows the addition/deletion of apparatus based on limitations a department may have
 - d. Day/Time Response override: allows a department to have different responses based on time of day, day of week, holidays, or any other significant date

FDM RMS Support

RDEK departments will be hosted by Kelowna with a Regional Access Model (workspace).

The Fire Dispatch Centre will provide technical and end user support Monday to Friday 0800 to 1630 (PST) and basic end user support after hours (1631 to 1900 PST) evenings, very basic end user support (24 hours) weekends and holidays.

Kelowna will support the continued use of FDM RMS modules for existing fire department users.

FDM RMS Training

The Fire Dispatch Centre will provide end user training required, for major upgrades and/or new users (face-to-face and/or web-based) for major upgrades and new users based on the composition and configuration of all FDM RMS modules as shipped from FDM .

Schedule - B

The cost schedule (including adjustment factor) applicable to the first five (5) years of the proposed Fire Dispatch Service, as presented in the Proposal, is as follows:

Year	2016	2017	2018	2019	2020
Dispatch Costs	\$115,136	\$174,019	\$177,882	\$181,841	\$185,900
Annual Licence	**	\$7,243	\$7,243	\$7,243	\$7,243
Operating Costs	\$10,294	\$12,741	\$13,060	\$13,264	\$13,474
Total	\$125,430	\$194,003	\$198,185	\$202,348	\$206,617

** No licencing fees for FDM are included as the fees for 2016 are understood to have been paid by the current dispatch provider.

The above fees are payable as follows:

- (a) each year, starting May 30¹ 2016, the RDEK shall be billed on May 30th for the annual charges for the upcoming period (May 30 - May 29);
- (b) all invoices, bills and charges rendered by Kelowna shall be paid by the RDEK within 30 days of receipt.

The provision of service to additional new fire departments within the RDEK service area will be evaluated on a case by case basis and may require adjustment of the cost schedule. In the event that the parties are unable to reach agreement on adjustment of the cost schedule, the provisions of section 8 of the Agreement apply.

Implementation Costs

Implementation costs will remain separate from the costs for service as listed above. The Proposal provided an estimated cost for implementation (\$143,713, plus a \$14,713 contingency) based on research undertaken on behalf of RDEK as part of the proposal process. Actual costs will be based on program implementation and as agreed to by the project teams, subject to approval of both parties and consistent with the terms of the contract. Approved costs incurred by Kelowna on behalf of the RDEK will be billed back to the RDEK monthly.

Schedule- C

Approved Fire Department response agencies:

1. Baynes Lake Volunteer Fire Department (RDEK)
2. Canal Flats Fire Department
3. Cranbrook Fire Department
4. Edgewater Volunteer Fire Department (RDEK)
5. Elkford Fire Rescue Department
6. Elko Volunteer Fire Department (RDEK)
7. Fairmont Volunteer Fire Department (RDEK)
8. Fernie Fire and Emergency Services
9. Hosmer Volunteer Fire Department (RDEK)
10. Invermere Fire Rescue Department
11. Jaffray Volunteer Fire Department (RDEK)
12. Kimberley Fire Department
13. Panorama Volunteer Fire Department (RDEK)
14. Radium Hot Springs Fire Department
15. Sparwood Fire Department
16. Windermere Volunteer Fire Department (RDEK)

Schedule A

It is agreed that the Fire Dispatch Centre will provide the following services:

1. Emergency Call Taking
 - a. Emergency telephone call receipt (9-1-1)
 - b. Receive telephone calls regarding emergency incidents
 - c. Receive radio reports regarding emergency incidents
 - d. Receive smoke sighting reports from Forest, Lands and Natural Resource Operations & Rural Development
2. Call Processing and Response
 - a. Dispatch resources in accordance with standard operating guidelines, perceived incident level and local response plans, including customized levels of response as supported by CAD:
 - i. Incident notification via voice paging system, secondary notification via email and/or text messaging, incident details via facsimile or network/internet rip and run report.
 - b. Call and liaise with local fire chiefs/authority regarding nature of incident/complexity, resources required, via radio or telephone.
 - c. Notification acknowledgement confirmation (within three (3) minutes, then activate default no-response procedures).
 - d. Monitor and record calls at the command channel level.
 - e. Receive and process requests for additional resources:
 - i. Including contact with the utility, Emergency Management BC, highways, forestry, rail representatives, and other resources as required.
 - f. Generate and maintain initial incident reports for all incidents.
 - g. Incident reporting post conclusion of incident.
 - h. Dedicated telephone number (toll free) for responders to access the Fire Dispatch Centre.
3. Media Liaison
 - a. Provide limited incident information to media outlets after hours or if Incident Command has not staffed the Information Officer position.
4. Full recording of all 9-1-1, non-emergency telephone and radio (paging and command) communications.

The following TELUS requirements should be noted:

1. Processing of 9-1-1 calls will require the availability of E911 Tandem to Tandem trunking and a reconfiguration of the TELUS 9-1-1 network.
2. Some splitting and segregation of the 9-1-1 Emergency Service Zone (ESZ) may be required.

The above noted items will be the responsibility of the RDEK, working with TELUS to obtain and deliver.

The following additional requirements of the RDEK should also be noted:

1. This agreement covers standard emergency dispatch services. Any incident or incidents which escalate into an event requiring extraordinary powers under a declaration of a state of local, provincial, or federal emergency may require additional human resources (dispatch and related support personnel) to maintain an appropriate level of service. Should additional personnel be required in addition to staff already on duty, current call back rates would apply and be invoiced.
2. RDEK must supply and keep current; response Operational Guidelines (including mutual and automatic aid agreements) to guide the Fire Dispatch Centre in assigning an appropriate response to all incidents.
3. The Fire Dispatch Centre will not be responsible for the processing of non-emergency or administrative phone calls, beyond providing basic information only. A number(s) must be provided such that these callers can be redirected as required.
4. RDEK is responsible for their radio and pager licensing, acquisition, operation, and maintenance costs, related to delivery of the service within the RDEK area.
5. All communications equipment and installations will strive to meet NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems.
6. RDEK must ensure that a preventative maintenance service agreement for all communications equipment is in place and regular maintenance of the equipment to accepted emergency equipment standards is performed.
7. All future additional mobile equipment, or data connection costs, including MobileCAD and/or Mobile RMS, is the responsibility of the RDEK.
8. RDEK must provide a single point of contact for all administration and operational matters.

Proposal Impact on Current Operations:

1. Additions to equipment, software, and resources

Additions are required to our FDM RMS software/hardware system as noted in Schedule 'B' of this contract.

Please note the following data requirements:

- a. Any existing RDEK response logic and response zone shape files currently in use.
- b. RDEK map data in the form of shape files (or other file formats able to be converted to shape files) including but not limited to:
 - i. Political boundaries
 - ii. Fire protection areas
 - iii. Fire contract areas
 - iv. Fire response zones
 - v. Fire hydrants and/or water supplies

- vi. Trails, pathways
- vii. Parcels
- viii. Ortho photos
- c. Information will be updated on a regular basis, as required.

Additions and upgrades will be required to our radio system, and these will be dependent on the type of interface agreed on.

2. Enhancements and additions to current dispatch facility

Our current facility includes three dispatch/call taker positions and two call taker positions, No enhancements or additions to our current dispatch facility are required.

Other Details

1. Ability to customize service to meet specific response protocols for each fire department

All current clients requiring specific response protocols have been met using one or all of the following capabilities with FDM:

- a. Basic back-up apparatus: where a station has more than one piece of apparatus configured to respond to additional calls for service, they can be defined as back up apparatus. Similarly, if a department has more than one station, apparatus from subsequent stations can be identified as back up apparatus to respond in other response zones.
- b. Mutual Aid apparatus: Apparatus from other departments can be defined to respond into other fire protection areas as part of a mutual and/or automatic aid agreement.
- c. Response override: allows the addition/deletion of apparatus based on limitations a department may have.
- d. Day/Time Response override: allows a department to have different responses based on time of day, day of week, holidays, or any other significant date.

As current clients will attest, Kelowna Fire Dispatch has demonstrated its ability and willingness to customize service to meet the unique nature of individual fire departments.

2. Interoperability

Kelowna will fully cooperate and manage communications with the RCMP dispatch centers, BCAS dispatch centers, the Ministry of Forests Wildfire Coordination center, the EComm, PSAP, and other fire dispatch areas within the geographical area to maintain a cohesive and integrated level of service for all dispatch customers.

As required, Kelowna will coordinate and facilitate working groups to develop multi- agency emergency response solutions.

Kelowna guarantees it is now and shall remain a member of the Association of BC 9-1-1 Service Providers, APCO, and NENA Canada, subject to economic factors and policy decisions.

Other Operational Standards, Policies, Procedures and Protocols

KFD Dispatch Centre guarantees it will use the following industry-standard operational standards, policies, procedures, and protocols, as amended, or supplanted from time to time:

- a. National Fire Incident Reporting System (NFIRS Standard for Incident Type classification)
 - i. This allows any department adopting this standard to compare themselves to a data set of over 35,000 other departments across North America
- b. Incident Command System using plain language standards
 - i. Adoption of plain language standards
- c. Unique apparatus call sign designations
 - i. As a lesson learned from the 2003 wildfire event, none of the apparatus protected by Fire Dispatch have duplicate call signs (i.e.: There is only one Engine 1, Engine 201, etc.)
 - ii. This allows for seamless large-scale aid to be enacted without confusion and sacrificing crew safety.

3. Insurance

As a minimum, the City shall procure and maintain, at its own expense and cost, the following insurance policies:

- a. Workers' Compensation Insurance covering all employees of City engaged in the Work or Services in accordance with the statutory requirements of the province of BC.
- b. Comprehensive General Liability Insurance
 - i. providing for an inclusive limit of not less than \$5,000,000 for each occurrence or accident;
 - ii. providing for all sums which the City shall become legally obligated to pay for damages because of bodily injury (including death at any time resulting therefrom) sustained by any person or persons or because of damage to or destruction of property caused by an occurrence or accident arising out of or related to the Services or any operations carried on in connection with this Contract;
 - iii. including coverage for Products/Completed Operations, Blanket Contractual, Contractor's Protective, Personal Injury, Contingent Employer's Liability, Broad Form Property Damage, and Non-Owned Automobile Liability.
 - iv. including a Cross Liability clause providing that the inclusion of more than one Insured shall not in any way affect the rights of any other Insured hereunder, in respect to any claim, demand, suit or judgement made against any other Insured.
- c. Automobile Liability Insurance covering all motor vehicles, owned, operated and used or to be used by the City directly or indirectly in the performance of the Work or Services. The

Limit of Liability shall not be less than \$5,000,000 inclusive, for loss or damage including personal injuries and death resulting from any one accident or occurrence.

The policies required by sections b(ii) above shall provide that RDEK is named as an Additional Insured thereunder.

4. Other Operational Services

In the event Kelowna upgrades its existing technology or decided to provide additional services, RDEK is guaranteed the option to participate in any upgraded or optional services at that time, provided, however, that the parties can come to mutual agreement regarding the terms of additional or upgraded service.

Kelowna agrees and covenants that existing Service levels provided to RDEK under the term of this Agreement will not be impacted by upgrades to technology or the addition or change to optional services. In no circumstance will the upgrade or provision of additional services result in termination of this Agreement, other than as provided under section 7.2.

Schedule B

The cost schedule (including adjustment factor) applicable to the first five (5) years of the Term under this Agreement, as presented in the Proposal is as follows:

Year	2021	2022	2023	2024	2025
Dispatch Costs	190,548	195,311	200,194	205,199	210,329
Operating Costs	22,148	22,702	23,269	23,851	24,447
Total Costs	212,696	218,013	223,463	229,050	234,776

The annual Dispatch Costs are prorated based on the previous contract with a 2.5% adjustment yearly.

The above fees are payable as follows:

1. Each year, starting May 30th, 2021, the RDEK shall be billed on May 30th for the annual charges for the upcoming period (May 30-May 29).
2. All invoices, bills, and charges rendered by Kelowna shall be paid by the RDEK within 30 days of receipt, except in the event of a state of local, provincial, or federal emergency requiring additional resources.

The provision of service to additional new fire departments within the RDEK service area will be evaluated on a case by case basis and may require adjustment of the cost schedule. In the event that the parties are unable to reach agreement on adjustment of the cost schedule, the provisions of section 8 of the Agreement apply.

Implementation Costs (original contract)

Implementation costs will remain separate from the costs for service as listed above. The Proposal provided an estimated cost for implementation (previous contract) based on research undertaken on behalf of RDEK as part of the proposal process. Actual costs will be based on program implementation and as agreed to by the project teams, subject to approval of both parties and consistent with the terms of the contract. Approved costs incurred by Kelowna on behalf of the RDEK will be billed back to the RDEK monthly.

Schedule – C

Approved Fire Departments response agencies:

1. Baynes Lake Volunteer Fire Department (RDEK)
2. Canal flats Fire Department
3. Cranbrook Fire Department
4. Edgewater Volunteer Fire Department (RDEK)
5. Elkford Fire Rescue Department
6. Elko Volunteer Fire Department (RDEK)
7. Fairmont Volunteer Fire Department (RDEK)
8. Fernie Fire and Emergency Services
9. Hosmer Volunteer Fire Department (RDEK)
10. Invermere Fire Rescue Department
11. Jaffray Volunteer Fire Department (RDEK)
12. Kimberley Fire Department
13. Panorama Volunteer Fire Department (RDEK)
14. Radium Hot Springs Fire Department
15. Sparwood Fire Department
16. Windermere Volunteer Fire Department (RDEK)

CITY OF KELOWNA

BYLAW NO. 12197

Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011

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

1. THAT the Five Year Financial Plan 2020-2024 Bylaw No. 12011 be amended by deleting Schedule "A" in its entirety and replacing with them new Schedule "A" as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as Bylaw No. 12197 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2020-2024, No. 12011."

Read a first, second and third time by the Municipal Council this 19th day of April, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Financial Plan 2020 - 2024

	2020Amended Budget	2020	2021	2022	2023	2024	2025-2030
Revenue							
Property Value Tax	148,846,715	148,846,715	158,840,803	169,889,083	180,701,236	186,912,094	1,258,461,927
Library Requisition	6,813,500	6,813,500	6,949,770	7,088,765	7,230,540	7,375,151	47,453,812
Parcel Taxes	3,142,381	3,142,381	3,426,422	3,451,487	3,475,016	3,494,169	17,620,276
Fees and Charges	139,625,159	137,762,227	148,020,158	151,658,903	155,045,322	158,678,327	1,033,087,639
Borrowing Proceeds	8,811,195	7,158,600	22,780,000	73,416,723	46,985,000	6,747,500	26,182,034
Other Sources	74,037,064	73,059,386	50,037,664	60,818,742	51,459,479	68,468,325	414,885,398
	381,276,014	376,782,809	390,054,817	466,323,703	444,896,593	431,675,566	2,797,691,086
Transfer between Funds							
Reserve Funds	2,794,518	2,452,188	1,187,648	1,187,648	972,920	972,920	5,837,520
DCC Funds	31,162,351	31,044,365	14,550,553	19,563,296	20,379,078	25,431,239	155,527,686
Surplus/Reserve Accounts	206,231,689	185,658,769	64,453,198	74,837,863	49,854,898	61,020,999	254,206,738
	240,188,558	219,155,322	80,191,399	95,588,807	71,206,896	87,425,158	415,571,945
Total Revenue	621,464,572	595,938,131	470,246,216	561,912,510	516,103,489	519,100,724	3,213,263,030
Expenditures							
Municipal Debt							
Debt Interest	4,167,837	4,167,837	4,583,941	6,305,472	7,582,916	7,764,788	43,792,164
Debt Principal	11,734,907	11,728,562	9,234,572	11,880,905	12,370,915	12,614,868	65,340,043
Capital Expenditures	264,324,868	244,687,850	115,720,533	196,880,227	135,532,413	130,275,942	681,112,978
Other Municipal Purposes							
General Government	31,484,075	29,511,968	30,369,017	31,212,785	32,087,713	32,987,325	217,993,213
Planning, Development							
& Building Services	31,079,328	29,832,174	25,982,788	26,471,863	27,263,536	28,091,066	186,072,644
Community Services	92,041,151	89,673,511	91,040,530	93,255,538	94,702,682	97,557,258	647,676,400
Protective Services	67,921,669	67,552,682	75,679,542	80,357,259	84,641,683	87,451,072	587,665,165
Utilities	26,648,618	25,707,690	21,754,806	22,162,986	22,745,803	23,347,904	153,576,252
Airport	19,291,813	18,636,279	18,954,304	19,517,299	20,108,299	20,719,244	138,010,202
	548,694,266	521,498,553	393,320,033	488,044,334	437,035,960	440,809,467	2,721,239,060
Transfers between Funds							
Reserve Funds	24,326,838	23,769,899	26,015,742	26,097,881	27,335,530	27,339,597	162,234,170
DCC Funds	-	-	-	-	-	-	-
Surplus/Reserve Accounts	48,443,468	50,669,679	50,910,441	47,770,295	51,731,999	50,951,660	329,789,800
	72,770,306	74,439,578	76,926,183	73,868,176	79,067,529	78,291,257	492,023,970
Total Expenditures	621,464,572	595,938,131	470,246,216	561,912,510	516,103,489	519,100,724	3,213,263,030

CITY OF KELOWNA

BYLAW NO. 12187

Sterile Insect Release Program Parcel Tax Bylaw 2021

A bylaw pursuant to Section 200 of the *Community Charter* to impose and levy a Parcel Tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2021 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Thirty-Nine Dollars and Twenty-Six Cents (\$139.26) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2021 No. 12187".

Read a first, second and third time by the Municipal Council this 19th day of April, 2021.

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A

Regional District of Central Okanagan

2021 OKSIR PARCEL TAX ROLL

Jurisdiction 217

Folio	Property Address	Legal Description	Adj. Acres	x139.26
03108.010	1355 LATTA, KELOWNA	PLAN KAP1611, SECTION 1, TOWNSHIP 23,	5.47	\$ 761.75
03121.000	2355 MCKENZIE, KELOWNA	PLAN KAP15859, SECTION 1, TOWNSHIP 23,	3.04	\$ 423.35
03121.010	2295 MCKENZIE, KELOWNA	PLAN KAP33255, SECTION 1, TOWNSHIP 23,	19.13	\$ 2,664.04
03186.100	2685 SEXSMITH, KELOWNA	PLAN KAP45492, SECTION 3, TOWNSHIP 23,	9.01	\$ 1,254.73
03205.000	2635 SEXSMITH, KELOWNA	PLAN KAP12772, SECTION 3&33, TOWNSHIP 23,	8.01	\$ 1,115.47
03210.125	2517 SEXSMITH, KELOWNA	PLAN KAP21431, SECTION 3&4, TOWNSHIP 23,	6.84	\$ 952.54
03210.210	705 VALLEY, KELOWNA	PLAN KAP31659, SECTION 3, TOWNSHIP 23,	4.97	\$ 692.12
03236.002	770 PACKINGHOUSE, KELOWNA	PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23,	1.27	\$ 176.86
03245.000	590 BRENDA, KELOWNA	PLAN KAP896, SECTION 4&9, TOWNSHIP 23,	4.85	\$ 675.41
03255.321	1982 UNION, KELOWNA	PLAN KAP75150, SECTION 4, TOWNSHIP 23,	1.00	\$ 139.26
03255.322	1980 UNION, KELOWNA	PLAN KAP75150, SECTION 4, TOWNSHIP 23,	1.00	\$ 139.26
03262.000	2389 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	4.60	\$ 640.60
03263.000	2206 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 4&34, TOWNSHIP 23,	7.33	\$ 1,020.78
03264.000	185 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4&34, TOWNSHIP 23,	3.77	\$ 525.01
03266.000	143 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	3.84	\$ 534.76
03267.000	1 - 127 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	9.27	\$ 1,290.94
03268.000	2214 BONN, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	4.51	\$ 628.06
03269.000	115 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	10.16	\$ 1,414.88
03271.000	220 MAIL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	8.45	\$ 1,176.75
03272.000	180 MAIL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	7.02	\$ 977.61
03274.000	135 VALLEY, KELOWNA	PLAN KAP1636, SECTION 4, TOWNSHIP 23,	4.13	\$ 575.14
03278.000	800 PACKINGHOUSE, KELOWNA	PLAN KAP1884, SECTION 4&9, TOWNSHIP 23,	1.00	\$ 139.26
03279.000	2160 SCENIC, KELOWNA	PLAN KAP1884, SECTION 4&9, TOWNSHIP 23,	3.38	\$ 470.70
03410.000	1250 GLENMORE, KELOWNA	PLAN KAP1068, SECTION 9, TOWNSHIP 23,	2.24	\$ 311.94
03645.000	2434 GALE, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	1.77	\$ 246.49
03646.000	2504 GALE, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	3.34	\$ 465.13
03650.000	2801 DRY VALLEY, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	1.83	\$ 254.85
03664.000	2155 PIER MAC, KELOWNA	PLAN KAP2257, SECTION 23, TOWNSHIP 23,	2.33	\$ 324.48
03664.514	2855 DRY VALLEY, KELOWNA	PLAN KAP37471, SECTION 23, TOWNSHIP 23,	3.56	\$ 495.77
03664.516	2849 DRY VALLEY, KELOWNA	PLAN KAP37471, SECTION 23, TOWNSHIP 23,	10.66	\$ 1,484.51

03884.000	3310 MATHEWS, KELOWNA	PLAN KAP1247, SECTION 3&34, TOWNSHIP 26,	6.71	\$ 934.43
03905.104	4236 SPIERS, KELOWNA	PLAN KAP92871, SECTION 3, TOWNSHIP 26,	4.44	\$ 618.31
03907.000	4221 SPIERS, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	11.20	\$ 1,559.71
03908.000	4215 SPIERS, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	1.00	\$ 139.26
03912.000	3030 GRIEVE, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	5.50	\$ 765.93
03913.001	3015 GRIEVE, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	6.53	\$ 909.37
03913.100	3145 GULLEY, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	8.42	\$ 1,172.57
03949.320	4280 SPIERS, KELOWNA	PLAN KAP34609, SECTION 3, TOWNSHIP 26,	8.63	\$ 1,201.81
03949.340	4207 SPIERS, KELOWNA	PLAN KAP47098, SECTION 3, TOWNSHIP 26,	3.07	\$ 427.53
03949.390	3480 WATER, KELOWNA	PLAN KAP71707, SECTION 3, TOWNSHIP 26,	5.16	\$ 718.58
03950.000	3965 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	8.67	\$ 1,207.38
03952.062	3865 SPIERS, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.75	\$ 940.01
03956.000	4201 SPIERS, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.18	\$ 860.63
03960.000	2699 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	1.35	\$ 188.00
03965.000	4175 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	8.33	\$ 1,160.04
03968.000	4067 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.42	\$ 894.05
03971.503	2287 WARD, KELOWNA	PLAN KAP78689, SECTION 4, TOWNSHIP 26,	35.85	\$ 4,992.47
03973.000	3980 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	2.41	\$ 335.62
03979.000	2715 HEWLETT, KELOWNA	PLAN KAP1656, SECTION 4, TOWNSHIP 26,	8.30	\$ 1,155.86
03981.000	2570 SAUCIER, KELOWNA	PLAN KAP6018B, SECTION 4, TOWNSHIP 26,	1.18	\$ 164.33
03985.000	2675 HEWLETT, KELOWNA	PLAN KAP12142, SECTION 4, TOWNSHIP 26,	4.83	\$ 672.63
03990.002	3950 SPIERS, KELOWNA	PLAN KAP12142, SECTION 4, TOWNSHIP 26,	1.37	\$ 190.79
03995.027	3920 TODD, KELOWNA	PLAN KAP21140, SECTION 4, TOWNSHIP 26,	1.00	\$ 139.26
03995.159	3955 SPIERS, KELOWNA	PLAN KAP56989, SECTION 4, TOWNSHIP 26,	1.40	\$ 194.96
03995.172	2620 HEWLETT, KELOWNA	PLAN KAP92520, SECTION 4, TOWNSHIP 26,	14.25	\$ 1,984.46
03997.000	1717 DEHART, KELOWNA	PLAN KAP1247, SECTION 5, TOWNSHIP 26,	7.79	\$ 1,084.84
04008.004	4025 CASORSO, KELOWNA	PLAN EPP72879, SECTION 5, TOWNSHIP 26,	5.60	\$ 779.86
04008.005	4100 TODD, KELOWNA	PLAN EPP72879, SECTION 5, TOWNSHIP 26,	1.00	\$ 139.26
04014.004	3896A CASORSO, KELOWNA	PLAN KAP92331, SECTION 5, TOWNSHIP 26,	7.81	\$ 1,087.62
04016.000	3877 CASORSO, KELOWNA	PLAN KAP2243, SECTION 5, TOWNSHIP 26,	1.51	\$ 210.28
04021.000	3995 CASORSO, KELOWNA	PLAN KAP2243, SECTION 5, TOWNSHIP 26,	4.94	\$ 687.94
04023.001	1989 WARD, KELOWNA	PLAN EPP95434, SECTION 5, TOWNSHIP 26,	8.96	\$ 1,247.77
04029.000	4153 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 5, TOWNSHIP 26,	5.77	\$ 803.53
04031.000	4122 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 5, TOWNSHIP 26,	1.88	\$ 261.81
04032.158	3860 CASORSO, KELOWNA	PLAN KAP89549, SECTION 5, TOWNSHIP 26,	1.00	\$ 139.26

04084.000	2090 WARD, KELOWNA	PLAN KAP1780, SECTION 8, TOWNSHIP 26,	13.48	\$ 1,877.22
04118.205	1950 WARD, KELOWNA	PLAN KAP48946, SECTION 8, TOWNSHIP 12,	12.00	\$ 1,671.12
04118.206	1990 WARD, KELOWNA	PLAN KAP48946, SECTION 8, TOWNSHIP 12,	1.76	\$ 245.10
04121.000	3677 SPIERS, KELOWNA	PLAN KAP1072, SECTION 9, TOWNSHIP 26,	7.25	\$ 1,009.64
04127.000	3663 SPIERS, KELOWNA	PLAN KAP1765, SECTION 9, TOWNSHIP 26, EX PL 19631 KAP45040 KAP70726	7.25	\$ 1,009.64
04151.030	3769 SPIERS, KELOWNA	PLAN KAP23684, SECTION 9, TOWNSHIP 26,	1.66	\$ 231.17
04151.105	2190 GULLEY, KELOWNA	PLAN KAP26008, SECTION 9, TOWNSHIP 26,	7.69	\$ 1,070.91
04151.140	3664 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26, EX PL KAP64833	14.61	\$ 2,034.59
04151.150	3668 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26,	1.00	\$ 139.26
04151.155	3678 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26,	6.42	\$ 894.05
04151.192	2777 K.L.O., KELOWNA	PLAN KAP43297, SECTION 9&10, TOWNSHIP 26,	9.55	\$ 1,329.93
04151.195	3740 HART, KELOWNA	PLAN KAP29282, SECTION 9, TOWNSHIP 26,	5.98	\$ 832.77
04151.200	2452 GULLEY, KELOWNA	PLAN KAP29282, SECTION 9, TOWNSHIP 26,	21.94	\$ 3,055.36
04151.210	2725 K.L.O., KELOWNA	PLAN KAP45934, SECTION 9 & 10, TOWNSHIP 26,	23.06	\$ 3,211.34
04151.260	2295 K.L.O., KELOWNA	PLAN KAP33463, SECTION 9, TOWNSHIP 26,	8.62	\$ 1,200.42
04151.265	3551 SPIERS, KELOWNA	PLAN KAP33463, SECTION 9, TOWNSHIP 26, , EX PL KAP44147	2.86	\$ 398.28
04151.292	2202 GULLEY, KELOWNA	PLAN KAP44147, SECTION 9, TOWNSHIP 26,	3.85	\$ 536.15
04152.000	3690 POOLEY, KELOWNA	SECTION 10, TOWNSHIP 26, , N 10 CHAINS OF E 1/2 OF NE 1/4	16.99	\$ 2,366.03
04154.000	3400 REEKIE, KELOWNA	PLAN KAP355, SECTION 10, TOWNSHIP 26, , EX S 14.88 CHNS & KAP46596	8.74	\$ 1,217.13
04156.000	3455 ROSE, KELOWNA	PLAN KAP355, SECTION 10, TOWNSHIP 26,	12.19	\$ 1,697.58
04157.051	3480 FITZGERALD, KELOWNA	PLAN KAP355, PART E1/2, SECTION 10, TOWNSHIP 26, , EX PL 30818	10.07	\$ 1,402.35
04159.000	3030 MCCULLOCH, KELOWNA	PLAN KAP790, SECTION 10, TOWNSHIP 26, , EX PL 11840	3.81	\$ 530.58
04160.001	3090 MCCULLOCH, KELOWNA	PLAN KAP790, SECTION 10, TOWNSHIP 26, , EX PL 18708 33271	5.64	\$ 785.43
04161.000	3641 HART, KELOWNA	PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26,	6.80	\$ 946.97
04166.000	3274 MCCULLOCH, KELOWNA	PLAN KAP978, SECTION 10, TOWNSHIP 26,	3.72	\$ 518.05
04167.000	3286 MCCULLOCH, KELOWNA	PLAN KAP978, SECTION 10, TOWNSHIP 26,	6.46	\$ 899.62
04170.000	3041 POOLEY, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26, , PT L 3 PL 1517 S/O PL B1212 & INC PL B5633	2.40	\$ 334.22
04171.000	3131 POOLEY, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26,	1.00	\$ 139.26
04173.000	3020 MCCULLOCH, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26, , EX PL B1212 B5633	1.47	\$ 204.71
04174.002	3099 MCCULLOCH, KELOWNA	PLAN KAP71621, SECTION 10, TOWNSHIP 26,	2.91	\$ 405.25
04176.000	3591 HART, KELOWNA	PLAN KAP1589, SECTION 10, TOWNSHIP 26,	3.33	\$ 463.74
04179.000	3635 REEKIE, KELOWNA	PLAN KAP2038, SECTION 10, TOWNSHIP 26,	15.68	\$ 2,183.60
04180.000	3695 FITZGERALD, KELOWNA	PLAN KAP2038, SECTION 10, TOWNSHIP 26,	22.54	\$ 3,138.92
04181.000	3520 REEKIE, KELOWNA	PLAN KAP2398, SECTION 10, TOWNSHIP 26, , REG.# 73821	3.95	\$ 550.08

04183.000	3680 REEKIE, KELOWNA	PLAN KAP2398, SECTION 10, TOWNSHIP 26,	6.11	\$ 850.88
04184.000	3096 MCCULLOCH, KELOWNA	PLAN KAP2957, SECTION 10, TOWNSHIP 26, , EX PL 10713 & KAP46590	1.00	\$ 139.26
04194.000	3275 MCCULLOCH, KELOWNA	PLAN KAP6530, SECTION 10, TOWNSHIP 26,	12.18	\$ 1,696.19
04198.000	3524 ROSE, KELOWNA	PLAN KAP11840, SECTION 10, TOWNSHIP 26, , REG.# 078725	9.18	\$ 1,278.41
04199.100	3564 ROSE, KELOWNA	PLAN KAP18708, SECTION 10, TOWNSHIP 26,	11.96	\$ 1,665.55
04199.156	3269 MCCULLOCH, KELOWNA	PLAN KAP90496, SECTION 10, TOWNSHIP 26,	2.06	\$ 286.88
04199.180	3301 MCCULLOCH, KELOWNA	PLAN KAP28811, SECTION 3, TOWNSHIP 26, , & SEC 10	14.83	\$ 2,065.23
04199.252	3630 FITZGERALD, KELOWNA	PLAN KAP30817, SECTION 10, TOWNSHIP 26, , EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$ 1,406.53
04199.278	3565 ROSE, KELOWNA	PLAN KAP38325, SECTION 10, TOWNSHIP 26,	7.87	\$ 1,095.98
04199.280	3248 MCCULLOCH, KELOWNA	PLAN KAP38325, SECTION 10, TOWNSHIP 26, , REG.# 67346	1.00	\$ 139.26
04199.303	3255 MCCULLOCH, KELOWNA	PLAN KAP63291, SECTION 10, TOWNSHIP 26,	1.00	\$ 139.26
04199.308	3665 HART, KELOWNA	PLAN EPP74364, SECTION 10, TOWNSHIP 26,	2.78	\$ 387.14
04201.000	3844 SENGGER, KELOWNA	PART SW1/4, SECTION 11, TOWNSHIP 26,	5.55	\$ 772.89
04209.000	2502 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL B1528 H17537, REG.# 46438	6.51	\$ 906.58
04210.000	2550 WALBURN, KELOWNA	PLAN KAP1380, SECTION 11&12, TOWNSHIP 26,	3.35	\$ 466.52
04214.000	2605 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL H17537, EXC R/S 7534 .153 AC	8.54	\$ 1,189.28
04215.000	2505 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL H17537 KAP68946 KAP76995	4.15	\$ 577.93
04220.000	3950 BORLAND, KELOWNA	PLAN KAP1862B, SECTION 11, TOWNSHIP 26, , EX PL KAP70445	2.92	\$ 406.64
04222.000	3527 BEMROSE, KELOWNA	PLAN KAP2005, SECTION 11, TOWNSHIP 26, , REG.# 70201	3.17	\$ 441.45
04223.000	3835 BORLAND, KELOWNA	PLAN KAP2645, SECTION 11, TOWNSHIP 26,	4.08	\$ 568.18
04228.000	3625 BEMROSE, KELOWNA	PLAN KAP4553, SECTION 11, TOWNSHIP 26, , EX PL KAP59561	7.45	\$ 1,037.49
04232.000	3647 BEMROSE, KELOWNA	PLAN KAP5787, SECTION 11, TOWNSHIP 26, , REG.# 72602	2.94	\$ 409.42
04234.000	4010 SENGGER, KELOWNA	PLAN KAP6005, SECTION 11, TOWNSHIP 26,	25.25	\$ 3,516.32
04235.000	3975 SENGGER, KELOWNA	PLAN KAP6633, SECTION 11, TOWNSHIP 26,	2.62	\$ 364.86
04237.120	2149 BELGO, KELOWNA	PLAN KAP31521, SECTION 11&14, TOWNSHIP 26, , EX PL KAP69980 & KAP73861	10.04	\$ 1,398.17
04237.130	2327 BELGO, KELOWNA	PLAN KAP33009, SECTION 11, TOWNSHIP 26, , EX PL H17537, EPP30052	7.27	\$ 1,012.42
04237.137	3547 BEMROSE, KELOWNA	PLAN KAP71097, SECTION 26, TOWNSHIP 11,	1.00	\$ 139.26
04237.138	2547 BELGO, KELOWNA	PLAN KAP76995, SECTION 11, TOWNSHIP 26,	1.00	\$ 139.26
04237.139	3567 BEMROSE, KELOWNA	PLAN KAP77725, SECTION 11, TOWNSHIP 26,	1.00	\$ 139.26
04243.000	2455 WALBURN, KELOWNA	PLAN KAP3238B, SECTION 12, TOWNSHIP 26, , EX PL KAP68575	6.94	\$ 966.46
04245.051	2601 WALBURN, KELOWNA	PLAN KAP62978, SECTION 12, TOWNSHIP 26,	5.89	\$ 820.24
04247.000	1190 LEWIS, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26, , EX PL 10873, REG.# 70462	8.08	\$ 1,125.22
04248.000	2290 GARNER, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26,	7.52	\$ 1,047.24
04249.000	2148 WALBURN, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26,	10.44	\$ 1,453.87

04254.000	1093 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 13&14, TOWNSHIP 26,	5.17	\$ 719.97
04258.000	1404 LEWIS, KELOWNA	PLAN KAP1926, SECTION 13, TOWNSHIP 26, , EX PL H16654, REG.# 52828	9.97	\$ 1,388.42
04261.000	1839 WALBURN, KELOWNA	PLAN KAP1926, DISTRICT 08, SECTION 13, TOWNSHIP 26,	5.61	\$ 781.25
04269.002	2015 WALBURN, KELOWNA	PLAN KAP4119, SECTION 13, TOWNSHIP 26, , EX PL 20534, 34516, REG.# 76344	1.00	\$ 139.26
04270.003	1959 WALBURN, KELOWNA	PLAN KAP91170, SECTION 13, TOWNSHIP 26,	1.00	\$ 139.26
04310.500	2021 WALBURN, KELOWNA	PLAN KAP34516, SECTION 13, TOWNSHIP 26,	1.00	\$ 139.26
04315.000	3855 EAST KELOWNA, KELOWNA	PLAN KAP665, SECTION 14, TOWNSHIP 26, , EX PL 20082 & KAP44096	4.96	\$ 690.73
04317.000	2075 BELGO, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 19507 & KAP69980	3.81	\$ 530.58
04318.001	1865 BELGO, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 32086	9.27	\$ 1,290.94
04319.000	2280 HOLLYWOOD, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL H13888 KAP52999	1.67	\$ 232.56
04324.000	1650 GEEN, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26,	1.64	\$ 228.39
04325.001	1390 GEEN, KELOWNA	PLAN KAP90868, SECTION 14, TOWNSHIP 26,	5.27	\$ 733.90
04327.004	1595 TEASDALE, KELOWNA	PLAN EPP32484, SECTION 14, TOWNSHIP 26,	2.66	\$ 370.43
04329.000	1409 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 18554	1.00	\$ 139.26
04330.000	1555 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PT INCL IN PL ATTACHED TO DD188738F	1.04	\$ 144.83
04334.001	1225 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 23119	3.04	\$ 423.35
04335.000	1103 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26,	2.17	\$ 302.19
04343.000	2270 HOLLYWOOD, KELOWNA	PLAN KAP1845, SECTION 14, TOWNSHIP 26,	1.00	\$ 139.26
04344.000	2015 BELGO, KELOWNA	PLAN KAP1845, SECTION 14, TOWNSHIP 26, , EX PL EPP76229	8.87	\$ 1,235.24
04345.000	1525 GEEN, KELOWNA	PLAN KAP1846, SECTION 14, TOWNSHIP 26,	1.45	\$ 201.93
04346.000	1 - 1565 BELGO, KELOWNA	PLAN KAP1846, SECTION 14, TOWNSHIP 26, , EX PL 11449	5.13	\$ 714.40
04350.000	1469 TEASDALE, KELOWNA	PLAN KAP4384, SECTION 14, TOWNSHIP 26,	7.19	\$ 1,001.28
04351.000	1429 TEASDALE, KELOWNA	PLAN KAP4384, SECTION 14, TOWNSHIP 26,	1.08	\$ 150.40
04360.093	3754 EAST KELOWNA, KELOWNA	PLAN KAP84170, SECTION 14, TOWNSHIP 26, , REG.# 14820	6.87	\$ 956.72
04360.267	1708 GEEN, KELOWNA	PLAN KAP82075, SECTION 14, TOWNSHIP 26, , REG.# 103088	4.99	\$ 694.91
04360.268	1605 GEEN, KELOWNA	PLAN KAP82075, SECTION 14, TOWNSHIP 26,	7.44	\$ 1,036.09
04360.354	1950 BELGO, KELOWNA	PLAN KAP25528, SECTION 14, TOWNSHIP 26,	14.26	\$ 1,985.85
04360.527	3795 EAST KELOWNA, KELOWNA	PLAN KAP58793, SECTION 14, TOWNSHIP 26, , REG.# 64814	1.72	\$ 239.53
04364.000	2995 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 378 FT L 6	1.00	\$ 139.26
04365.000	3098 EAST KELOWNA, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, , PORTION EXC NLY 378 FT	7.42	\$ 1,033.31
04366.000	3002 EAST KELOWNA, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , W 1/2 OF THE S 1/2 OF L 6	2.39	\$ 332.83
04367.000	2855 DUNSTER, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, , EX PL KAP77776	15.87	\$ 2,210.06
04368.000	3152 EAST KELOWNA, KELOWNA	PLAN KAP187, PART S1/2, SECTION 15, TOWNSHIP 26, , REG.# 11658	14.22	\$ 1,980.28
04369.000	2795 DUNSTER, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26,	17.25	\$ 2,402.24

04370.002	3250 EAST KELOWNA, KELOWNA	PLAN EPP54381, SECTION 15, TOWNSHIP 26,	13.16	\$ 1,832.66
04372.000	3208 REID, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 740.8 FT L 18	6.07	\$ 845.31
04375.000	3350 POOLEY, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , EX PL B1536 B1720 5512	3.62	\$ 504.12
04379.000	3073 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	3.89	\$ 541.72
04380.000	3502 EAST KELOWNA, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , PORTION SHOWN ON PL B716	8.21	\$ 1,143.32
04381.000	2947 EAST KELOWNA, KELOWNA	PLAN KAP736, SECTION 15, TOWNSHIP 26,	7.42	\$ 1,033.31
04382.000	2981 EAST KELOWNA, KELOWNA	PLAN KAP736, SECTION 15, TOWNSHIP 26,	6.57	\$ 914.94
04385.000	3072 EAST KELOWNA, KELOWNA	PLAN KAP821B, SECTION 15, TOWNSHIP 26, , E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	2.38	\$ 331.44
04386.002	3652 EAST KELOWNA, KELOWNA	PLAN KAP187, PART E1/2, SECTION 15, TOWNSHIP 26, , PORTION (PL B900)	1.07	\$ 149.01
04387.000	3183 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 1/2 OF S 1/2 OF SHOWN ON PL B1156	4.77	\$ 664.27
04394.000	3582 EAST KELOWNA, KELOWNA	PLAN KAP1670, SECTION 15, TOWNSHIP 26,	2.61	\$ 363.47
04396.000	2960 MCCULLOCH, KELOWNA	PLAN KAP1703, SECTION 15, TOWNSHIP 26, , EX PL B4658	4.42	\$ 615.53
04400.000	3430 POOLEY, KELOWNA	PLAN KAP1725, SECTION 15, TOWNSHIP 26, , EX PL KAP53451	10.32	\$ 1,437.16
04402.000	3251 EAST KELOWNA, KELOWNA	PLAN KAP3379, SECTION 15, TOWNSHIP 26,	3.89	\$ 541.72
04404.000	3260 POOLEY, KELOWNA	PLAN KAP3379, SECTION 15, TOWNSHIP 26,	9.13	\$ 1,271.44
04412.000	3288 REID, KELOWNA	PLAN KAP4618, SECTION 15, TOWNSHIP 26, , EX PL B7432	13.42	\$ 1,868.87
04416.000	3329 EAST KELOWNA, KELOWNA	PLAN KAP5512, SECTION 15, TOWNSHIP 26,	2.47	\$ 343.97
04418.000	3375 DALL, KELOWNA	PLAN KAP6585, SECTION 15, TOWNSHIP 26,	3.44	\$ 479.05
04420.000	3060 POOLEY, KELOWNA	PLAN KAP6585, SECTION 15, TOWNSHIP 26,	2.15	\$ 299.41
04423.190	3350 EAST KELOWNA, KELOWNA	PLAN KAP30593, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.192	3310 EAST KELOWNA, KELOWNA	PLAN KAP30593, SECTION 15, TOWNSHIP 26,	11.89	\$ 1,655.80
04423.194	3410 POOLEY, KELOWNA	PLAN KAP34483, SECTION 15, TOWNSHIP 26,	1.65	\$ 229.78
04423.198	3120 POOLEY, KELOWNA	PLAN KAP34888, SECTION 15, TOWNSHIP 26,	9.08	\$ 1,264.48
04423.205	3480 POOLEY, KELOWNA	PLAN KAP53451, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.207	3367 REID, KELOWNA	PLAN KAP55650, SECTION 15, TOWNSHIP 26,	1.86	\$ 259.02
04423.208	3390 REID, KELOWNA	PLAN KAP56635, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.209	3360 REID, KELOWNA	PLAN KAP56635, SECTION 15, TOWNSHIP 26,	4.48	\$ 623.88
04428.000	3395 NEID, KELOWNA	PLAN KAP187, SECTION 16, TOWNSHIP 26, , EX PL B129, S 1/2 OF LOT, REG.# B02269	1.00	\$ 139.26
04432.000	3194 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.94	\$ 270.16
04433.000	3172 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.17	\$ 162.93
04436.000	1 - 3042 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.67	\$ 232.56
04525.228	2877 EAST KELOWNA, KELOWNA	PLAN KAP33697, SECTION 16, TOWNSHIP 26,	1.26	\$ 175.47
04525.503	2690 BEWLAY, KELOWNA	PLAN KAP56199, SECTION 16, TOWNSHIP 26,	3.20	\$ 445.63

04574.000	2990 DUNSTER, KELOWNA	PLAN KAP1353B, PART SE1/4, SECTION 21, TOWNSHIP 26,	9.71	\$ 1,352.21
04591.000	2934 DUNSTER, KELOWNA	PLAN KAP1700, SECTION 22, TOWNSHIP 26,	7.88	\$ 1,097.37
04805.214	2960 DUNSTER, KELOWNA	PLAN KAP73437, SECTION 22, TOWNSHIP 26,	12.96	\$ 1,804.81
04825.001	3 - 1368 TEASDALE, KELOWNA	PLAN KAP2329, SECTION 23, TOWNSHIP 26, , EX PL 4697, 34964, H12752	22.25	\$ 3,098.54
04898.001	879 HIGHWAY 33, KELOWNA	PLAN EPP32580, SECTION 23&24, TOWNSHIP 26,	8.85	\$ 1,232.45
05479.000	3363 SPRINGFIELD, KELOWNA	PLAN KAP1802, SECTION 24, TOWNSHIP 26, , EX PL H8383, H12752, KAP88622	5.78	\$ 804.92
05502.130	811 HIGHWAY 33, KELOWNA	PLAN KAP23321, SECTION 24, TOWNSHIP 26, , EX PL KAP88565	1.93	\$ 268.77
05502.305	1151 LEWIS, KELOWNA	PLAN KAP33567, SECTION 24, TOWNSHIP 26,	3.68	\$ 512.48
05502.310	881 HIGHWAY 33, KELOWNA	PLAN KAP33567, SECTION 24, TOWNSHIP 26, , EX PL KAP89364, EPP7143	8.43	\$ 1,173.96
05503.005	688 WEBSTER, KELOWNA	PLAN KAP92447, SECTION 25, TOWNSHIP 26,	1.00	\$ 139.26
05510.000	920 HARTMAN, KELOWNA	PLAN KAP731, SECTION 25, TOWNSHIP 26, , C OF T 143842F	5.77	\$ 803.53
05511.000	1130 HARTMAN, KELOWNA	PLAN KAP731, SECTION 25, TOWNSHIP 26, , EX PL KAP78162	1.49	\$ 207.50
05512.000	690 MUGFORD, KELOWNA	PLAN KAP603, SECTION 25, TOWNSHIP 26, , PORTION SHOWN ON PL B797	4.32	\$ 601.60
05513.004	1120 GIBSON, KELOWNA	PLAN EPP11757, SECTION 25, TOWNSHIP 26,	6.28	\$ 874.55
05514.000	1145 MORRISON, KELOWNA	PLAN KAP1515, SECTION 25, TOWNSHIP 26,	2.51	\$ 349.54
05516.000	712 MCCURDY, KELOWNA	PLAN KAP1515, SECTION 25, TOWNSHIP 26, , EX PL KAP60666	6.83	\$ 951.15
05519.002	1610 SWAINSON, KELOWNA	PLAN KAP77945, SECTION 25 & 30, TOWNSHIP 26, , & SEC 27	10.30	\$ 1,434.38
05524.000	1308 MCKENZIE, KELOWNA	PLAN KAP1760, SECTION 25, TOWNSHIP 26, , EX PL B4687 & KAP77650	4.85	\$ 675.41
05530.000	1550 SWAINSON, KELOWNA	PLAN KAP77944, SECTION 25 & 30, TOWNSHIP 26, , & TWP 27	13.42	\$ 1,868.87
05548.000	1090 MCKENZIE, KELOWNA	PLAN KAP4586, SECTION 25, TOWNSHIP 26, , EX PL B7112 19263 20308	26.74	\$ 3,723.81
05561.000	690 HARTMAN, KELOWNA	PLAN KAP5499, SECTION 25, TOWNSHIP 26, , EX PL KAP60758, KAP87365	16.60	\$ 2,311.72
05579.469	1045 EL PASO, KELOWNA	PLAN KAP22986, SECTION 25, TOWNSHIP 26,	5.95	\$ 828.60
05579.575	839 HARTMAN, KELOWNA	PLAN KAP29183, SECTION 25, TOWNSHIP 26, , EX PL KAP58413	11.16	\$ 1,554.14
05579.684	837 HARTMAN, KELOWNA	PLAN KAP35135, SECTION 25, TOWNSHIP 26,	2.66	\$ 370.43
06470.000	483 VALLEY, KELOWNA	PLAN KAP896, SECTION 32, TOWNSHIP 26,	5.33	\$ 742.26
06471.000	463 VALLEY, KELOWNA	PLAN KAP896, SECTION 32&33, TOWNSHIP 26,	2.03	\$ 282.70
06499.001	445 VALLEY, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26, , EX PL 13784 23545	3.75	\$ 522.23
06501.000	2224 ROJEM, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26,	2.06	\$ 286.88
06502.000	389 VALLEY, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26,	4.17	\$ 580.71
06507.000	2429 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 33, TOWNSHIP 26,	10.78	\$ 1,501.22
06508.000	2449 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 33, TOWNSHIP 26, , EX PL B6691	1.46	\$ 203.32
06510.000	120 MAIL, KELOWNA	PLAN KAP1068, SECTION 33&34, TOWNSHIP 26,	7.80	\$ 1,086.23
06511.000	102 MAIL, KELOWNA	PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, , EX PL 18945	8.66	\$ 1,205.99
06515.000	545 RIFLE, KELOWNA	PLAN KAP1249, SECTION 33&34, TOWNSHIP 26,	6.11	\$ 850.88
06524.000	30 - 2300 SILVER, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	3.43	\$ 477.66

06525.000	2227 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	2.10	\$ 292.45
06527.000	2255 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	4.42	\$ 615.53
06528.000	2309 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	4.36	\$ 607.17
06529.000	2323 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	1.04	\$ 144.83
06533.000	2379 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26, , EX PL B6651	1.97	\$ 274.34
06541.001	330 VALLEY, KELOWNA	PLAN EPP94225, SECTION 33, TOWNSHIP 26,	1.00	\$ 139.26
06554.140	2400 LONGHILL, KELOWNA	PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, , & TWP 26	2.41	\$ 335.62
06554.160	2461 LONGHILL, KELOWNA	PLAN KAP28623, SECTION 33, TOWNSHIP 26,	1.00	\$ 139.26
06554.195	2350 SILVER, KELOWNA	PLAN KAP33461, SECTION 33, TOWNSHIP 26,	1.41	\$ 196.36
06554.197	530 RIFLE, KELOWNA	PLAN KAP33461, SECTION 33, TOWNSHIP 26,	2.89	\$ 402.46
06557.002	2710 LONGHILL, KELOWNA	PLAN KAP88097, SECTION 34, TOWNSHIP 26,	1.00	\$ 139.26
06612.470	2512 LONGHILL, KELOWNA	PLAN KAP26258, SECTION 33&34, TOWNSHIP 26, , EX PL 40166, REG.# 85193	13.49	\$ 1,878.62
06612.672	2614 LONGHILL, KELOWNA	PLAN KAP40166, SECTION 34, TOWNSHIP 26,	2.17	\$ 302.19
06645.000	610 MOYER, KELOWNA	PLAN KAP425, SECTION 35&36, TOWNSHIP 26,	3.61	\$ 502.73
06647.000	610 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26, , & SEC 36	7.94	\$ 1,105.72
06658.000	355 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26,	3.64	\$ 506.91
06661.000	298 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26,	4.09	\$ 569.57
06723.000	310 FITZPATRICK, KELOWNA	PLAN KAP9092, SECTION 35, TOWNSHIP 26,	1.00	\$ 139.26
06773.003	1685 RUTLAND, KELOWNA	PLAN KAP18313, SECTION 35, TOWNSHIP 26,	2.05	\$ 285.48
06773.440	585 CORNISH, KELOWNA	PLAN KAP19142, SECTION 35, TOWNSHIP 26,	3.86	\$ 537.54
06774.244	245 CORNISH, KELOWNA	PLAN KAP43294, SECTION 35, TOWNSHIP 26,	2.10	\$ 292.45
06776.850	2105 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , EX PL KAP77337	6.51	\$ 906.58
06776.900	1990 MCKENZIE, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , EX PL KAP78155, KAP92012	10.20	\$ 1,420.45
06777.000	1900 MCKENZIE, KELOWNA	PLAN KAP425, PART N1/2, SECTION 36, TOWNSHIP 26,	3.52	\$ 490.20
06778.000	1893 MORRISON, KELOWNA	PLAN KAP425, PART S1/2, SECTION 36, TOWNSHIP 26,	4.17	\$ 580.71
06788.000	1304 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26,	7.59	\$ 1,056.98
06789.000	819 MOYER, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , REG.# 82699	3.98	\$ 554.25
06792.000	2062 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26,	3.65	\$ 508.30
06794.000	2 - 685 OLD VERNON, KELOWNA	PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26,	2.50	\$ 348.15
06796.000	745 CORNISH, KELOWNA	PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26,	6.35	\$ 884.30
06799.510	1425 MORRISON, KELOWNA	PLAN EPP15301, SECTION 36, TOWNSHIP 26,	7.41	\$ 1,031.92
06803.000	1350 HORNING, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL KAP53546	14.63	\$ 2,037.37
06805.005	1920 MCCURDY, KELOWNA	PLAN KAP91486, SECTION 31, TOWNSHIP 27,	13.61	\$ 1,895.33
06806.000	1431 LATTA, KELOWNA	PLAN KAP1760, SECTION 36&31, TOWNSHIP 26, , & TWP 27	1.00	\$ 139.26
06807.001	1305 LATTA, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL B4218 & 33998	10.36	\$ 1,442.73

06810.002	1341 LATTA, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL 31944	9.96	\$ 1,387.03
06814.007	1448 LATTA, KELOWNA	PLAN KAP91485, SECTION 31, TOWNSHIP 27, , & OF SEC 36 TWP 26	17.21	\$ 2,396.66
06817.001	1331 MCCURDY, KELOWNA	PLAN KAP4060, SECTION 36, TOWNSHIP 26, , EX PL 30660 KAP67186	19.59	\$ 2,728.10
06819.000	1545 MCCURDY, KELOWNA	PLAN KAP4060, SECTION 36, TOWNSHIP 26, , EX PL KAP56029 & KAP63091	15.92	\$ 2,217.02
06820.000	1445 LATTA, KELOWNA	PLAN KAP4218B, SECTION 36, TOWNSHIP 26,	5.52	\$ 768.72
06828.500	1750 MCKENZIE, KELOWNA	PLAN KAP25654, SECTION 36, TOWNSHIP 26, , EX PL KAP90335	10.24	\$ 1,426.02
06828.524	1700 MCKENZIE, KELOWNA	PLAN KAP25654, SECTION 36, TOWNSHIP 26,	7.36	\$ 1,024.95
06828.618	1301 LATTA, KELOWNA	PLAN KAP33998, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06828.642	837 MCCURDY, KELOWNA	PLAN EPP14181, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06828.644	833 MCCURDY, KELOWNA	PLAN EPP14181, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06886.003	1 - 2025 TREETOP, KELOWNA	PLAN KAP1760, SECTION 19, TOWNSHIP 27, , EX PL 26646, & SEC 30 & EXC PL 30907	9.58	\$ 1,334.11
06960.185	5681 LAKESHORE, KELOWNA	PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 139.26
07143.000	559 BARNABY, KELOWNA	PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 139.26
07161.000	4860 LAKESHORE, KELOWNA	PLAN KAP1722, SECTION 25, TOWNSHIP 29,	3.21	\$ 447.02
07264.002	1456 DEHART, KELOWNA	PLAN KAP1837, SECTION 31&32, TOWNSHIP 29, , EX PL 21254 28408	11.58	\$ 1,612.63
07269.000	999 CRAWFORD, KELOWNA	PLAN KAP13170, SECTION 31, TOWNSHIP 29, , EX PL 20569	11.85	\$ 1,650.23
07270.072	1265 CRAWFORD, KELOWNA	PLAN KAP21104, SECTION 31, TOWNSHIP 29,	1.00	\$ 139.26
07270.074	1285 CRAWFORD, KELOWNA	PLAN KAP21104, SECTION 31&32, TOWNSHIP 29,	1.00	\$ 139.26
07278.000	4551 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	2.89	\$ 402.46
07280.000	4480 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	1.00	\$ 139.26
07287.000	4335 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL EPP89865	3.02	\$ 420.57
07290.000	4285 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL EPP89865	8.28	\$ 1,153.07
07291.000	4202 BEDFORD, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL H9875	9.74	\$ 1,356.39
07293.000	4250 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	1.63	\$ 226.99
07296.000	1475 DEHART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL 6779	1.00	\$ 139.26
07304.000	4132 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 32, TOWNSHIP 29,	6.38	\$ 888.48
07304.010	1485 DEHART, KELOWNA	PLAN KAP20969, SECTION 32, TOWNSHIP 29,	1.21	\$ 168.50
07351.000	4305 JAUD, KELOWNA	PLAN KAP6171, SECTION 34, TOWNSHIP 29,	13.47	\$ 1,875.83
07362.338	2950 BALLDOCK, KELOWNA	PLAN KAP74510, SECTION 34, TOWNSHIP 29,	1.00	\$ 139.26
09533.000	2517 GALE, KELOWNA	PLAN KAP10810, DISTRICT 2A, , EX PL 19044, H15414	6.08	\$ 846.70
09533.052	2499 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.053	2475 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.054	2449 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26

09533.055	2427 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.057	2555 GALE, KELOWNA	PLAN EPP65442, DISTRICT 2A,	1.39	\$ 193.57
10392.000	2240 MAYER, KELOWNA	PLAN KAP2332, DISTRICT 28,	20.16	\$ 2,807.48
10393.000	2050 BYRNS, KELOWNA	PLAN KAP2830, DISTRICT 28, SECTION 17, TOWNSHIP 26, , REG.# B00730	19.86	\$ 2,765.70
10410.000	1756 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, , EX E 4.14 CHNS, REG.# 49222	11.34	\$ 1,579.21
10411.000	1890 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, SECTION 19, TOWNSHIP 26, , E 4.14 CHNS L 23	4.35	\$ 605.78
10414.000	1756 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, , EX E 4.14 CHNS	10.62	\$ 1,478.94
10518.000	1650 BYRNS, KELOWNA	PLAN KAP78759, DISTRICT 29,	3.61	\$ 502.73
10519.852	2225 SPALL, KELOWNA	PLAN KAP40808, DISTRICT 29,	13.03	\$ 1,814.56
10519.854	1980 BYRNS, KELOWNA	PLAN KAP40808, DISTRICT 29, , REG.# 20597	10.95	\$ 1,524.90
10519.856	1990 BYRNS, KELOWNA	PLAN KAP40808, DISTRICT 29,	1.00	\$ 139.26
10531.000	1909 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 30, , E 10 ACRES OF L 15	6.34	\$ 882.91
10543.001	2589 BENVOLIN, KELOWNA	PLAN KAP3357, DISTRICT 30, , EX PL 15515 20646 23696	5.66	\$ 788.21
10549.000	2029 BYRNS, KELOWNA	PLAN KAP8615, DISTRICT 30, , EX PL 16912	7.94	\$ 1,105.72
10589.113	1909 BYRNS, KELOWNA	PLAN KAP67173, DISTRICT 30,	23.50	\$ 3,272.61
11501.711	4345 HOBSON, KELOWNA	PLAN KAP27559, DISTRICT 67, , EX PL KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$ 139.26
11502.309	4340 HOBSON, KELOWNA	PLAN KAP69885, DISTRICT 67,	1.00	\$ 139.26
12185.840	2450 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 33, TOWNSHIP 29,	1.00	\$ 139.26
12185.870	2225 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 33, TOWNSHIP 29,	1.00	\$ 139.26
12185.885	4485 SALLOWS, KELOWNA	PLAN KAP1247, DISTRICT 59, SECTION 33, TOWNSHIP 29,	2.04	\$ 284.09
12191.000	4400 JAUD, KELOWNA	PLAN KAP1734, DISTRICT 60, SECTION 33, TOWNSHIP 29, , EX PL 22902	2.84	\$ 395.50
12199.072	4499 WALLACE HILL, KELOWNA	PLAN KAP35213, DISTRICT 60,	8.98	\$ 1,250.55
12199.082	4380 WALLACE HILL, KELOWNA	PLAN KAP39632, DISTRICT 60,	4.70	\$ 654.52
12199.103	2740 HARVARD, KELOWNA	PLAN KAP62784, DISTRICT 60,	3.11	\$ 433.10
327 Folios			1969.19	\$ 274,229.40