

City of Kelowna
Regular Council Meeting
AGENDA



Monday, May 6, 2024
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

6 - 12

PM Meeting - April 22, 2024

3. Public in Attendance

3.1 Okanagan Water Basin Board Delegation

13 - 39

To present to Council regarding Invasive Mussels.

4. Development Application Reports & Related Bylaws

4.1 Belgo Rd 1200 - A24-0005 - Black Mountain Irrigation District

40 - 62

To support an application to the Agricultural Land Commission to allow for the development of an office building on the subject property.

4.2 Moubray Rd 394-396 - Z22-0043 (BL12653) - 1341462 B.C. Ltd., Inc.No. BC1341462

63 - 83

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse project.

4.3 Bernard Ave 1531 - Z23-0085 (BL12656) - Orchard City Abbeyfield Society, Inc.No. S0030415

84 - 101

To rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of Rental Apartment Housing.

4.4	Martin Ave 1085 and Gordon Dr 1444-1448 - Z24-0003 (BL12657) - Sang Mai, Nam Duong Do and Kathy Mai	102 - 117
	To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.	
4.5	Mills Rd 163-165 - Z24-0006 (BL12658) - Patrick Kerr Holdings Ltd., Inc.No. BCo831069	118 - 136
	To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.	
4.6	Glenmore Dr 1232 1240 1250 - Z24-0009 (BL12659) - City of Kelowna	137 - 151
	To rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.	
4.7	Cara Glen Ct 1402 - Z23-0078 (BL12660) - Prime Clifton Homes Inc., Inc.No. A0116073	152 - 168
	To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.	
4.8	Rezoning Bylaws Supplemental Report to Council	169 - 170
	To receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaw No. 12651 and Rezoning Bylaw No. 12652 and to give the bylaws further reading consideration.	
4.9	Text Amendment and Rezoning Applications	
	To give first, second and third reading to one Zoning Bylaw text amendment application and one rezoning application.	
	The following bylaws will be read together unless Council wants to separate one of the bylaws.	
4.9.1	Content Changes - BL12651 (TA24-0003) - City of Kelowna	171 - 172
	To give Bylaw No. 12651 first, second and third reading in order to make improvements and administrative changes to the following sections of the Zoning Bylaw: Section 5 – Rules and Interpretation, Section 9 – Specific Use Regulations, Section 10 – Agriculture & Rural Residential Zones, and Section 14 – Core Area & Other Zones.	

4.9.2	Belaire Ave 1310, 1320 - BL12652 (Z23-0031) - 432623 B.C. Limited, Inc.No. BC1007009	173 - 173
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To give Bylaw No. 12652 first, second and third reading in order to rezone the subject properties from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone.

5. Bylaws for Adoption (Development Related)

5.1	Dilworth Dr 1097 - BL12610 (Z21-0037) - Simple Pursuits Inc., Inc.No. BC1206854	174 - 175
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To adopt Bylaw No. 12610 in order to rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing and the P3 – Parks and Open Space zones.

6. Non-Development Reports & Related Bylaws

6.1	2024 Changes to Property Tax Operational Practices	176 - 185
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To approve temporary changes to property tax operational practices to support citizens and businesses whose assessed property values significantly increased between 2023 and 2024.

6.2	BL12662 - Amendment No. 2 to Property Tax Bylaw No. 11971	186 - 186
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To give Bylaw No. 12662 first, second and third reading.

6.3	2024 Tax Distribution Policy	187 - 207
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To establish tax class ratios that will be used in the preparation of the 2024 tax rates.

6.4	Five Year Financial Plan Bylaw 2024-2028	208 - 294
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To present the 2024 Final Budget Volume submissions, the 2024-2028 Financial Plan and related bylaws for consideration and approval.

6.5	BL12639 - Five Year Financial Plan Bylaw 2024-2028	295 - 300
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To give Bylaw No. 12539 first, second and third reading.

6.6	BL12640 - Tax Structure Bylaw, 2024	301 - 301
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To give Bylaw No. 12640 first, second and third reading.

6.7	BL12641 - Annual Tax Rate Bylaw, 2024	302 - 304
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To give Bylaw No. 12641 first, second and third reading.

6.8	BL12642 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2024	305 - 305
	To give Bylaw No. 12642 first, second and third reading.	
6.9	BL12643 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024	306 - 306
	To give Bylaw No. 12643 first, second and third reading.	
6.10	BL12644 - Density and Bonus Expenditure Bylaw, 2024	307 - 307
	To give Bylaw No. 12644 first, second and third reading.	
6.11	BL12645 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024	308 - 308
	To give Bylaw No. 12645 first, second and third reading.	
6.12	2024 Sterile Insect Release (SIR) Parcel Tax	309 - 316
	To authorize the 2024 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.	
6.13	BL12654 - Sterile Insect Parcel Tax Bylaw 2024	317 - 335
	To give Bylaw No. 12654 first, second and third reading.	
6.14	Responsible Liquor Use in Parks	336 - 351
	To consider a program to allow the responsible consumption of Liquor in select parks.	
6.15	BL12655 - Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680	352 - 354
	To give Bylaw No. 12655 first, second and third reading.	
6.16	Regional Grant Funding Application - RDCO Emergency Operations Centre	355 - 356
	To support the Regional District of Central Okanagan to manage a UBCM Community Emergency Preparedness Fund – Emergency Operations Centre Equipment and Training grant on behalf of the Central Okanagan local jurisdictions.	
6.17	2024 UBCM Community Excellence Awards	357 - 368
	To approve staff to apply to the 2024 UBCM Community Excellence Awards.	
7.	Bylaws for Adoption (Non-Development Related)	
7.1	BL12557 - Road Closure Bylaw - Adjacent to 4710 Lakeshore Road	369 - 370
	City Clerk to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.	
	To adopt Bylaw No. 12557.	

8. Mayor and Councillor Items

9. Termination



City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, April 22, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Charlie Hodge, Gord Lovegrove*, Mohini Singh; Rick Webber and Loyal Wooldridge
Members Absent	Councillors Maxine DeHart and Luke Stack
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Planner Specialist, Adam Cseke*; Urban Planning Manager, Jocelyn Black*; Long Range Policy Planning Manager, Robert Miles*; Planner, Mark Tanner*; Utility Planning Manager, Rod MacLean*; Utility Services Manager, Kevin Van Vliet*; Deputy City Clerk, Michael Jud; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of April 15, 2024 be confirmed as circulated.

Carried
Councillors Cannan and Singh - Opposed

3. Development Application Reports & Related Bylaws

3.1 Multiple Addresses - OCP23-0009 (BL12595) - City of Kelowna

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP23-0009 to amend Map 3.1 by changing the future land use of within the Kelowna Official Community Plan Bylaw No.12300 as described in Schedule 'A', attached to the report from the Development Planning Department dated April 22, 2024, be considered by Council;

AND THAT the OCP Amendment Bylaw be forward to a Public Hearing for further consideration.

Carried

3.2 Multiple Addresses - BL12595 (OCP23-0009) - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Bylaw No. 12595 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.3 Small-Scale Multi-Unit Housing and Transit Oriented Areas Alignment - OCP24-0005 (BL12649) - City of Kelowna

Councillor Lovegrove declared a conflict of interest as they live in the Heritage Conservation Area and Transit Oriented Area and left the meeting at 1:38 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the Official Community Plan amendments to align with Provincial legislation and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Official Community Plan Amendment Application No. OCP24-0005 to amend the Kelowna Official Community Plan Bylaw No. 12300 as shown in Schedule "A" and Schedule "B" attached to the Report from the Policy and Planning Department, dated April 22, 2024, be considered by Council;

AND THAT Official Community Plan Amendment Bylaw No. 12649 be forwarded to a Public Hearing for further consideration.

Carried

3.4 Small-Scale Multi-Unit Housing and Transit Oriented Areas - BL12649 (OCP24-0005) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12649 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

Councillor Lovegrove returned to the meeting at 1:57 p.m.

3.5 Belaire Ave 1310, 1320 - Z23-0031 (BL12652) - 432623 B.C. Limited, Inc. No. BC1007009

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 29 District Lot 137 ODYD Plan 10011, located at 1310 Belaire Ave and Lot 30 District Lot 137 ODYD Plan 10011, located at 1320 Belaire Ave, Kelowna, BC from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone, be considered by Council;

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

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

Carried

3.6 Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Commented on Notice of first reading and advised that no correspondence was received.

3.7 Hiram Walker Ct 270 - BL12648 (Z23-0019) - 270 HWC GP Inc., Inc. No. A0124511

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Bylaw No. 12648 be read a first, second and third time.

Carried

3.8 Lawson Ave 1110 - BL12571 (Z23-0022) - HPG Development Ltd., Inc. No. BCo897381

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Bylaw No. 12571 be amended at third reading by deleting "1459 & 1467 Gordon Drive, 1104 - 1130 Lawson Avenue & 1488 Aspen Court" and replacing it with "1110 Lawson Avenue";

AND THAT Bylaw No. 12571 be amended at third reading by deleting the Legal Description that reads:

- a. Lot 7 District Lot 137 ODYD Plan 14393 located on Gordon Drive, Kelowna, BC;
- b. Lot 8 District Lot 137 ODYD Plan 14393 located on Gordon Drive, Kelowna, BC;
- c. Lot 9 District Lot 137 ODYD Plan 14393 located on Lawson Avenue, Kelowna, BC;

- d. Lot 10 District Lot 137 ODYD Plan 14393 located on Lawson Avenue, Kelowna, BC;
 e. Lot 11 District Lot 137 ODYD Plan 14393 located on Aspen Court, Kelowna, BC;"

And replacing it with "Lot A District Lot 137 ODYD Plan EPP133457 located on Lawson Avenue, Kelowna, BC";

AND THAT Bylaw No. 12571 be amended at third reading by deleting the underlying zone that reads "RU4 – Duplex Housing" and replacing it with "MF1 – Infill Housing";

AND FURTHER THAT Bylaw No. 12571, as amended, be adopted.

Carried

3.9 Lawson Ave 1110 - DP23-0072 - HPG Development Ltd., Inc. No. BCo897381

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Rezoning Bylaw No. 12571 be amended at third reading to revise the legal description of the subject properties from Lot 7 District Lot 137 ODYD Plan 14393, Lot 8 District Lot 137 ODYD Plan 14393, Lot 9 District Lot 137 ODYD Plan 14393, Lot 10 District Lot 137 ODYD Plan 14393, and Lot 11 District Lot 137 ODYD Plan 14393 to Lot A District Lot 137 ODYD Plan EPP133457;

AND THAT Final Adoption of Rezoning Bylaw No. 12571 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0072 for Lot A District Lot 137 ODYD Plan EPP133457, located at 1110 Lawson Ave, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to enter into a Car-Share Agreement for a minimum of two years from the date of Building Occupancy as set out in Attachment "C" attached to the Report from the Development Planning Department dated April 22, 2024;

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

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

Carried

3.10 Temple Ct 252 - Z22-0045 (BL12486) - Extension Request

Staff:

- Spoke to the rezoning application and request for extension and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12486, be extended from March 13, 2024 to March 13, 2025;

AND THAT Council direct Staff to not accept any further extension requests.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Buck Road 654 - BL12622 (Z22-0077) - He Na and Wei Li

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12622 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Potable and Non-Potable Water System - Supply Status Update

Staff:

- Displayed a PowerPoint Presentation providing an update on the Potable and No-Potable Water System supply status and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Utility Services dated April 22, 2024, with respect to the status of anticipated water supplies for 2024;

AND THAT due to drought conditions leading to an anticipated shortage in supply of water in the Non-Potable water system, Council declare Stage 1 Water Use Restrictions be in effect for all water customers of the Kelowna Water Utility;

AND FURTHER THAT Council declare that Agricultural Customers of the Kelowna Water Utility cannot exceed their annual Allotment in 2024; and that the City may shut off water services in the event that Customers exceed their Allotment.

Carried

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Council directs staff to request the Agricultural Advisory Committee to provide input on the impacts of current drought conditions on Kelowna's agricultural community and any additional measures that can be taken to balance water conservation with agricultural and environmental needs.

Carried

The meeting recessed at 2:57 p.m.

The meeting reconvened at 3:05 p.m.

6. Resolutions

6.1 Councillor Lovegrove - Draft Resolution - Transit for Teens Campaign

Councillor Lovegrove

- Commented on the existing Provincial Fare-Free Transit Initiative and the request to endorse it for youth up to the age 18 years.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council directs staff to investigate the costs and implications of endorsing fare-free transit for youth up to age 18 and report back to Council.

Carried

6.2 Special Meeting of Council

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT a Special Meeting of Council be held on Monday, April 29, 2024, at 9:00 am;

AND THAT the April 29, 2024, Special Council Meeting be held at another location other than City Hall, being the Rotary Centre for the Arts, Pacific Safety Products Boardroom, 421 Cawston Avenue, Kelowna, B.C.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL12637 - Amendment No. 4 to Development Application and Heritage Procedures Bylaw No. 12310

Councillor Lovegrove declared a conflict of interest as they live in the Heritage Conservation Area and left the meeting at 3:10 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No. 12637 be adopted.

Carried

Councillors Cannan and Hodge - Opposed

Councillor Lovegrove returned to the meeting at 3:11 p.m.

7.2 BL12631 - Amendment No. 1 to Development Application Fees Bylaw No. 12552

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12631 be adopted.

Carried

7.3 BL12638 - Amendment No. 1 to the Five Year Financial Plan 2023-2027 Bylaw No. 12502

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12638 be adopted.

Carried

8. Mayor and Councillor Items

Councillor Singh:

- Spoke to an upcoming Elementary school tour of City Hall.
- Spoke to the annual Vaisakhi Celebration and Parade on Saturday, April 27, 2024.
- Provided a reminder of Canada's National Day of Mourning on April 28, 2024.

Councillor Lovegrove:

- Provided Earth Day Greetings.

Councillor Wooldridge:

- Spoke to their attendance at the UBCO graduating class of Visual Arts and Media Studies year end exhibition.
- Hosted the SPCA Fur Ball fundraiser on Saturday, April 20, 2024.

Councillor Cannan:

- Thanked Mayor Dyas for meeting Rabbi Shmuly Hecht and his family in Council Chambers to sign a proclamation for education and sharing regarding fundamental human rights.
- Commented on adoption of the amendment to the Council Remuneration and Expense Bylaw.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council directs staff to schedule reconsideration of the adoption of Amendment No. 12 to the Council Remuneration and Expense Bylaw to a future Council meeting.

Defeated
Mayor Dyas, Councillors Hodge, Webber and Wooldridge - Opposed

9. Termination

This meeting was declared terminated at 3:27 p.m.

Mayor Dyas

lb/cm/acm



City Clerk



**DON'T MOVE A
MUSSEL**
DONTMOVEAMUSSEL.CA

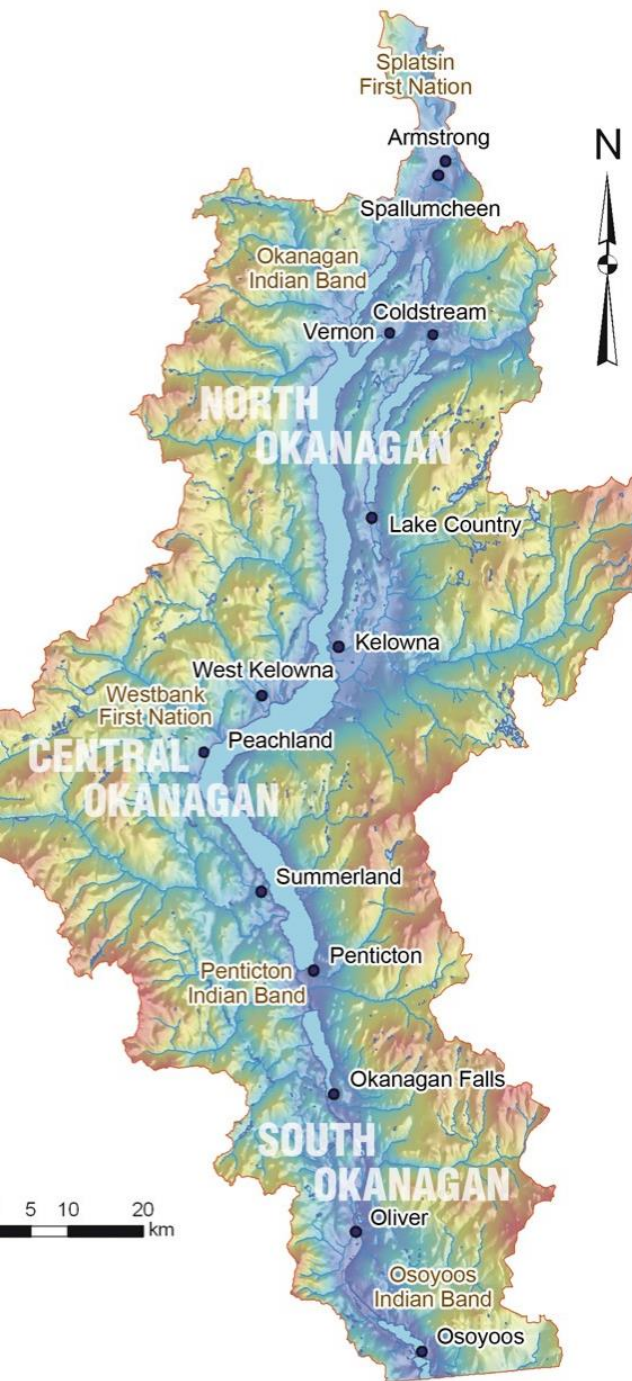


James Littley

Okanagan Basin Water Board



Okanagan Basin
WATER BOARD



Actions to Prevent Invasive Mussels

- The Okanagan Basin Water Board's mission is to provide leadership to protect and enhance quality of life in the Okanagan Basin through sustainable water management.
- Define water problems and priorities, economic feasibility of solutions, responsibility, necessary legislation and required action.



DON'T MOVE A MUSSEL
DONTMOVEAMUSSEL.CA

ZEBRA MUSSELS ALTER THEIR HABITAT BY REMOVING ALGAE

SUNLIGHT
PENETRATES
DEEPER

WATER CLARITY
DRAMATICALLY
INCREASES

AQUATIC
PLANTS MOVE
TO DEEPER
WATER

THE WARMER
TOP LAYER OF
WATER GROWS
DEEPER

THE COLDER
BOTTOM LAYER
OF WATER DROPS



Photo credit: Timm Bruch, Global News, May 23, 2018
<https://globalnews.ca/news/4223683/growing-invasion-of-lake-winnipeg-evident-as-countless-shells-wash-ashore/>



Photo Credit my2fish: a blog about sunfish sailing:
<https://my2fish.wordpress.com/tag/power/>



- **Photo Credit Chris Roxburgh. Car in 20 feet of water in Great Lakes, covered in quagga mussels**

Water pump for public utility in Texas









https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.usbr.gov%2Fmussels%2F&psig=AOvVaw25j3aJrCsbMGuPoU3aD5gr&ust=1706467267785000&source=images&cd=vfe&opi=89978449&ved=0CBMQjRxqGAoTClighI2c_oMDFQAAAAAdAAAAABCgAQ 24



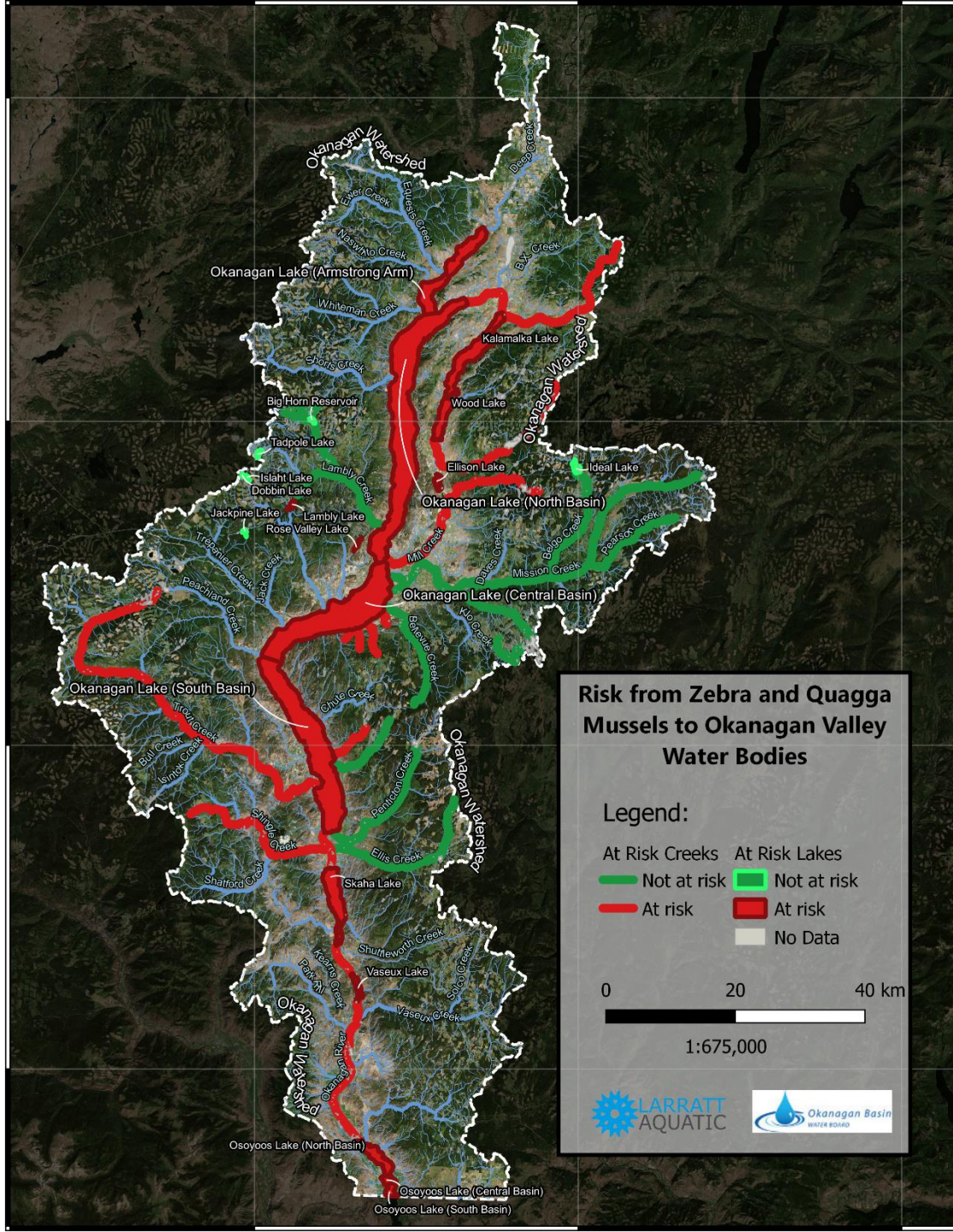
Photo credit Damon McCormick, Common Coast Research and Conservation
<https://www.mprnews.org/story/2013/03/11/invasive-species-may-be-key-to-understanding-death-of-hundreds-of-loons>



Economic Losses

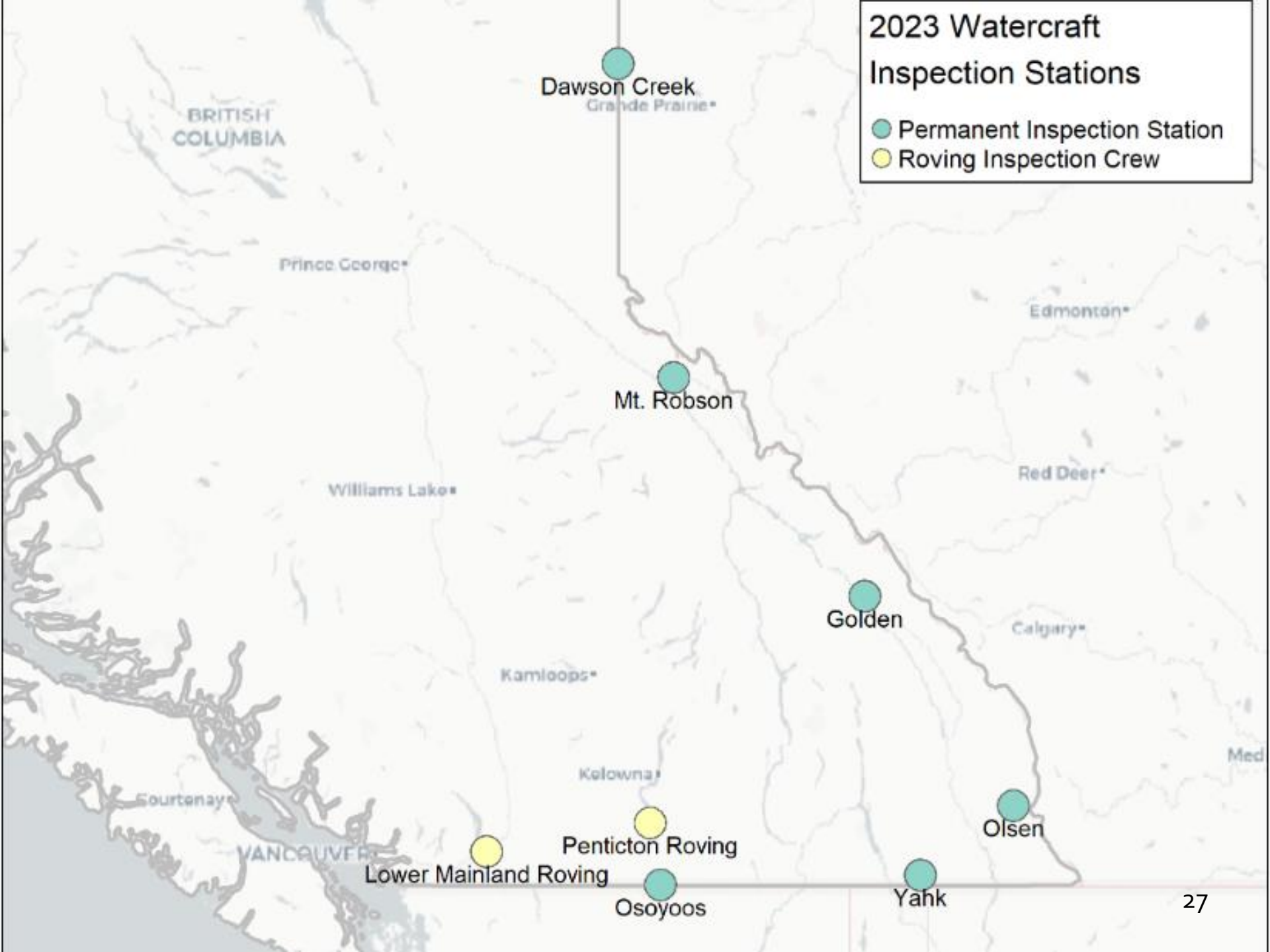
- \$64 million to \$129 Million per year
 - Up to \$92.5 million for infrastructure
 - Up to \$8.1 million for extra maintenance on boats and marinas
 - Up to \$12.6 million in lost profits and revenue from tourism
 - \$30.2 million annualized loss in property value and lost property taxes.
- **Does not include the ecosystem effects or loss of fish**





2023 Watercraft Inspection Stations

- Permanent Inspection Station
- Roving Inspection Crew



Osoyoos Lake

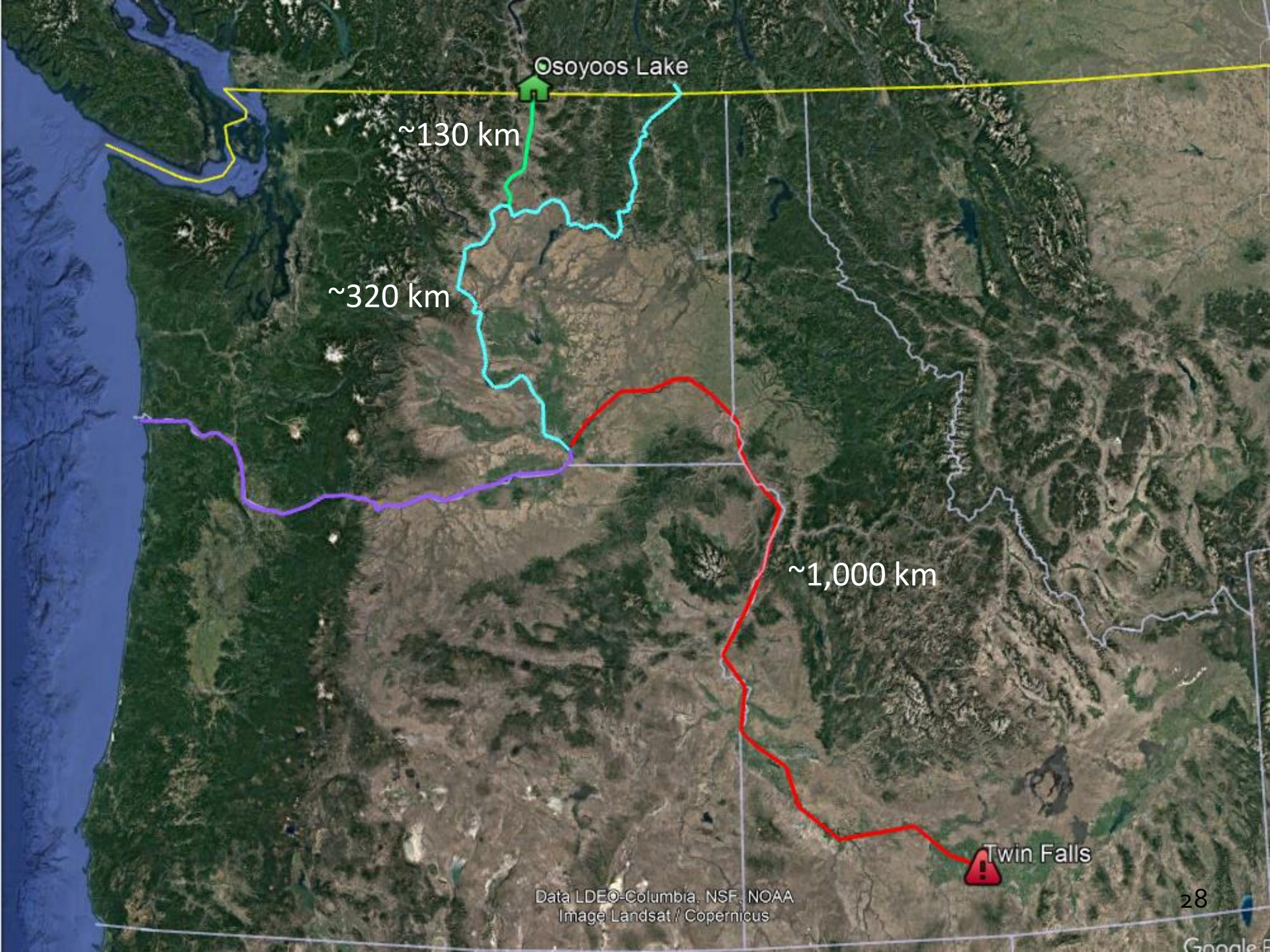
~130 km

~320 km

~1,000 km

Twin Falls

Data LDEO-Columbia, NSF, NOAA
Image Landsat / Copernicus





Quagga Mussel Veliger presence September 27, 2023

Centennial Park

Pillar Falls

Shoshone Falls

Legend

Number of Veligers

Chelated Copper

- killed mussels (including native mussels)
- killed other invertebrates
- killed fish
- killed plants
- killed algae
- killed amphibians



116,351 L or 3.86 times the volume of this tanker trailer



Gaps in prevention B.C.

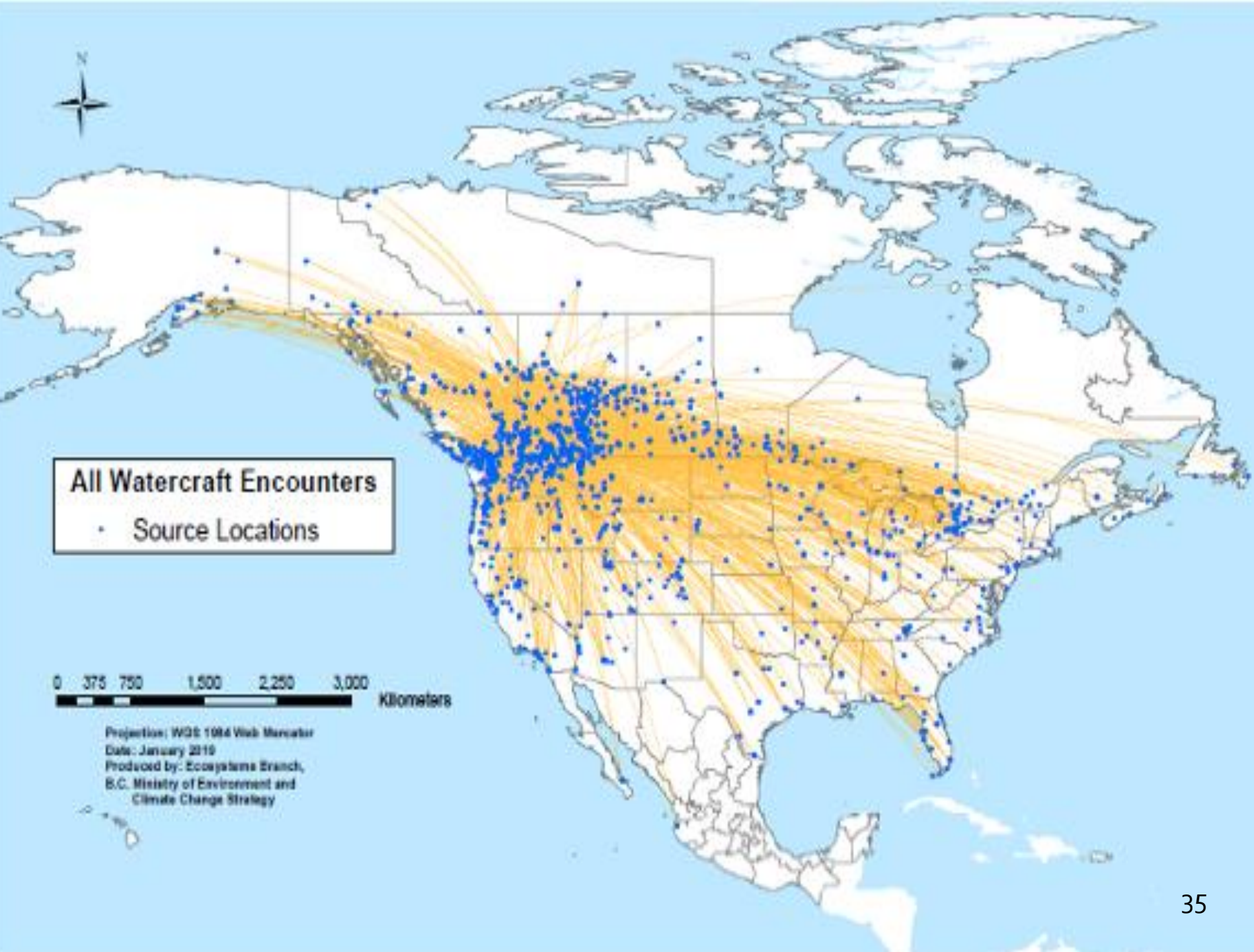
- Inspection required ONLY if driving past an open inspection station
- No requirement to remove drain plug from boat when out of water
- B.C. inspection budget, staffing shortage (\$3.3 million in 2023)
- B.C. relies on a “perimeter defence” – no longer reliable
- No regional plans in place for when a detection occurs
- CBSA inspections not consistent at all crossings





Immediate Action

OBWB is calling for a temporary moratorium on out-of-province boats until the full status of the infestation of the Columbia Basin is assessed or until every boat coming into B.C. is required to be inspected.



Calls to Action - Province

Temporary out of province boat ban

Introduce pull-the-plug legislation

Commit **\$4 million**/year indexed to inflation for 10 years

Enhance funding and recruiting for inspections

Update Early Detection, Rapid Response Plan

Create and lead regional planning process

Promote vulnerability assessments

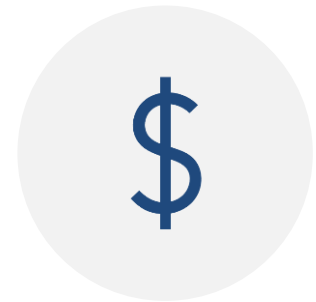
Calls to Action - Federal



IMMEDIATE DIRECTION TO
BORDER AGENTS FROM
SASKATCHEWAN WEST TO
INSPECT ALL WATERCRAFT



SUPPORT TEMPORARY
BOAT BAN FROM THE
PROVINCE



COMMIT TO MATCHING
PROVINCIAL FUNDING FOR
INVASIVE MUSSEL
INSPECTION PROGRAMS
THROUGHOUT THE WEST.

Current Actions

Calls for Action from senior
government

Don't Move a Mussel

Infrastructure Vulnerability
Assessment Guide

Working Group



**DON'T MOVE A
MUSSEL**
DONTMOVEAMUSSEL.CA



James Littley

Okanagan Basin Water Board



Okanagan Basin
WATER BOARD

REPORT TO COUNCIL

ALR APPLICATION



Date: May 6th, 2024
To: Council
From: City Manager
Address: 1200 Belgo Road
File No.: A24-0005
Zone: P4 – Utilities

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A24-0005 for Lot A Sections 23 and 24 Township 26 ODYD Plan EPP23792, located at 1200 Belgo Road, Kelowna, BC for a non-farm use application in the Agricultural Land Reserve pursuant to Section 20(2) 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 support an application to the Agricultural Land Commission to allow for the development of an office building on the subject property.

3.0 Development Planning

Staff support the non-farm use application to allow the construction of an office building as it complies with the City's Official Community Plan (OCP) for non-farm uses on agricultural land. The OCP Policy supports non-farm use application only where the proposed use meets the following criteria:

- Are consistent with the Zoning Bylaw and the 2040 OCP;
- Provide significant benefits to local agriculture;
- Do not require the extension of municipal services;
- Will not utilize the productive agricultural lands;
- Will not preclude future use of lands for agriculture; and
- Will not harm adjacent farm operations.

The proposed non-farm use application meets the above criteria as listed in the OCP and will not negatively affect agricultural land (See Section 7.0). Should the application be supported by Council and the Agricultural Land Commission, a Building Permit would be required to be issued before construction can commence.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property has the Future Land Use Designation of PSU – Public Services / Utilities, is zoned P₄ – Utilities and is in the Agricultural Land Reserve (ALR). The surrounding area is a mix of agricultural (south of Springfield Road) and single-detached dwellings (north of Springfield Road).

5.0 Background

Prior to the purchase of the subject property by BMID, it was owned by the provincial government and was used to extract sand and gravel for provincial needs. After the sand and gravel supply diminished, it was listed for sale and ultimately granted to BMID in 1968. Following this date, the property was fenced, landscaped, and planted as it was unsightly and dangerous due to the previous on-site excavation. The property remains a BMID works yard and has largely remained unchanged.

6.0 Project Description

The subject property is 7.57-acre (3.06 ha) in size and is located on the corner of Springfield Road and Belgo Road. A non-farm use permit application is required to construct a new office building for Black Mountain Irrigation District (BMID) since the property is in the Agricultural Land Reserve (ALR). The current use as a works yard and shop is not permitted in the ALR, however, the property has been owned and operated by BMID since 1968, which is four years before the ALR was established. The new office is proposed to be 540 m² (5,812 ft²) in size and will allow for all departments to function in one centralized location. The proposed building meets all development regulations, and no variances are anticipated.

7.0 Current Development Policies

Objective 8.1. Protect and preserve agricultural land and its capability.	
Non-Farm Use Application Criteria as per OCP Policy 8.1.6	
Consistent with the Zoning Bylaw and 2040 OCP	<ul style="list-style-type: none"> The property is designated PSU – Public Services / Utilities Zoned P₄ – Utilities
Provide significant benefits to local agriculture	<ul style="list-style-type: none"> BMID supplies irrigation to approximately 6,000 acres of agricultural land in the City of Kelowna and Regional District of Central Okanagan.
Do not require extension of municipal services	<ul style="list-style-type: none"> The property is on City sewer
Will not utilize productive agricultural lands	<ul style="list-style-type: none"> Subject property is not productive agricultural land. Has been operating as a works yard since 1968 and prior to that, it was a sand and gravel extraction site.
Will not preclude future use of lands for agriculture	<ul style="list-style-type: none"> Already has low future potential for agriculture due to previous utility and extraction activities.
Will not harm adjacent farm operations	<ul style="list-style-type: none"> Construction of an office building will not harm adjacent farm operations and will allow a more centralized location to help advance productivity of the irrigation district.

8.0 Application Chronology

Application Accepted: February 20th, 2024
 Neighbour Notification Received: N/A

9.0 Agricultural Advisory Committee

Agricultural Advisory Committee April 11th, 2024

THAT the Committee recommends that Council support the application for 1200 Belgo Road to consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on April 11th, 2024, and the following recommendations were passed:

Anecdotal comments include that the Committee understands that the area being considered is clearly not productive agricultural land and the application needs to consider the importance of Black Mountain Irrigation District operations to agriculture in the area.

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Community & Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A – ALC Application File No: 70193

Attachment B – Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.



ATTACHMENT A

This forms part of application
A24-0005

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City of Kelowna
DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 70193

Application Type: Non-Farm Uses within the ALR

Status: Submitted to L/FNG

Applicant: Black Mountain Irrigation District Brenden Russell

Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple

Legal Description LOT A SECTIONS 23 AND 24 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP23792

Approx. Map Area 3.1 ha

PID 029-576-997

Purchase Date Aug 13, 1968

Farm Classification No

Civic Address 1200 Belgo Rd

Certificate Of Title STSR3943965.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
null	Black Mountain Irrigation District Brenden Russell	(250) 765-5169	rhrasko@bmid.ca	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? Yes

Describe the other parcels including their location, who owns or leases them, and their use. Not migrated from OATS

ATTACHMENT

A

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3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent

First Name No Data

Last Name No Data

Organization (If Applicable) Black Mountain Irrigation District Brenden Russell

Phone (250) 765-5169

Email brussell@bmid.ca

4. Government

Local or First Nation Government: City of Kelowna

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). No agriculture, only support for agriculture with materials and pipe for water supply to agricultural and domestic customers.

Describe all agricultural No agricultural improvements

ATTACHMENT A

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A24-0005

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City of
Kelowna
DEVELOPMENT PLANNING

improvements made to the parcel(s).

Describe all other uses that currently take place on the parcel(s).

The parcel is used for a works yard and shop building for the Black Mountain Irrigation District (BMID, landowner).
BMID supplies irrigation water to 6,000 acres of land with water rights within our service area boundary.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Residential	SF suburban neighborhood
East	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
South	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
West	Agricultural / Farm	Orchard (Cherries) w/ SF Residence

6. Proposal

How many hectares are proposed for non-farm use? 0.15 ha

What is the purpose of the proposal? To construct a new office building on the property of the existing Black Mountain Irrigation District (BMID) Shop and Works Yard.

Could this proposal be accommodated on lands outside of the ALR? The BMID's existing office building is located outside the ALR and has been utilized since the 1970s. With the growing community water system, there is a need for increased integration of BMID's Admin, Engineering, and Operations departments at one location. Additionally, there are emerging concerns regarding staff and customer safety at the current office location. For these reasons, BMID has elected to build a new office at the location of the existing BMID Shop and Works Yard, which is within the ALR and adjacent to a core neighborhood area.

Does the proposal support agriculture in the short or long term? The proposed new office building will help support local agriculture in both the short term and long term. BMID supplies irrigation water to approximately 6,000 acres of agricultural lands in Kelowna and Central Okanagan East, BC. Constructing the new office building at the location of the existing BMID Shop and Works Yard will enhance the day-to-day

coordination between BMID Operations, Administration, and Engineering staff, and as a consequence will increase the level of service provided to our agricultural customers.

BMID is a strong supporter of agriculture in the region. The district is currently working with multiple separate growers and landowners to facilitate water supply from BMID to hundreds of acres of new proposed orchard plantings. BMID's long term objective is to ensure a reliable and sustainable supply of irrigation water for agriculture in the Mission Creek watershed.

Proposal Map / Site Plan 70193_Site_Plan.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

Type	Description	File Name
Other files that are related	No Data	HISTORY_1200_Belgo_Rd.pdf

ATTACHMENT A

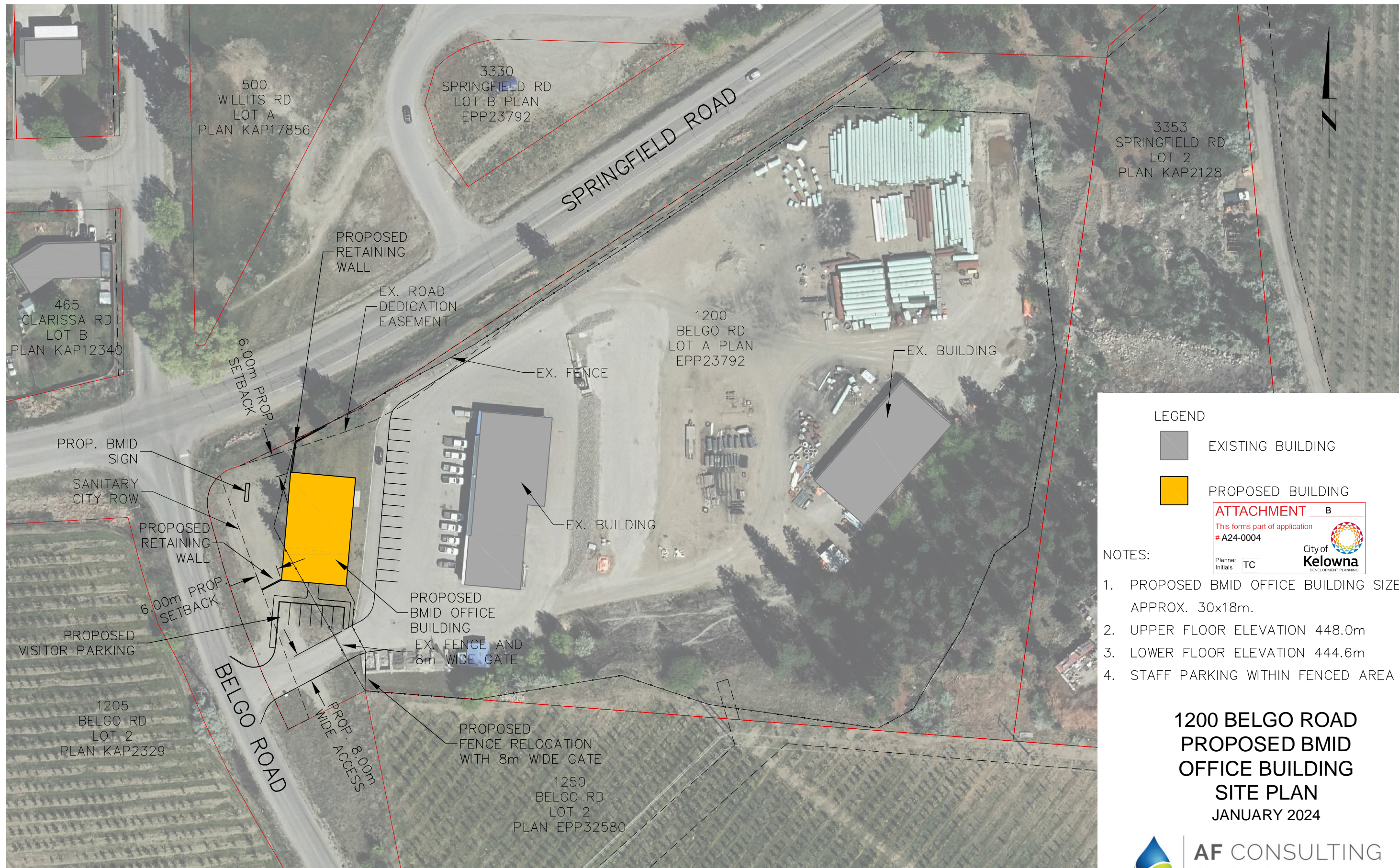
This forms part of application
 # A24-0005

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LEGEND

-  EXISTING BUILDING
-  PROPOSED BUILDING

ATTACHMENT B
 This forms part of application # A24-0004
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials TC

NOTES:

1. PROPOSED BMD OFFICE BUILDING SIZE APPROX. 30x18m.
2. UPPER FLOOR ELEVATION 448.0m
3. LOWER FLOOR ELEVATION 444.6m
4. STAFF PARKING WITHIN FENCED AREA

**1200 BELGO ROAD
 PROPOSED BMD
 OFFICE BUILDING
 SITE PLAN
 JANUARY 2024**

 **AF CONSULTING**
 Water & Environmental Engineering



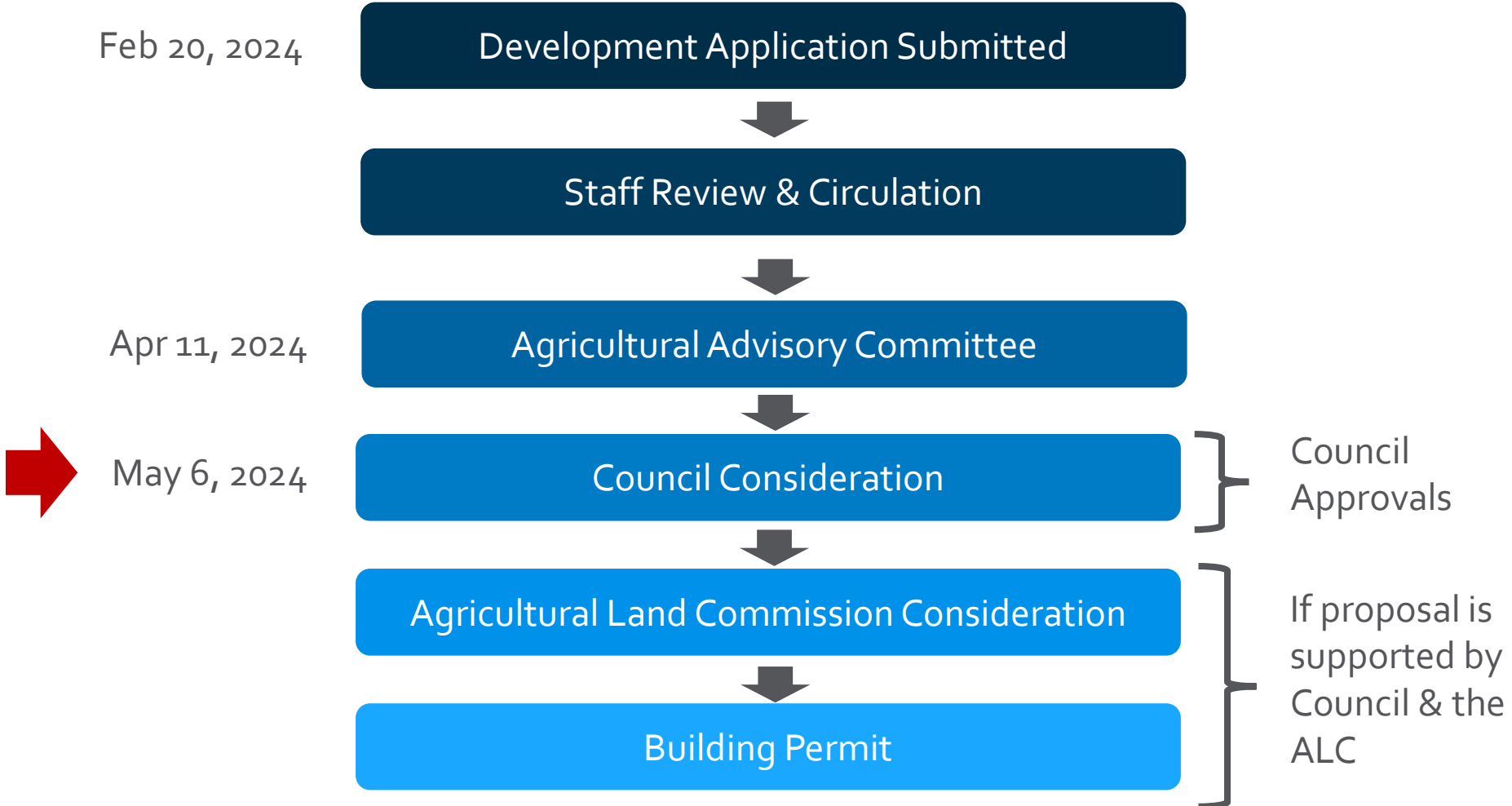
City of
Kelowna

A24-0005
1200 Belgo Road
ALR Application for a Non-Farm Use

Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

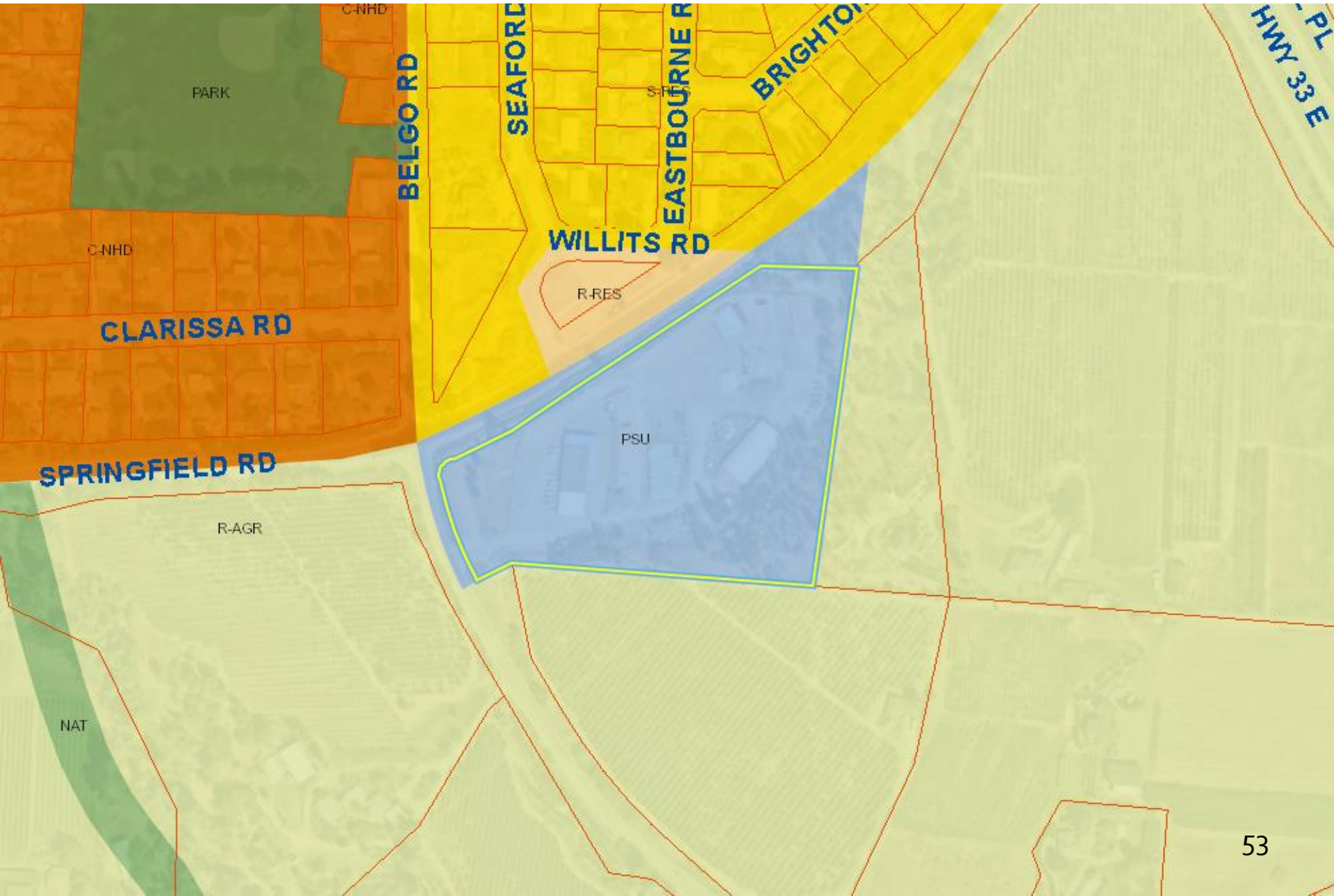
Development Process



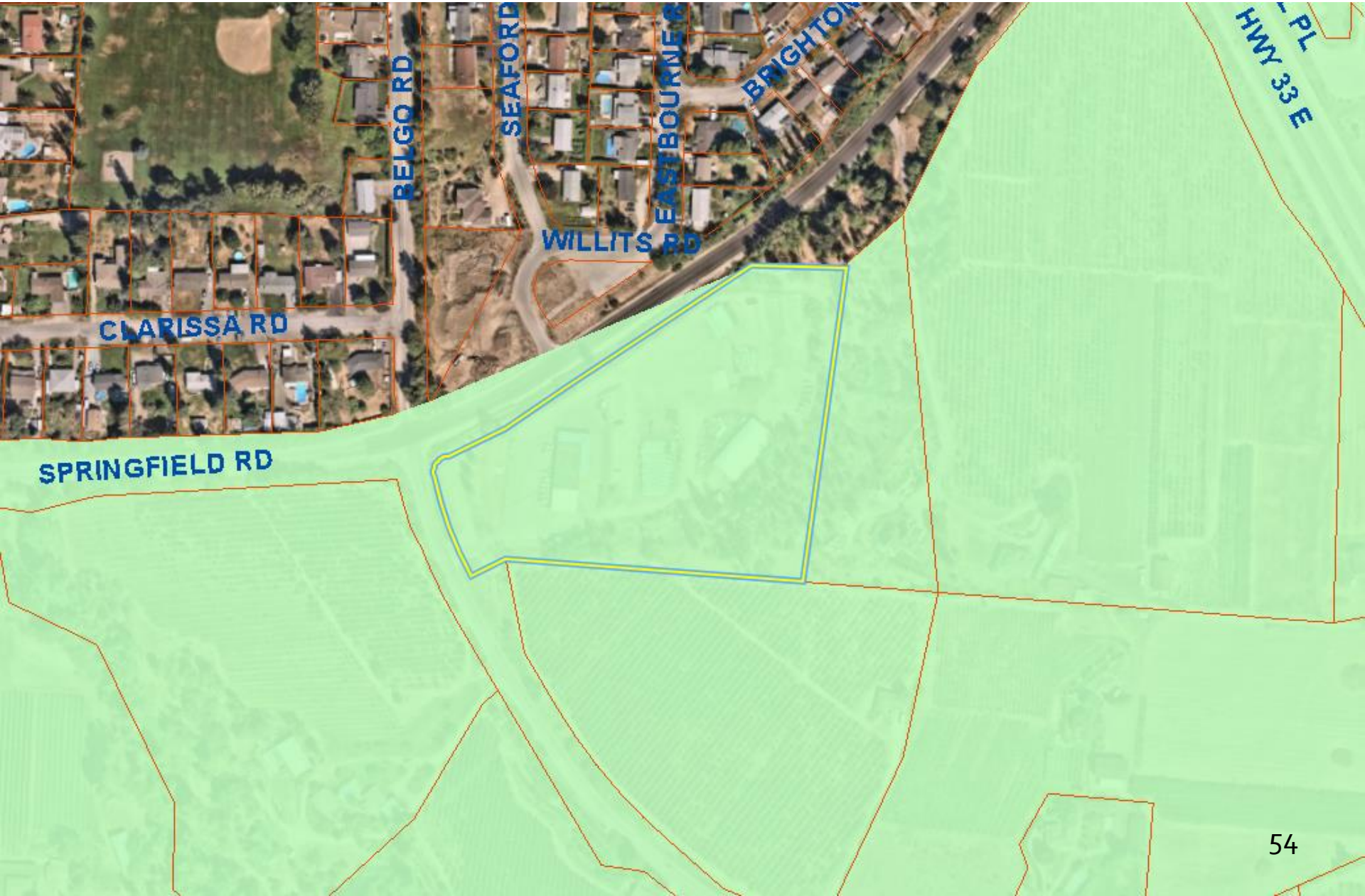
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



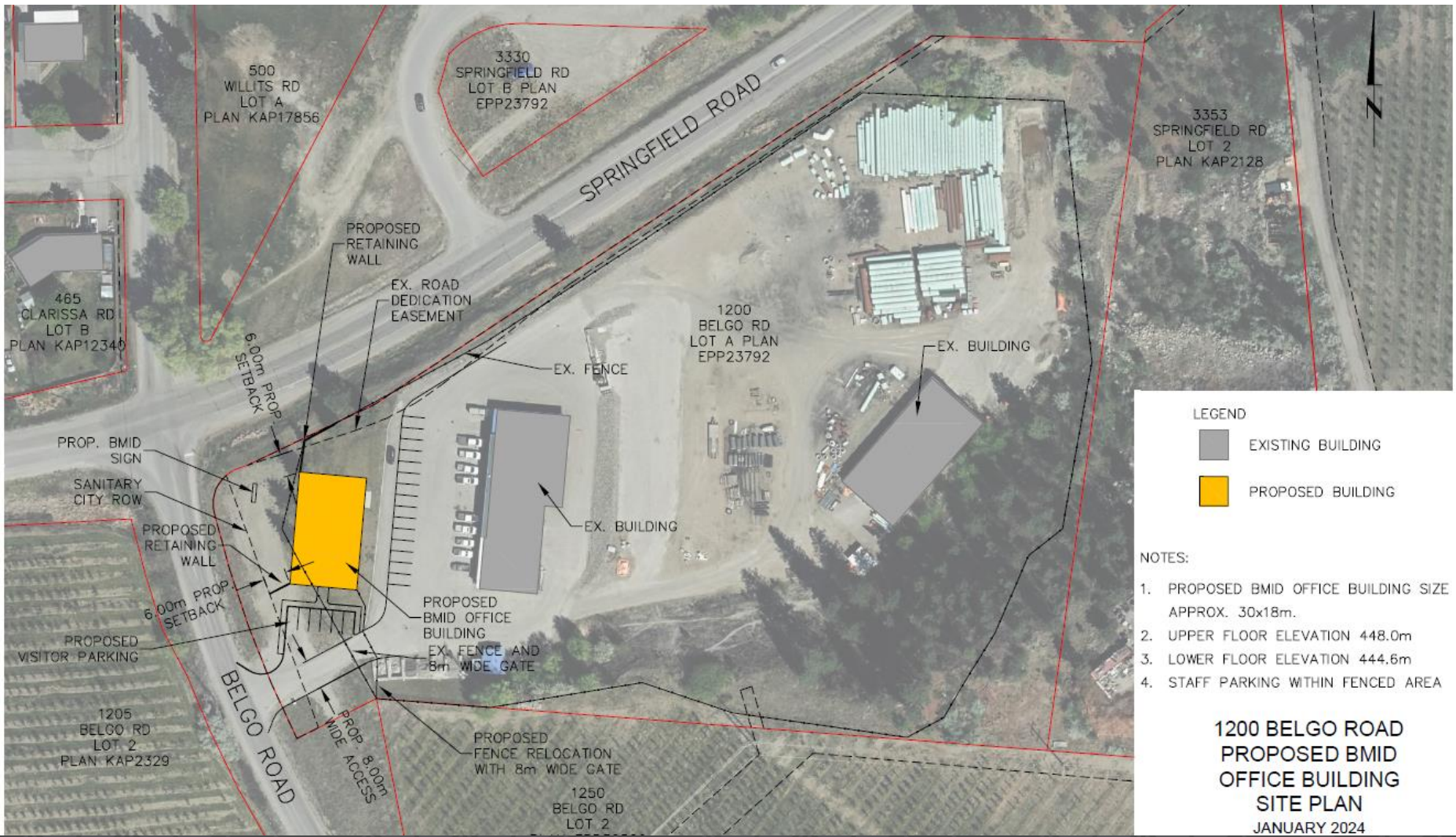
Aerial View



Project Details

- ▶ The applicant is seeking approvals to construct a new office building for BMID operations.
 - ▶ The proposed dwelling would be 540 m² in size.
 - ▶ It would be the new location for all departments.
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.
- ▶ The proposal meets all development regulations, and no variances are anticipated.

Site Plan



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING

NOTES:

1. PROPOSED BMD OFFICE BUILDING SIZE APPROX. 30x18m.
2. UPPER FLOOR ELEVATION 448.0m
3. LOWER FLOOR ELEVATION 444.6m
4. STAFF PARKING WITHIN FENCED AREA

**1200 BELGO ROAD
PROPOSED BMD
OFFICE BUILDING
SITE PLAN
JANUARY 2024**

Development Planning

- ▶ Staff consider non-farm use application when they meet the following criteria:
 - Are consistent with the Zoning Bylaw and the 2040 OCP;
 - Provide significant benefits to local agriculture;
 - Do not require the extension of municipal services;
 - Will not utilize the productive agricultural lands;
 - Will not preclude future use of lands for agriculture; and
 - Will not harm adjacent farm operations.

Development Policy: OCP Policies

Policy / Guidelines	Meets
Consistent with the Zoning Bylaw and 2040 OCP	☑
Provides significant benefits to agriculture	☑
Do not require extension of municipal services	☑
Will not utilize productive agricultural lands	☑
Will not preclude future land use of lands for agriculture	☑
Will not harm adjacent farm operations	☑

AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on April 11th, 2024;
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Farm Use Application.
 - ▶ Meets intent of Zoning Bylaw and OCP;
 - ▶ Does not utilize productive agricultural lands or harm adjacent farm operations;
 - ▶ BMID supplies irrigation to agricultural land
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 394-396 Moubray Road
File No.: Z22-0043

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 Section 32 Township 26 ODYD Plan 14234, located at 394-396 Moubray Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse project.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development. The subject property has the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and is larger than the typical single dwelling housing property, which is able to facilitate an increase in density.

The proposal meets the intent of the Core Area Neighbourhoods policies, which are intended to accommodate much of the City’s growth through sensitive residential infill such as ground-oriented multi-unit housing. It aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

It is recommended that the issuance of a Natural Environment Development Permit be made a condition of final adoption of the zone. The Development Permit will require the registration of a covenant on the hillside to protect the vegetation, existing trail, and talus slope.

Lot Area	Proposed (m ²)
Gross Site Area	2,207 m ²
Road Dedication	n/a
Undevelopable Area	393.8 m ²
Net Site Area	1,813.2 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	P3 – Parks and Open Space	Park (Knox Mountain Park)
South	P3 – Parks and Open Space	Park (Ballou Park)
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 394-396 Moubray Road



The subject property is located on the corner of Ballou Road and Moubray Road in the Glenmore Neighbourhood. The surrounding area is primarily zoned MF1 – Infill Housing, MF2 – Townhouse Housing and P3 – Parks and Open Space. The subject property is in close proximity to Knox Mountain Park and Ballou Park. There are four BC Transit bus stops within 400 m on Glenmore Drive.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area	
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density forms in the Core Area that support a variety of household types and sizes, income levels and life stages.
	<i>The proposal adds increased density into the established single detached housing neighbourhood.</i>

Policy 5.11.3. Ground Oriented Housing	Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes. <i>The proposal will include ground-oriented units onto Moubray Road, as well as direct access to Ballou Park.</i>
----------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

6.o Application Chronology

Application Accepted: July 19th, 2022
 Neighbourhood Notification Summary Received: April 2nd, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Development Engineering Memo
 Attachment B: Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA

MEMORANDUM

Date: April 5, 2024 *revised April 4, 2024*
File No.: Z22-0043
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (NC)
Subject: 394-396 Moubray Rd



MF1 to MF2

The Development Engineering Department has the following comments associated with this Application to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone. The following Works and Services will be required of this development.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. GENERAL

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if an application for Building Permit is not made within this time.
- b. This proposed development may require the installation or modification of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and determine requirements.

2. SITE-SPECIFIC REQUIREMENTS

- a. Only one driveway, of maximum 6.0m width, will be permitted. Driveway must access from Moubray Rd. Letdown to be constructed to SS-C7.
- b. The proposed driveway configuration appears consistent with this requirement.
- c. Indicate, on the site, the locations of the garbage and recycle bins. Provide turning movements for an HSU vehicle to confirm maneuverability on site without requiring a reverse movement onto public roads.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Glenmore-Ellison Irrigation District (GEID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with GEID for all water servicing and fire protection requirements.


- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from GEID must be provided to the City Engineer prior to issuance of Building Permit.

4. **SANITARY SEWER SYSTEM**

- a. Our records indicate that this property is currently serviced with two 100 mm diameter sanitary services off Moubray Rd. Only one service connection will be permitted per lot.
- b. The Developer's Consulting Engineer will determine the sanitary sewer servicing requirements for this development. If upgrades are determined to be necessary to achieve adequate servicing, the Developer must complete any such upgrades at their cost.
- c. Service connections are to be completed as per SS-S7 with an inspection chamber and Brooks Box, with consideration given to SS-S50 for connections to mains. Any obsolete services must be fully decommissioned at the main.

5. **STORM DRAINAGE**

- a. The subject property is located within the City of Kelowna drainage service area. Only one service connection will be permitted per lot.
- b. The Applicant must engage a Consulting Engineer to provide the following drawings for the site, in accordance with Bylaw 7900 requirements:
 - i. A detailed Lot Grading Plan;
 - a. Indicate on the Lot Grading Plan the building slab elevations, finished grade elevations throughout the site, any slopes that are steeper than 30%, areas that have greater than 1.0 m of fill, finished grade slopes, and perimeter grades to match existing grades;
 - b. Grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;
 - ii. A detailed Stormwater Management Plan;
 - a. Surface runoff during a storm event of 1:100 year return period from this development must not discharge from the site in excess of the 1:5 year pre-development rate;
 - b. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*;
 - c. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, applied to post-development rainfall intensity curve stage (IDF) in Section 3.7.2;
 - iii. An Erosion and Sediment Control (ESC) Plan;
 - a. Prepare as per section 3.14 of Schedule 4 of Bylaw 7900 and best practices;

ATTACHMENT		A
This forms part of application # Z22-0043		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

- b. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. Register statutory right of ways on site for all storm water infrastructure or flow paths carrying, conveying, detaining and/or retaining storm water that is generated from the public properties or public road right of ways. Show details of dedications, rights-of-way, setbacks and non-disturbance areas.
- d. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. Intermittent pumping of groundwater for structures within seasonal range of the groundwater table may be permitted with some conditions. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

6. **ROADWAY AND STREETScape**


- a. Moubray Rd is classified in the 2040 OCP as a Core Area Collector and must be upgraded to an urban XS-R51 standard along the full frontage of the subject property (connecting to the existing sidewalk at Ballou Park) to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cross section is permitted to be modified to locate the sidewalk against the curb, instead of the property line, due to conflict with the location of the existing sanitary main.
- b. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

7. **POWER AND TELECOMMUNICATION SERVICES**

- a. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

8. **GEOTECHNICAL STUDY**

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable. The Geotechnical Report must be submitted to the Development Services Department as part of the Building Permit

ATTACHMENT		A
This forms part of application		
# Z22-0043		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

submission and prior to the City's review of Engineering drawings. Geotechnical Report to address, at a minimum, any of the applicable items below:


- i. Site suitability for development;
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property, as well as any monitoring required;
 - iii. Site soil characteristics (i.e., soil types and depths, fill areas, infiltration rate, sulphate content, unsuitable soils such as organic material, etc);
 - iv. Any special requirements for construction of roads, utilities, and building structures;
 - v. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site;
 - vi. Identify slopes greater than 30%;
 - vii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations;
 - viii. Any special requirements that the proposed development should undertake so that it will not impact the banks(s), including erosion and structural requirements;
 - ix. Recommendations for items that should be included in a Restrictive Covenant;
 - x. Recommendations for erosion and sedimentation controls for water and wind;
 - xi. Any items required in other sections of this memo;
 - xii. Recommendations for roof drains, perimeter drains, and septic tank effluent on the site;
- b. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:
- i. Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.
 - ii. The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).
 - iii. Where walls are on the high side of a municipal road and retaining private property, the City's preference is that the walls are situated on private property. Where the walls are retaining a municipal road, the City's preference is that the wall be located within the ROW, with additional dedication provided for maintenance and equipment access. Geogrids or tie-backs for private walls must not encroach into municipal ROW.
- c. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

ATTACHMENT		A
This forms part of application # Z22-0043		
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- d. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS.
- e. Any exposed natural rock surface or constructed rock cut that has the potential for materials to displace, causing a hazardous condition, must be reviewed by a qualified professional engineer, with appropriate measures undertaken as prescribed by the engineer for rockfall hazard mitigation. For adequate Rockfall Protection adjacent to walls and rock cuts, refer to BC MoTI Supplement to TAC Geometric Design Guide Figure 440-H, which outlines a ditch bottom width depending on wall height. Additional ROW may be required to accommodate catchment ditches adjacent to municipal roads. Sidewalks and utilities should be kept out of rockfall catchment area.

9. DESIGN AND CONSTRUCTION OF OFFSITE WORKS

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to issuance of Building Permit.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
 - iii. Engineering drawing submissions are to be in accordance with *Council Policy 265 – Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer's Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 – Security for Works and Services, Sections 7.1 - 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A "Consulting Engineering Confirmation Letter" (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City

ATTACHMENT		A
This forms part of application # Z22-0043		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>


- iii. The Developer's Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC's *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
- iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
- v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 - 9.7 and Sections 10.0 - 10.4.

10. CHARGES, FEES, AND SECURITIES

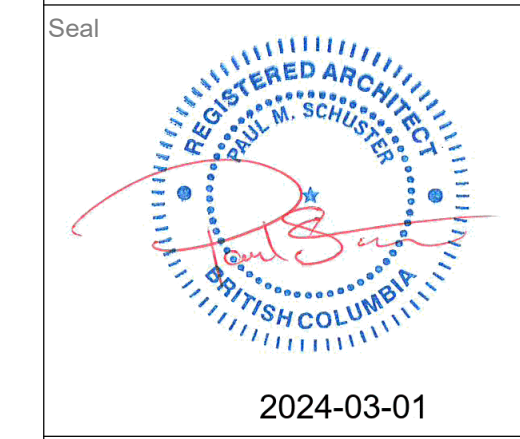
- a. Engineering and Inspection Fee: 3.5% of the total cost of the off-site work (plus GST)

Cindal McCabe

FOR:
Nelson Chapman, P.Eng.
Development Engineering Manager
CM

ATTACHMENT		A
This forms part of application # Z22-0043		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

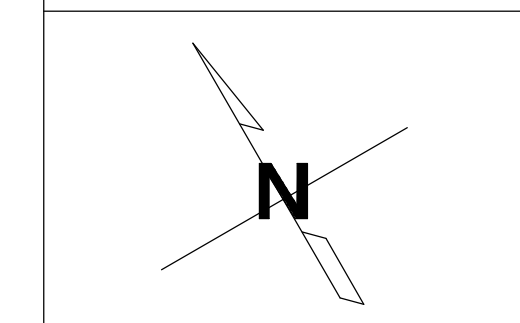
Notes:
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 All drawings shall be read in conjunction with specifications and consultant details.
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.
 Tabulated scales refer to Arch D size drawings sheet.
 This drawing must not be scaled.
 Contractors shall verify all dimensions prior to commencement of work.
 Any omissions or discrepancies shall be reported to the architect.



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 - The first issue of the document.
 - A complete revision. Remove previous issues from use.
 - A partial revision. Remove previous issues of corresponding sheets / pages from use.
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NOT FOR CONSTRUCTION

No.	Date	Description
2	20230301	ISSUED FOR DEVELOPMENT PERMIT
1	20231006	RE-ISSUED FOR DEVELOPMENT PERMIT

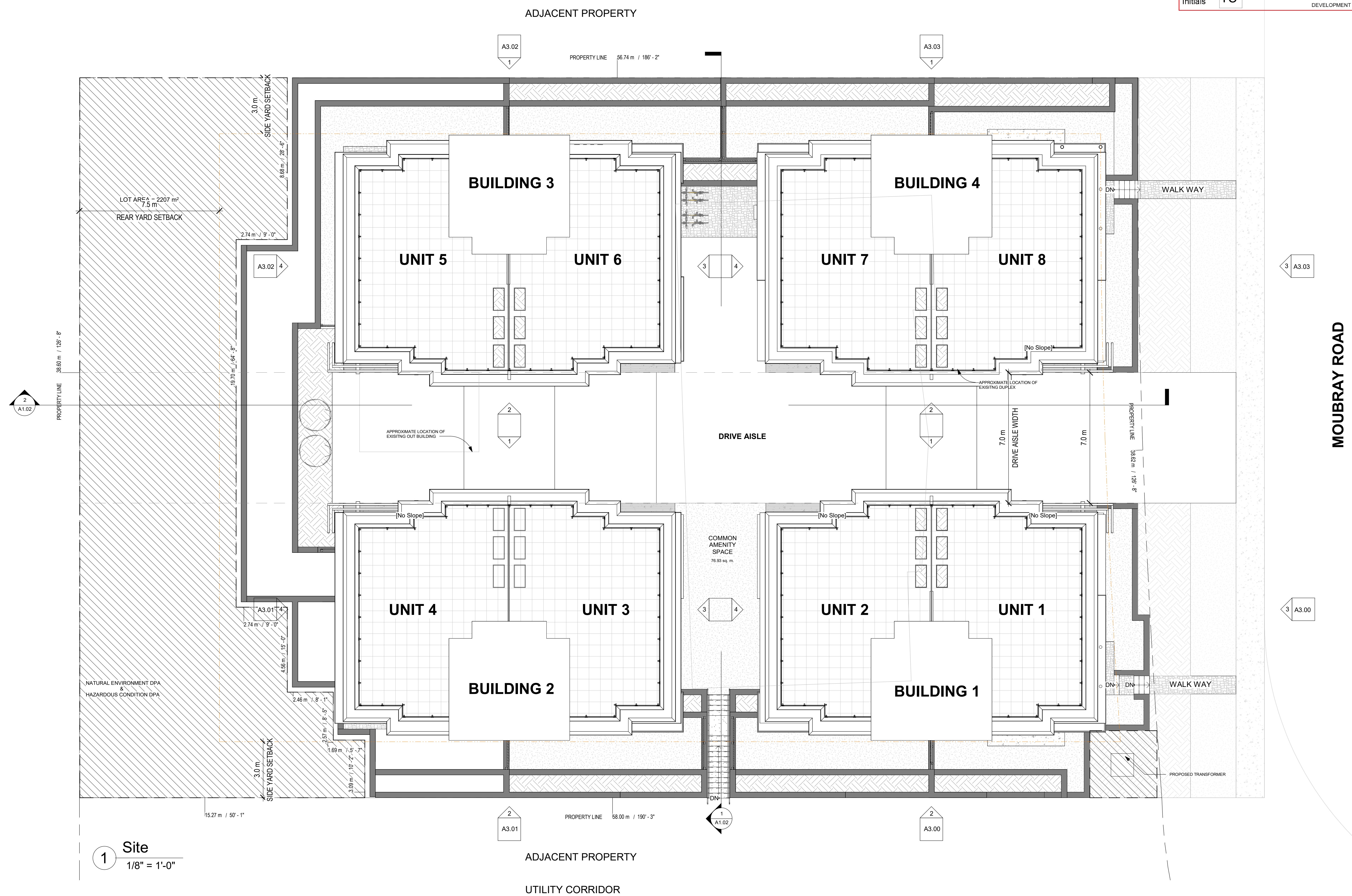


NOVATION
 ARCHITECTURE LTD.
 302 - 2237 LECKIE ROAD
 KELOWNA BC V1X 6Y5

project title
MOUBRAY ESTATES
 394 / 396 MOUBRAY ROAD, KELOWNA, BRITISH COLUMBIA
 project no. 21116

drawing title
SITE PLAN - OVERALL
 designed PS scale 1/8" = 1'-0"
 drawn KA
 checked PS
 drawing no.

A1.01
 plotted 2024-03-01 3:29:50 PM



CITY OF KELOWNA
BYLAW NO. 12653
Z22-0043
394-396 Moubray Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 7 Section 32 Township 26 ODYD Plan 14234 located on Moubray Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse 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, 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

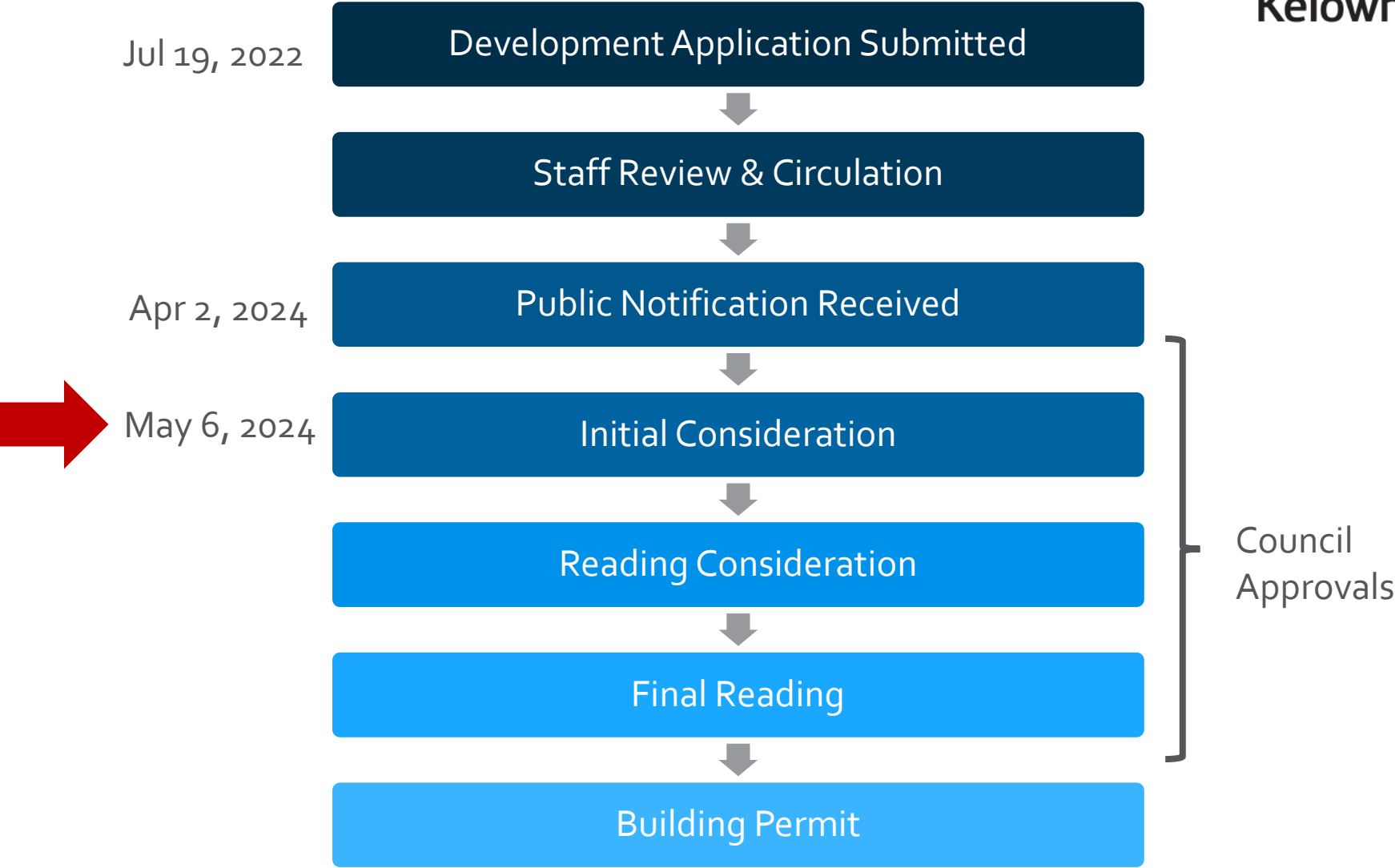
Z22-0043
394-396 Moubray Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate the construction of a townhouse project.

Development Process

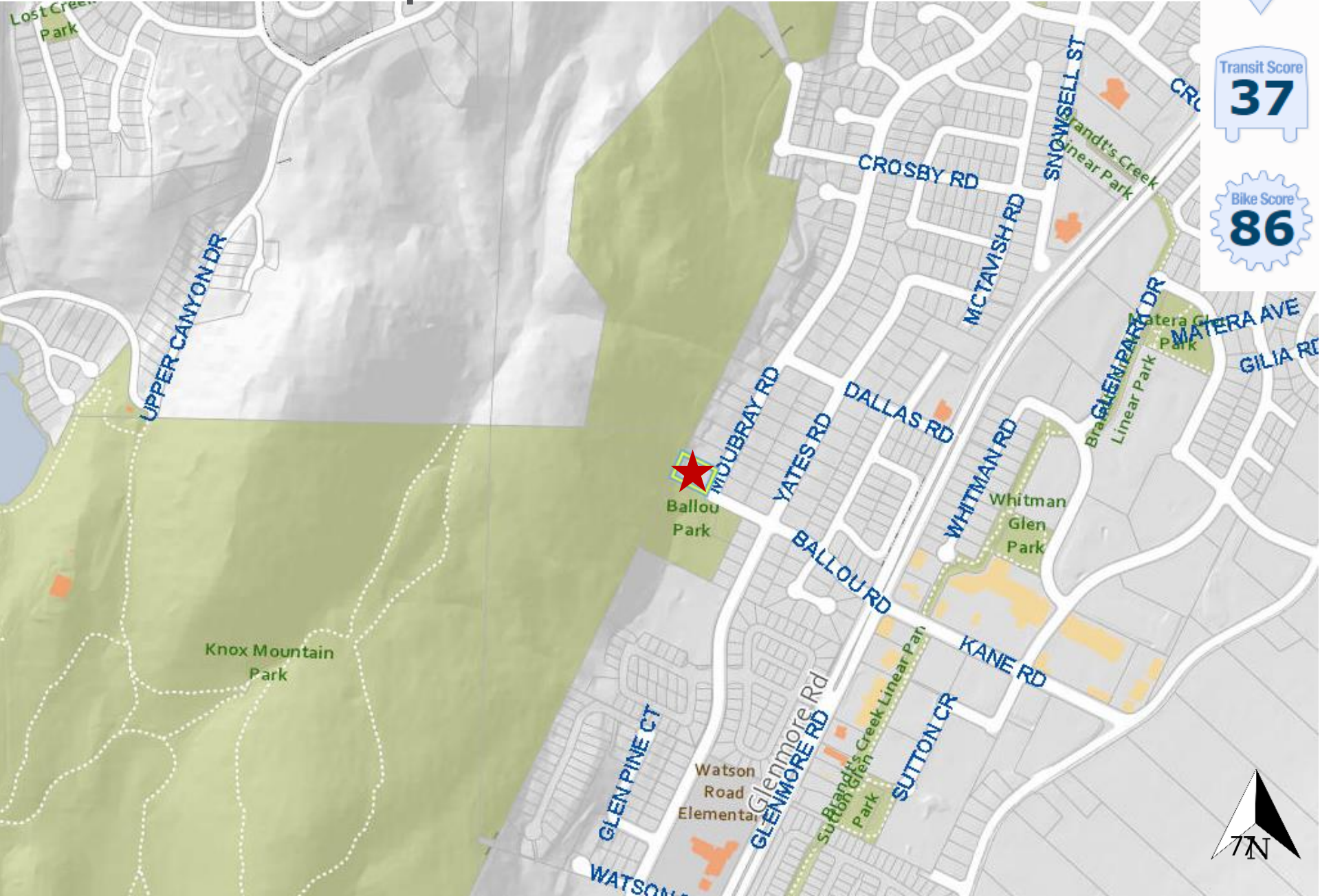


Context Map

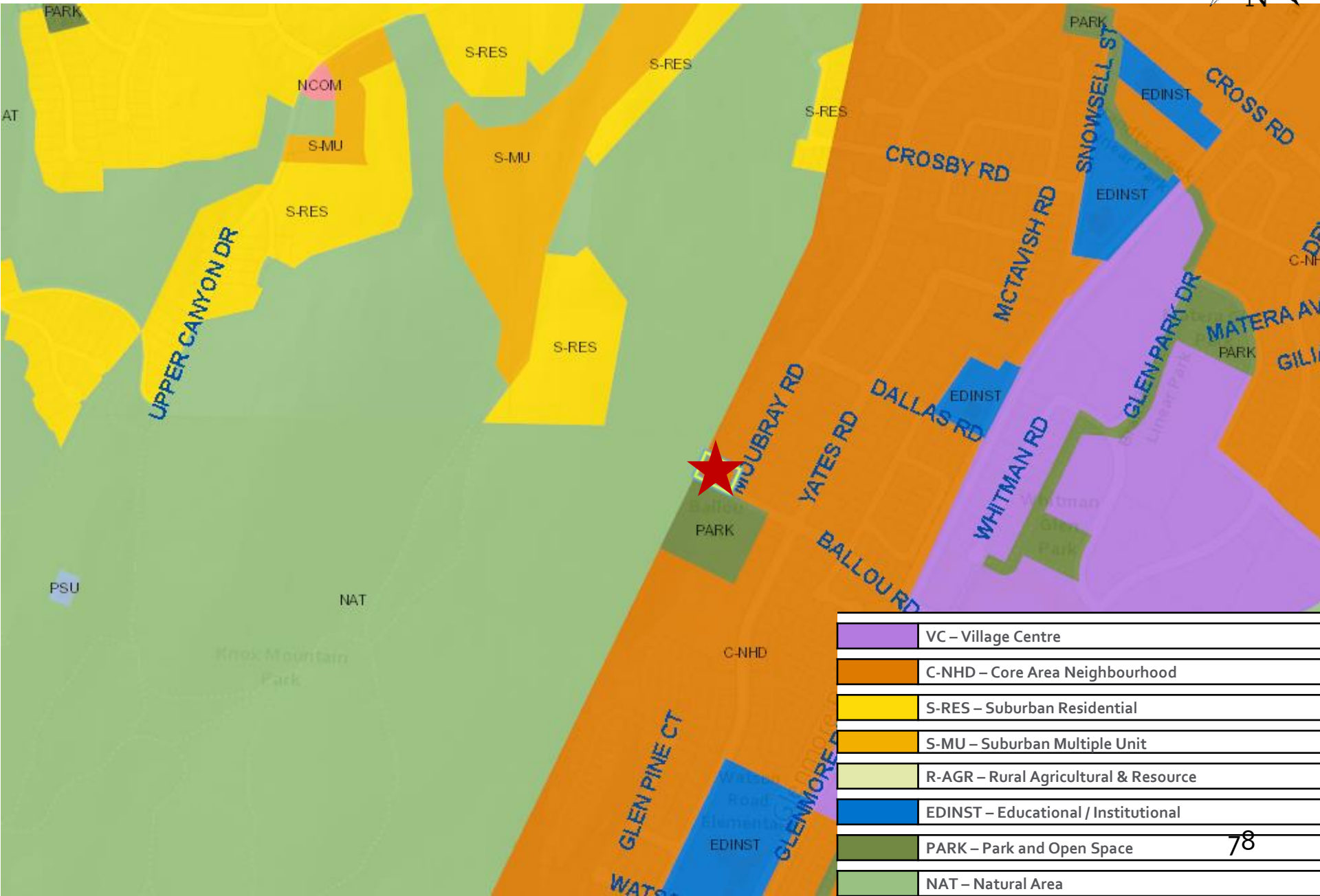
Walk Score
66







Transit Score
37

Bike Score
86



OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

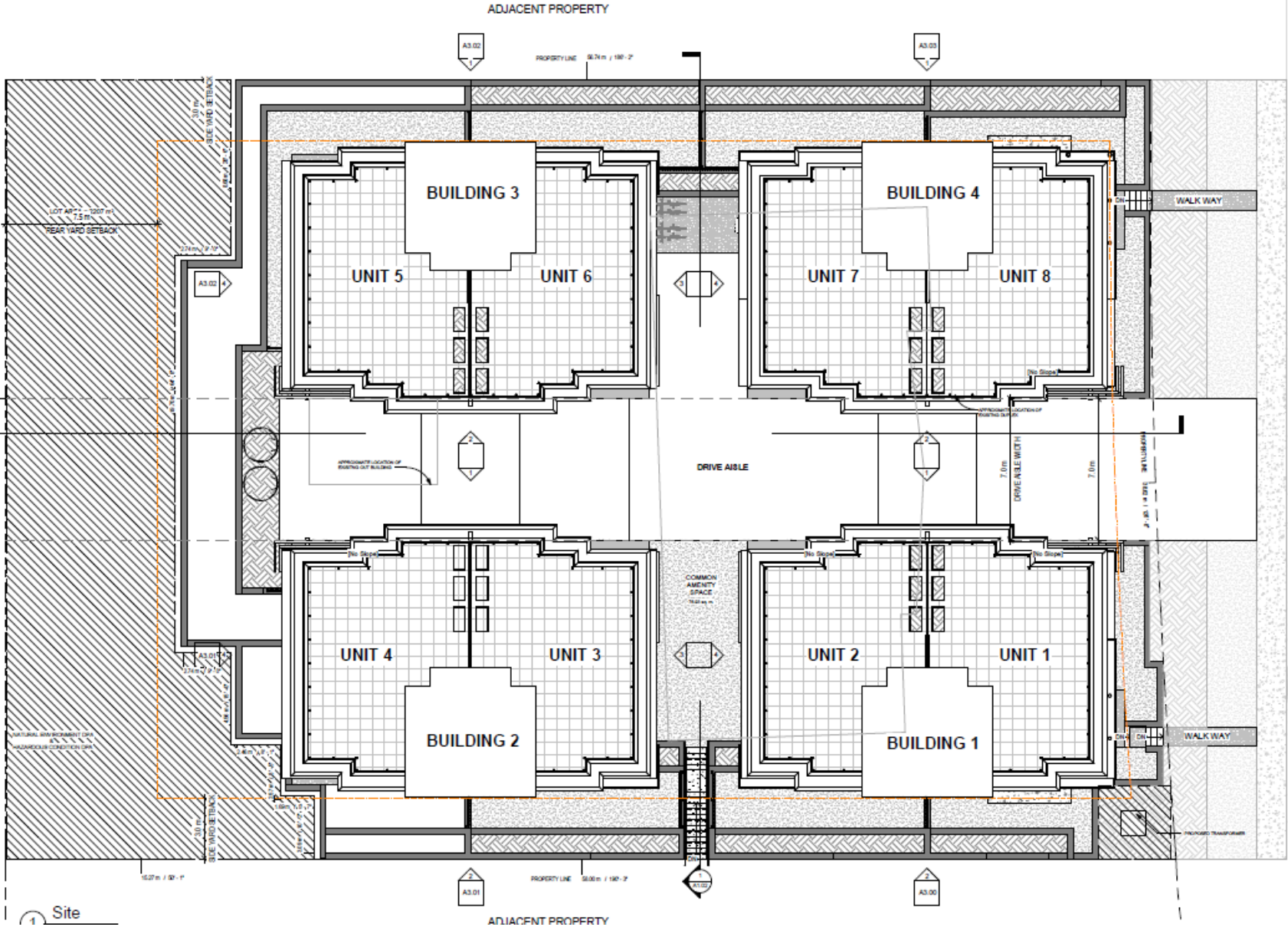
Subject Property Map



Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ The property is larger than the typical lot within the City.
- ▶ MF2 – Townhouse Housing zone
 - ▶ 8 units
 - ▶ 16 parking stalls + 1 visitor stall

Site Plan



MOUBRAY ROAD

OCP Objectives & Policies

- ▶ Policy 5.11.1. Diverse Housing Forms
 - ▶ The proposal adds increased density into the established single detached housing neighbourhood.
- ▶ Policy 5.11.3. Ground Oriented Housing
 - ▶ The proposal will include ground-oriented units onto Moubray Road, as well as direct access to Ballou Park.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Ground Oriented Infill
 - ▶ Diverse Housing Tenures
 - ▶ Development Permit is required.

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1531 Bernard Ave
File No.: Z23-0085

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1b – Infill Housing with Boarding or Lodging House	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0085 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of PARCEL Z SECTION 20 TOWNSHIP 26 ODYD PLAN 3604, located at 1531 Bernard Ave, Kelowna, BC, from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024;

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

2.0 Purpose

To rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of Rental Apartment Housing.

3.0 Development Planning

Staff recommend support for the proposed rezoning from MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone as it is consistent with the Future Land Use of C-NHD – Core Area Neighbourhood and is located on a Transit Supportive Corridor which supports the MF3 zone.

Lot Area	Proposed (m ²)
Gross Site Area	2,003.9 m ²
Road Dedication	130.8 m ²
Net Site Area	1,873.1 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education & Minor Institutional	Institutional
East	MF3r – Apartment Housing Rental Only	Vacant
South	MF3 – Apartment Housing	Apartment Housing
West	MF1 – Infill Housing	Single Dwelling Housing

Subject Property Map: 1531 Bernard Ave



The subject property is located along a Transit Supportive Corridor (Bernard Ave) and is within walking distance to a second Transit Supportive Corridor (Burtch Rd). It is within 100 m of Duggan Park and the Parkinson Recreation Centre. There are several established apartment buildings in the nearby vicinity ranging from 2 to 4 ½ storeys in height, and the adjacent property to the east was recently rezoned to MF3r – Apartment Housing Rental Only to facilitate a 6-storey rental apartment building.

4.1 Background

The subject property is currently being used as an independent retirement community (supportive housing) with 12 tenant spaces, four of which are currently occupied and managed by Abbey Field Society. The Society has indicated that they will be ceasing operations citing challenges with the Residential Tenancy Act, operation costs, and an aging board. The applicants have provided additional details in the Design Rationale (Attachment C).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.2 Building Height	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. <i>The subject property is located on Bernard Ave, which is a Transit Supportive Corridor. The proposed rezoning to MF3r – Apartment Housing Rental Only is consistent with the building form and height in this OCP Policy.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.	
Policy 5.11.2 Diverse Housing Tenures.	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. <i>The proposed "r" Rental Only subzone supports rental tenure in the Core Area.</i>

6.0 Application Chronology

Application Accepted: December 11, 2023
 Neighbourhood Notification Summary Received: March 22, 2023

Report prepared by: Trisa Atwood, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Development Engineering Memorandum Z23-0085 dated January 15, 2024
- Attachment B: Draft Site Plan
- Attachment C: Applicant’s Design Rationale & Information on Existing Tenants
- Attachment D: Neighbour Notification Summary

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA
MEMORANDUM

Date: January 15, 2024
File No.: Z23-0085
To: Urban Planning (TA)
From: Development Engineering Manager (NC)
Subject: 1531 Bernard Ave RU4 to MF3r

The Development Engineering Department has the following requirements associated with this application to rezone the subject property from RU4b - Duplex Housing with Boarding to MF3r - Apartment Housing (Rental Only) to facilitate multi-family housing.

Directly Attributable Works and Services will be required of this development at time of Building Permit and are outlined in our memo under file DP23-0232.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the right to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. PROPERTY REQUIREMENTS

- a. Approximately 4 m road dedication along the entire frontage of Bernard Ave is required to achieve a ROW width of 24 m.
- b. The existing 5m Road Reserve Covenant can be discharged in exchange for the 4 m dedication.

3. LAND-USE REQUIREMENTS

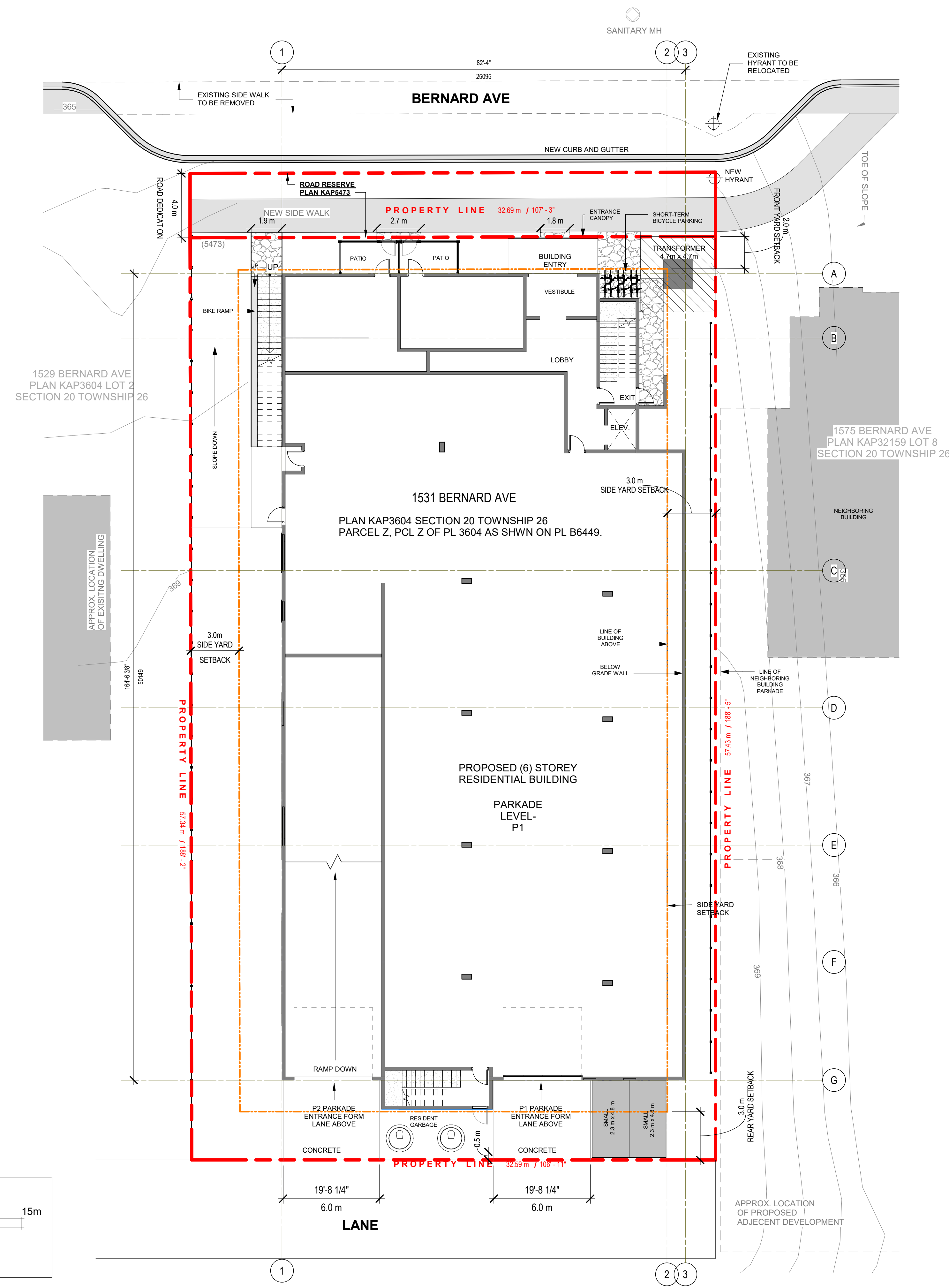
- a. All operational vehicle access to the subject property must be from the lane. Provide vehicle path and turning movements for the applicable waste collection vehicle to confirm maneuverability for pick-up of the garbage and recycle bins from Bernard or Lawrence Ave to the subject property via the rear lane.
- b. Operational vehicle accessibility must consider constraints in the rear lane for width and turning radii, as well as minimum overhead clearance required by collection vehicle.
- c. Undergrounding of fronting overhead wiring is required of this development. This requirement may be deferred to time of Building Permit.

4. DOMESTIC WATER AND FIRE PROTECTION

- a. The Developer must demonstrate that the internal building sprinkler demand of the proposed development does not exceed the lesser of the available fire flow from the City's network and the Bylaw 7900 requirement of 150 L/s for High-Density Residential.
- b. An additional fire hydrant is required to be installed at the property line between 1521 & 1525 Bernard Ave. This requirement may be deferred to time of Building Permit.


 Nelson Chapman, P.Eng.
 Development Engineering Manager

SK



1 OVERALL SITE PLAN
1 : 150

ATTACHMENT B
This forms part of application
Z23-0085

Planner Initials **TA**

Notes:
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All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority bylaws and regulations.
Tabulated scales refer to Arch D size drawings sheet.
This drawing must not be scaled.
Contractors shall verify all dimensions prior to commencement of work.
Any omissions or discrepancies shall be reported to the architect.

Seal

2024-04-11

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NOT FOR CONSTRUCTION

No.	Date	Description	Revisions
3	2024-02-23	RE-ISSUED FOR DEVELOPMENT PERMIT	
2	2023-12-07	RE-ISSUED FOR DEVELOPMENT PERMIT	
1	2023-09-07	ISSUED FOR DEVELOPMENT PERMIT	

302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z, PCL Z OF PL 3604 AS
SHWN ON PL B6449.

project no.	23015	
drawing title	OVERALL SITE PLAN	
designed	PS	scale 1: 150
drawn	IP	
checked	PS	
drawing no.	A1.00	
plotted	4/9/2024 9:20:18 AM	



February 23rd, 2024

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

Attention: Trisa Atwood, Planner Specialist, City of Kelowna

Dear Ms. Atwood,

Re: Development Permit / Rezoning for property located at 1531 Bernard Avenue

This development proposal will adhere to the requirements of the MF3R zone as described in the City of Kelowna Zoning Bylaw No. 12375.

Project Description

The current zoning for the site is RU4b. With an OCP future land use designation of C-NHD, we are seeking a rezoning from RU4b to MF3R zone. The proposed project contains (1) 6-storey building with two levels of parking, one of which is below grade. The proposed project would include (51) multi-family residential units. The housing consists of underground and main level parking with 5 levels of residential above, providing (4) 3-bed, (24) 2-bed, (18) 1-bed and (5) studio units. The project consists of a prominent entrance at street level with ground-oriented units providing a strong connection to the neighborhood.

Design Rationale

We present an evolved design rationale for the 1531 Bernard Ave Residential Project, aligning its purpose with city objectives while acknowledging the transition from the current tenancy under the Abbey Field Society. The property's current operation, managed by Abbey Field Society, hosts 12 tenant spaces, 4 of which are occupied, offering an independent retirement community experience. Residents benefit from a communal lifestyle akin to a modern commune, where bedrooms are rented, and shared facilities foster a family-like environment. The society provides self-served breakfast and two home-cooked meals daily, delivering a unique blend of communal living and culinary convenience.

The proposed development will transition to a rental-only model, focusing on market-rate units. It stands distinct from low-income or supportive housing, operating without supportive services and not aligning with a non-profit structure. Abbeyfield, citing challenges within the Landlord Tenant Act in BC, operational costs, and the age of its board, will cease to operate the facility, leading to the discontinuation of Orchard City Abbeyfield Society.

The project's suitability within the MF3R zone persists due to its residential context, accessibility, and potential to contribute positively to the city's future designation. Situated in a well-established neighborhood, its strategic location positions it as an ideal candidate for increased density, aligning with

Kelowna's sustainability goals and long-term vision. In accordance with (OCP) objectives, we've included 8% 3-bedroom units in the unit mix to accommodate larger families and diverse household needs while maintaining the project's density and economic feasibility.

Our design philosophy extends beyond physical structures, aiming to fortify the neighborhood's identity. Through deliberate material integration, such as various brick and cementitious siding, the project seeks to create an aesthetically pleasing and pedestrian-friendly frontage along Bernard Ave, complemented by lush landscaping. Ground-oriented units at the entrance foster community cohesion, enhancing the area's visual harmony.

The project prioritizes accessibility ensuring safe access for residents. This includes a road dedication to meet future land use and connecting to the neighboring property, a fire lane that meets regulatory and code requirements, and easily accessible bike wash and storage via exterior stair and bike ramp up to level 2. Furthermore, the inclusion of comprehensive amenities that facilitates a rooftop pet friendly yard space—visitor parking, mailbox facilities, and localized underground waste recycling collection in the form of Molok bins —reflects our commitment to convenience and sustainability, embodying our vision for a vibrant and accessible residential space.

Continued efforts toward a harmonious blend of community-centric design and sustainable functionality remain at the core of our approach for the 1531 Bernard Ave Residential Project.

In conclusion, the Bernard Ave Residential Project encapsulates our dedication to blending innovative design, community enhancement, and sustainable mobility.

We believe this proposal will not only meet the city's standards but also contribute positively to the fabric of Kelowna. We welcome the opportunity to engage in further discussions and provide additional information as needed.

We are seeking no variances as we feel that the development has been designed appropriately for the site and location.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

NOvation Architecture Ltd.



Paul M. Schuster, Architect
AIBC, CAB, MRAIC and NCARB Certified

(250) 718 - 1302
paul@novationarchitecture.com

Paul M. Schuster – Architect AIBC, CAB, MRAIC, and NCARB Certified

• 302 – 2237 Leckie Rd. • Kelowna, BC • V1X 6Y5 | www.novationarchitecture.com | paul@novationarchitecture.com | (236) 420 – 4144 •

Property Owner	Address	Method of Delivery	Date	Feedback
Resident	1511 Bernard Ave	In Person	March 22 2024	
Resident	1515 Bernard Ave	Mailbox	March 22 2024	
Resident	1521 Bernard Ave	Mailbox	March 22 2024	
Resident	1525 Bernard Ave	Mailbox	March 22 2024	
Resident	1527 Bernard Ave	Mailbox	March 22 2024	
Resident	1529 Bernard Ave	Mailbox	March 22 2024	
Resident	1531 Bernard Ave	Abbeyfield	March 22 2024	Already Notified
Resident	1546 Bernard Ave	Mailbox	March 22 2024	
Resident	1575 Bernard Ave	PROJECT ADDRESS	March 22 2024	Location of Project
Resident	1580 Bernard Ave	Mailbox	March 22 2024	
Resident	1590 Bernard Ave	Mailbox	March 22 2024	
Resident	1496 Lawrence Ave	In Person	March 22 2024	When does it start?
Resident	1510 Lawrence Ave	Mailbox	March 22 2024	
Resident	1532 Lawrence Ave	Mailbox	March 22 2024	
Resident	1534 Lawrence Ave	Strata, St Paul APM, In Person	March 22 2024	Delivered in person to Associated Property Management for Dustin Martin - Strata Manager for Vista View Place Condos, Offered email copy in package if needed

ATTACHMENT D

This forms part of application
Z23-0085

Planner Initials TA



City of
Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA
BYLAW NO. 12656
Z23-0085
1531 Bernard Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Parcel Z Section 20 Township 26 ODYD Plan 3604 located on Bernard Avenue, Kelowna, BC from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z23-0085 Bernard Ave 1531

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of Rental Apartment Housing.

Development Process



Dec 11, 2023

Development Application Submitted



Staff Review & Circulation



Mar 22, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading



Development Permit



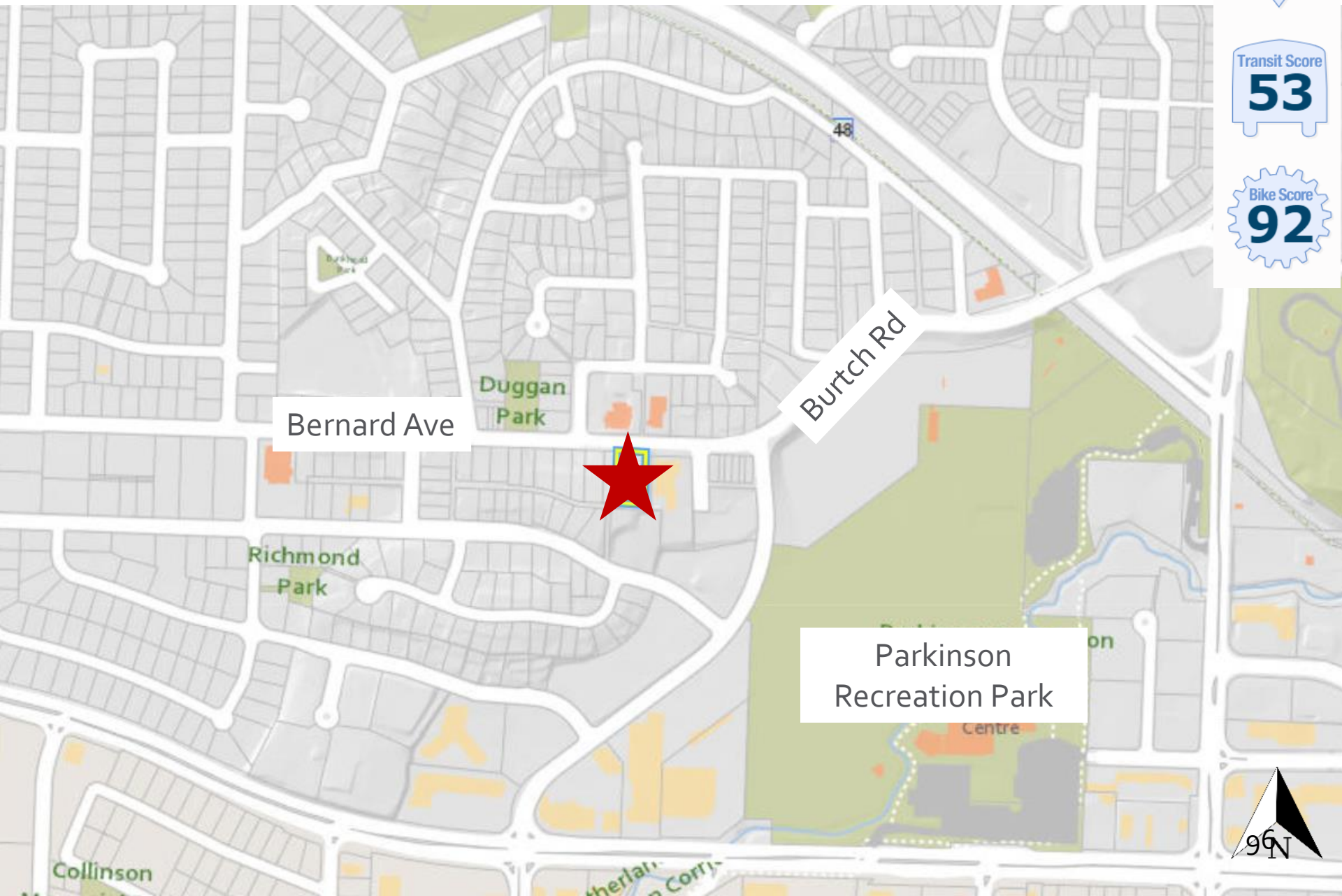
Council Approvals

Context Map

Walk Score
72

Transit Score
53

Bike Score
92



Bernard Ave

Duggan Park

Burtch Rd





Richmond Park

Parkinson Recreation Park

Collinson

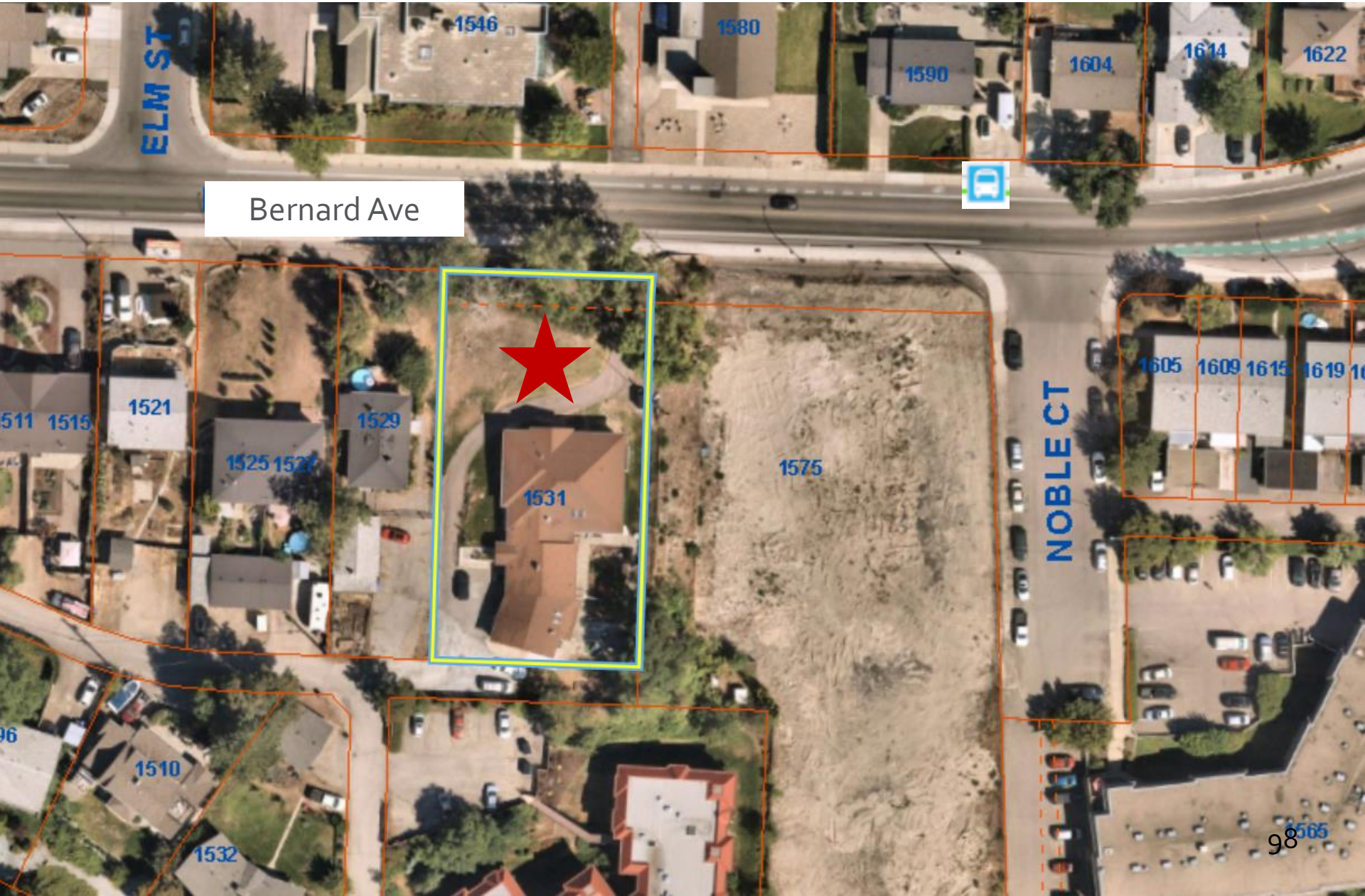


OCP Future Land Use

	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space



Subject Property Map



Bernard Ave



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF3r – Apartment Housing Rental Only
 - ▶ 6 storey apartment
 - ▶ Long-term rentals
 - ▶ Vehicle access from south lane
 - ▶ Pedestrian entrance from Bernard Ave

OCP Objectives

- ▶ Objective 5.2: Focus residential density along Transit Supportive Corridors
- ▶ Objective 5.11: Increase diversity of housing tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Form & Character

REPORT TO COUNCIL REZONING



Date: May 6th, 2024
To: Council
From: City Manager
Address: 1085 Martin Ave and 1444-1448 Gordon Dr
File No.: Z24-0003

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 138 ODYD Plan 1472, located at 1085 Martin Avenue, Kelowna, BC, Lot 2 District Lot 138 ODYD Plan 1472, located at 1444 Gordon Drive, Kelowna, BC, and Lot 1 District Lot 138 ODYD Plan 1472, located at 1448 Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024;

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

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the construction of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Gordon Drive. As such, the proposed zone is consistent with Official Community Plan (OCP) objectives to focus density along a TSC. The MF3 – Apartment Housing zone allows for a maximum of six storeys in building height for properties that front a TSC.

The applicant is required to dedicate 5.75 m along the entire front of Gordon Drive, 0.8 m of dedication along the North-South laneway, and two corner cuts on the laneway-roadway intersection. The completion of the dedications is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	1,492 m ²
Road Dedication	263.5 m ²
Undevelopable Area	n/a

Net Site Area	1,228.5 m ²
---------------	------------------------

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF3 – Apartment Housing	Apartment Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 1085 Martin Ave and 1444-1448 Gordon Dr



The subject properties are located on the corner of Gordon Drive and Martin Avenue. The surrounding area is primarily zoned MF1 – Infill Housing and MF3 – Apartment Housing. There are nine BC Transit bus stops within 300 m on Gordon Drive and Bernard Avenue. The subject properties are in close proximity to Martin Park and several commercial properties.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.1. Transit Supportive Corridor Densities.	Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.

	<i>The proposal adds meaningful density along Gordon Drive, which is a Transit Supportive Corridor.</i>
Policy 5.2.2 Building Height.	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near Urban Centre, with due consideration for the context of the surrounding neighbourhood.
	<i>The proposal is for a six-storey low-rise apartment along a Transit Supportive Corridor (Gordon Drive).</i>
Policy 5.2.5 Corridor Access and Consolidation	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors.
	<i>The proposal includes the consolidation of three properties and all access is proposed to be off the back lane.</i>

6.o Application Chronology

Application Accepted: January 31, 2024
 Neighbourhood Notification Summary Received: March 21, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA
MEMORANDUM

Date: March 11, 2024
File No.: Z24-0003
To: Urban Planning (TC)
From: Development Engineering Manager (NC)
Subject: 1443-1448 Gordon Dr & 1085 Martin Ave RU4 to MF3

The Development Engineering Department has the following comments associated with this application to rezone the subject properties from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone to facilitate an apartment housing development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP24-0017.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 5.75 m road dedication along the entire frontage of Gordon Dr is required to achieve a ROW width of 31.5 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.8 m road dedication along the entire frontage of the North-South Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- c. A corner cut of 5 m x 5 m at the corner of Gordon Dr and Martin Ave as well as between the Lanes is required to achieve adequate maneuverability to the site.
- d. A corner cut of 3 m x 3 m at the corner of Martin Ave and North-South Lane is required to achieve adequate maneuverability to the site.



Nelson Chapman, P.Eng.
Development Engineering Manager

SK

ATTACHMENT A

This forms part of application
Z24-0003

Planner Initials TC


City of
Kelowna
DEVELOPMENT PLANNING

LOTS 1, 2, 3, & 4, GORDON DR & MARTIN AVE, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1444 & 1448 GORDON DRIVE, & 1085 MARTIN AVENUE
 LEGAL: LOTS 1, 2, 3, & 4, PLAN KAP1472

CURRENT: CITY OF KELOWNA RU4 ZONING
 CORE NEIGHBOURHOOD AREA
 PROPOSED: CITY OF KELOWNA MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA = 16,061 SF (1,492 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (10,440 SF)	57% (9,086 SF)
SITE COVERAGE + HARDSCAPING =	85% (13,652 SF)	73% (11,781 SF)
FAR =	1.8 (28,909 SF)	1.8 (28,900 SF)
MIN. DENSITY =	4.75 UNITS/1,000m ²	22.0 UNITS/1,000m ²
MAX. HEIGHT WITH BONUS FAR =	22.0m (6 STOREYS)	22.0m (6 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

COMMON (33) = 4.0m²/UNIT = 132.0m² (1,421 SF) 241.5m² (3,000 SF)

PRIVATE / COMMON: 1 BEDROOM UNITS (16) = 15.0m²/UNIT (16) = 240.0m² (2,583 SF) 251.5m² (2,707 SF)
 PRIVATE: 2+ BEDROOM UNITS (17) = 25.0m²/UNIT (17) = 425.0m² (4,575 SF) 502.9m² (5,413 SF)

YARD SETBACKS:

FRONT YARD =	4.5m	6.0m
FLANKING SIDE YARD =	4.5m	4.5m
FRONT YARD (GROUND-ORIENTED) =	2.0m	2.0m
FLANKING SIDE YARD (GROUND-ORIENTED) =	2.0m	2.0m
SIDE YARD =	3.0m	3.0m
REAR YARD (LANE) =	3.0m	3.0m

FRONT & FLANKING SIDE YARD STEPBACK = 3.0m
 CORNER LOT = 4.5m TRIANGULAR (FIRST STOREY)

ZONING CALCULATIONS:

PARKING CALCULATIONS:

	ALLOWED/REQUIRED	PROPOSED
1 BEDROOM UNITS =	16 UNITS x 1.0 = 16.0	
2 BEDROOM UNITS =	14 UNITS x 1.2 = 15.4	
3 BEDROOM UNITS =	3 UNITS x 1.4 = 4.2	
VISITOR =	33 UNITS x 0.14 = 4.62	
TOTAL =	41	
TOTAL AFTER BICYCLE INCENTIVE =	36	39
ACCESSIBLE PARKING =	1	1

LONG-TERM BICYCLE STORAGE (BONUS):

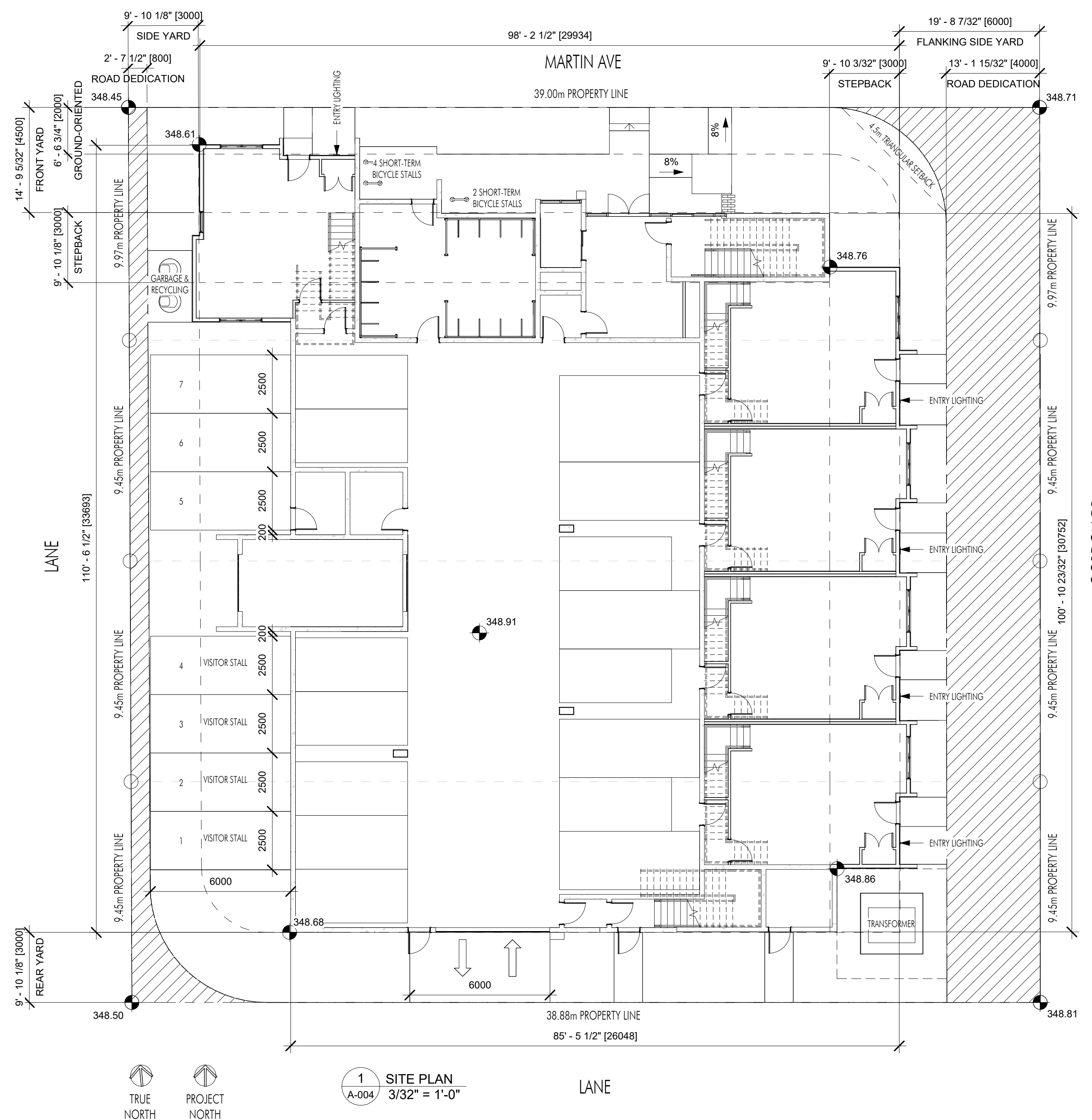
1 BEDROOM =	16 UNITS x 1.25 = 20	
2 BEDROOM =	14 UNITS x 1.5 = 21	
3 BEDROOM =	3 UNITS x 2.0 = 6	
TOTAL =	47	48

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6 6

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
20	REGULAR - 90 deg
18	SMALL - 90 deg
39	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	FAR	PRIVATE AMENITY
101		1128 SF	
102		1159 SF	
103		1159 SF	
104		1144 SF	
105		1207 SF	
301		684 SF	~180 SF
302		1093 SF	~130 SF
303		697 SF	~180 SF
304		1085 SF	~130 SF
305		697 SF	~180 SF
306		1082 SF	~130 SF
307		685 SF	~180 SF
401		684 SF	~180 SF
402		991 SF	~300 SF
403		697 SF	~180 SF
404		982 SF	~150 SF
405		697 SF	~180 SF
406		974 SF	~300 SF
407		685 SF	~180 SF
501		684 SF	~180 SF
502		991 SF	~300 SF
503		697 SF	~180 SF
504		982 SF	~150 SF
505		697 SF	~180 SF
506		978 SF	~300 SF
507		685 SF	~180 SF
601		684 SF	~180 SF
602		991 SF	~300 SF
603		697 SF	~180 SF
604		979 SF	~150 SF
605		697 SF	~180 SF
606		977 SF	~300 SF
607		683 SF	~180 SF
TOTAL UNIT AREAS		28954 SF	



ATTACHMENT B

This forms part of application # Z24-0003

Planner Initials TC

City of Kelowna DEVELOPMENT PLANNING

LIME ARCHITECTURE INC. PHONE: 250-448-7801 205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
11.03.23	FOR REVIEW	
11.17.23	UNIT PLAN REVIEW	
01.10.24	FOR DP REVIEW	
01.17.24	FOR DP	
01.29.24	FOR DP	
02.05.24	FOR DP	

Plot Date 2/5/2024 8:49:21 AM
 PROJECT Gordon Dr & Martin Ave
 DRAWING TITLE PROJECT INFORMATION

Drawing No. A-004



FOR DP

CITY OF KELOWNA

BYLAW NO. 12657

Z24-0003

1085 Martin Ave & 1444-1448 Gordon Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 4 District Lot 138 ODYD Plan 1472 located on Martin Avenue, Kelowna, BC;
 - b. Lot 2 District Lot 138 ODYD Plan 1472 located on Gordon Drive, Kelowna, BC; and
 - c. Lot 1 District Lot 138 ODYD Plan 1472 located on Gordon Drive, Kelowna, BC;from the MF1 – Infill Housing zone to the MF3 – Apartment 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, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0003
1085 Martin Ave & 1444-1448 Gordon Dr

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone to facilitate the development of apartment housing.

Development Process



Jan 31, 2024

Development Application Submitted

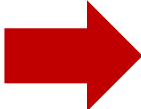


Staff Review & Circulation



Mar 21, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading



Building Permit



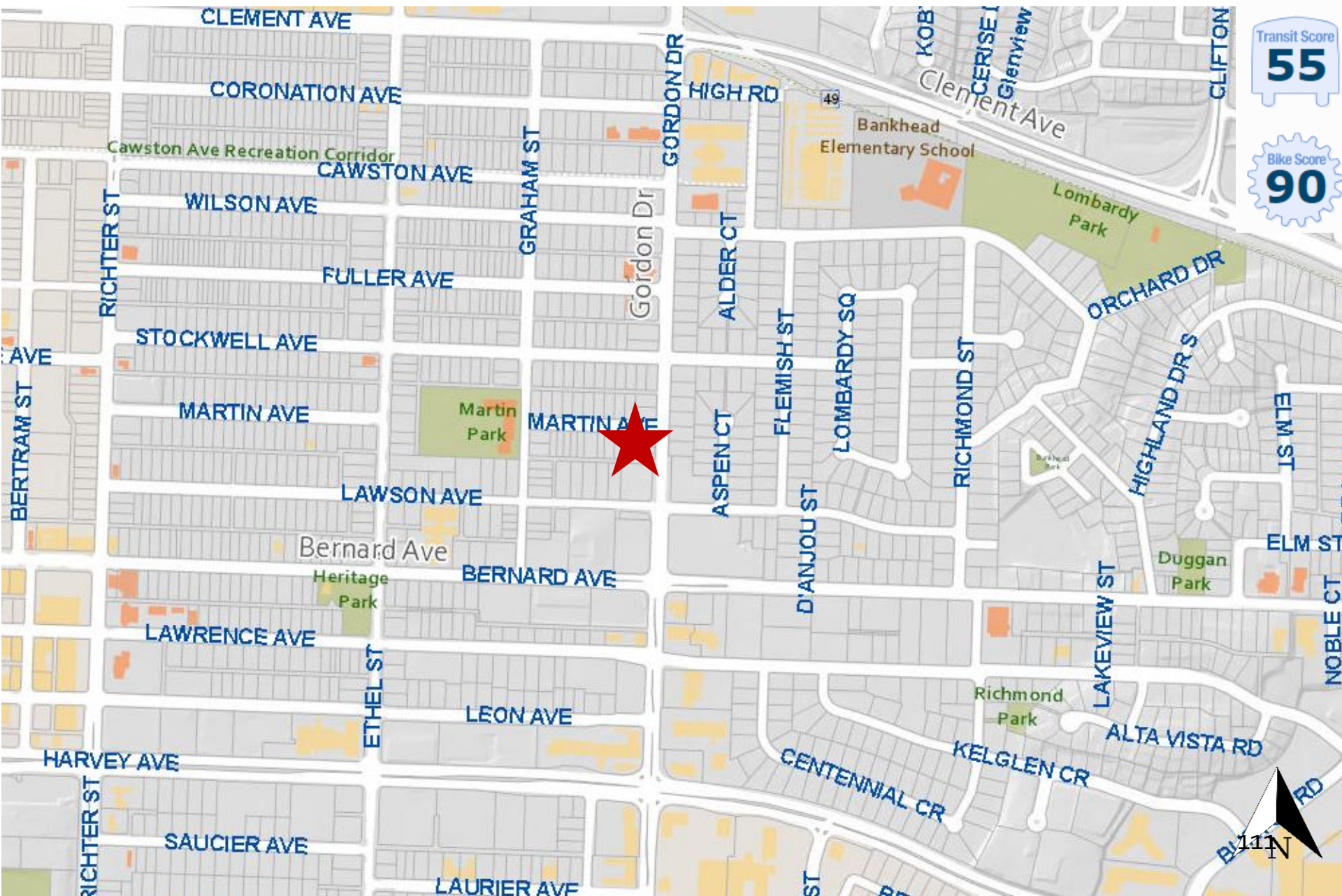
Council Approvals

Context Map

Walk Score
81

Transit Score
55

Bike Score
90



OCP Future Land Use



	UC – Urban Centre	
	C-NHD – Core Area Neighbourhood	
	IND - Industrial	
	EDINST – Educational / Institutional	112
	PARK – Park and Open Space	

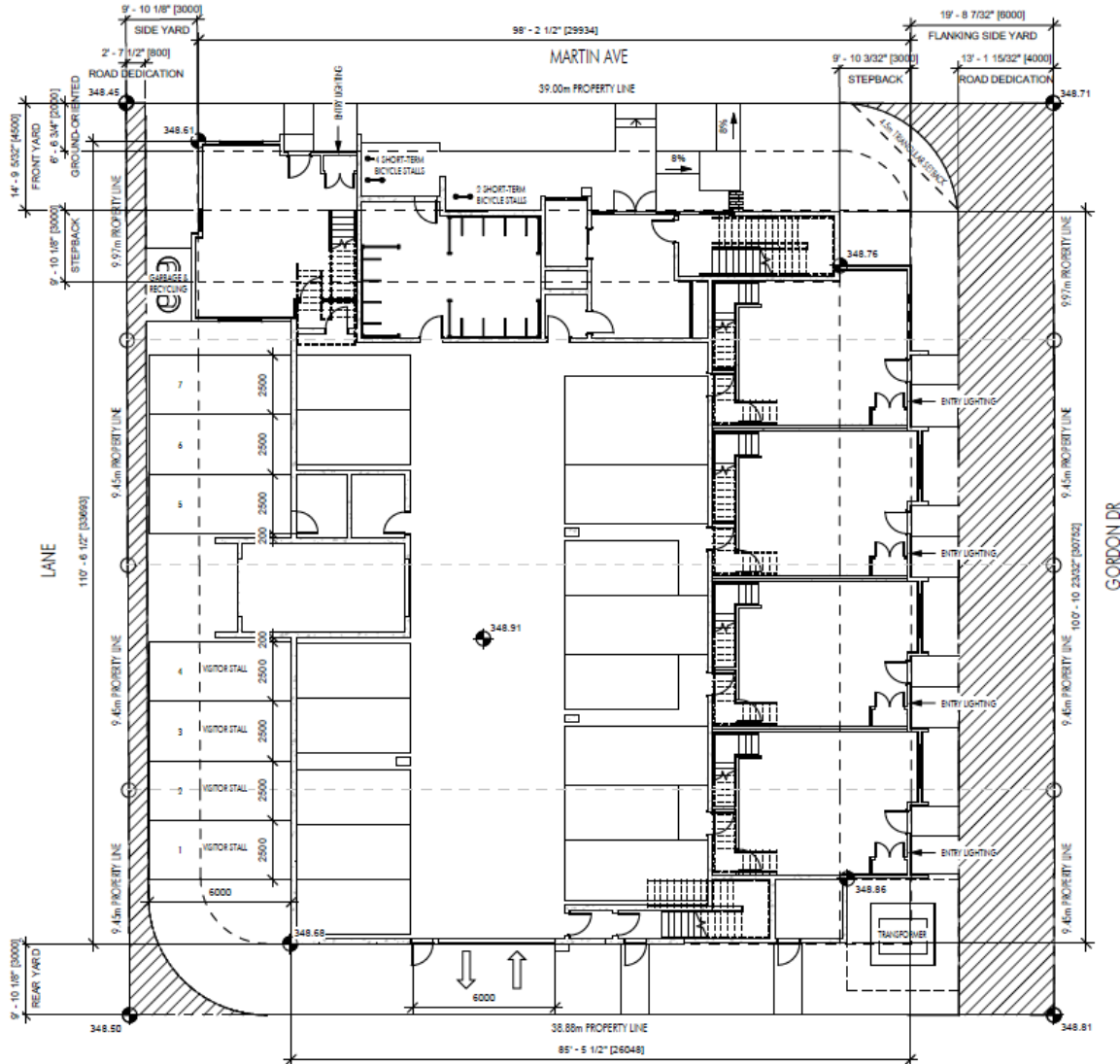
Subject Property Map



Project Details

- ▶ The subject properties have the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ Directly fronts onto Gordon Drive, which is a Transit Supportive Corridor (TSC).
- ▶ MF3 – Apartment Housing 6-storey apartment
 - ▶ 33 units
 - ▶ 39 parking stalls
 - ▶ All vehicular access off laneway.

Site Plan



1 SITE PLAN
A-004
3/32" = 1'-0"

LANE

OCP Objectives & Policies

- ▶ Policy 5.2.1. Transit Supportive Corridor Densities.
 - ▶ The proposal adds meaningful and important density along Gordon Drive, which is a Transit Supportive Corridor
- ▶ Policy 5.2.2. Building Height.
 - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ Policy 5.2.5. Corridor Access and Consolidation
 - ▶ The proposal includes the consolidation of three properties and all access is proposed off the back lane.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Development Permit to follow.

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 163-165 Mills Rd
File No.: Z24-0006

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT A SECTION 27 TOWNSHIP 26 ODYD PLAN 15106, located at 163-165 Mills Rd, Kelowna, BC, from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff recommend support for the proposed rezoning of the subject property from MF1 – Infill Housing to MF2 – Townhouse Housing as it will facilitate a townhouse development and a lot consolidation with the two lots to the north that are already zoned MF2. The proposed zone is consistent with the Future Land Use Designation of C-NHD – Core Area Neighbourhood which supports ground-oriented multi-unit housing.

Lot Area	Proposed (m ²)
Gross Site Area	1,375.9 m ²
Road Dedication	22.9 m ²
Net Site Area	1,353.0 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF2 – Townhouse Housing	Townhouse Housing
East	MF2 – Townhouse Housing	Townhouse Housing
South	MF2 – Townhouse Housing	Apartment Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 163-165 Mills Rd



The subject property is located on the east side of Mills Rd, between Highway 33 and Highway 97 in Rutland. There is a mix of other uses in the nearby vicinity including single detached housing, townhouse housing, apartment housing, and service commercial. The road classification is Core Area Collector with a future Active Transportation Corridor, and the nearest bus stops are within 200 m on Hwy 33 W.

4.1 Background

The subject property as well as the two properties to the north are currently being used as rental housing, and the tenants were provided with tenant relocation information by the applicant (Attachment B).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3 – Future Land Use – Core Area Neighbourhood (C-NHD)	
Supported Uses and Typologies	Core Area Neighbourhoods should support a variety of ground-oriented housing types, including small lot single detached housing, two-dwelling housing, secondary suites, carriage houses, and ground-oriented multi-unit housing.
	<i>The proposed MF2 – Townhouse Housing Zone supports ground-oriented multi-unit housing in the form of townhouses, which aligns with the Future Land Use.</i>

6.0 Application Chronology

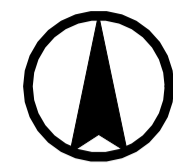
Application Accepted: February 13, 2024
Neighbourhood Notification Summary Received: April 3, 2024

Report prepared by: Trisa Atwood, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

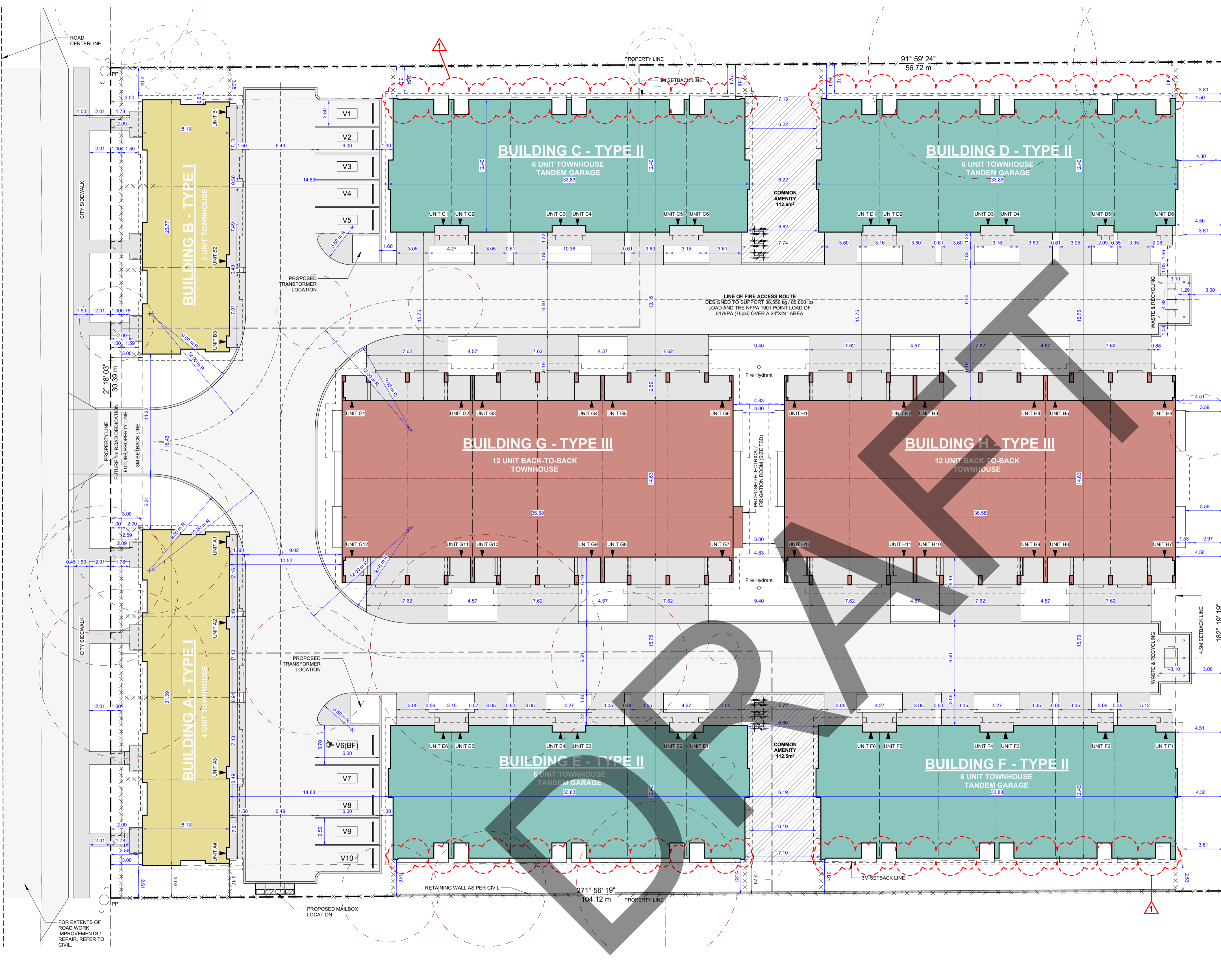
Attachments:

Attachment A: Draft Site Plan (showing all three lots consolidated)
Attachment B: Tenant Transition Plan
Attachment C: List of Notified Neighbours

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.



MILLS ROAD



Site Plan
1 : 200

LAND USE BYLAW ANALYSIS BASED BYLAW NO. 12375

SITE AREA
• 8077.81 m² = 0.81 ha

LAND USE DESIGNATION
• 175, 205 Mills Road = MF2 Multi-Dwelling Zones
• 165 Mills Road = RU1 Single & Two Dwelling Zones
• Neighbouring Lots' Designations: MF2

PART 13.1. ZONE PURPOSE
MF2 Townhouse Medium-Density, ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.

13.3 PERMITTED USES
• Duplex Housing
• Group Home (within single, semi-detached and duplex dwellings)
• Semi-Detached Housing
• Single Detached Housing
• Stacked Townhouses
• Townhouses
• Accessory Buildings or Structures
• Short-Term Rental Accommodations

13.4 SUBDIVISION REGULATIONS
• Min. Lot Area = 900 m²
• Min. Lot Depth = 20m
• Min. Lot Area = 900 m²
• Note: Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.

13.5 DEVELOPMENT REGULATIONS
• Max. Site Coverage of all Buildings = 55%
• Max. Total Coverage of all Buildings/Structures and Impermeable Surfaces = 80%
• Max. Front Yard Side Yard setback for all Buildings = 3.0m
• Min. Sideyard Setback = 3.0m
• Min. Rearyard Setback = 4.5m
• Min. Frontyard Setback = 3.0m
• Min. Common Area Private Amenity Space = 7.5 m² per bachelor dwelling unit, 15.0 m² per 1 bedroom dwelling unit, 25 m² per dwelling unit with more than 1 bedroom.
• Private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.
• Max. Building Frontage = 100m in length

13.6 DENSITY & HEIGHT DEVELOPMENT REGULATIONS
• Max. Base Density = 1.0 FAR
• Max. Base Height = 11.0m & 3 Storeys
• Max. Base Height for Walkout Buildings =
• 10m & 3 Storeys at the Front
• 12.0m & 3 Storeys at the Rear

6.2 PROJECTIONS INTO YARDS
• Chimneys, bay windows, cantilevered sections of a building, portions of a building on a foundation or ornamental features may project 0.6 metres into a setback.
• The total area of projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located.
• The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey. No individual projection shall exceed 4.0 metres in length. No two projections shall be closer than 1.5 metres apart.
• Unenclosed or enclosed steps, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required rear yard.

8.2.7a PARKING SIZE
• Regular Parking Space = 2.5m x 6.0m
• Small Parking Space = 2.3m x 4.8m
• Accessible Parking Space = 3.7m x 6.0m
• Two-way Drive Aisle serving 90° parking = 6.5m
• Two-way Drive Aisle without parking = 6.0m

8.2.7b PARKING RATIO
• Townhouses = 50% Regular & 50% Small Parking Spaces
• All Visitor parking stalls must be regular parking stalls

8.2.9 PARKING ABUTTING OBSTRUCTIONS
• Where a parking space abuts an obstruction (columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:
• be an additional 0.2 metres wider where the parking space abuts an obstruction on one side;
• be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and
• be an additional 0.8 metres wider where the parking space abuts a doorway.

8.3 OFF-STREET PARKING REQUIREMENTS
• Min. 1.6 spaces & Max. 2.5 spaces per 3 bedroom dwelling unit
• Visitor Stalls = Min. 0.14 spaces & Max. 0.2 spaces per dwelling unit

LAND USE STATISTICS

SITE INFORMATION
LAND USE
Current: 175, 205 Mills Road = MF2 Multi-Dwelling Zones; 165 Mills Road = RU1 Single & Two Dwelling Zones
Proposed: 165, 175, 205 Mills Road = MF2 Multi-Dwelling Zones

LEGAL DESCRIPTION
Lot 1 and 2, Section 27, Township 26 ODYD, Plan 20179 and Lot A, Section 27 Township 26 Plan 15106

PID
007-895-003, 007-897-988, 008-883-629

MUNICIPAL ADDRESS
165, 175 & 205 Mills Road

COMMUNITY
Rutland

SITE AREA
8,077.81 m² (96,948.82 ft²)
0.808 ha (1.99 ac)

DEVELOPMENT REGULATIONS
SITE COVERAGE OF ALL BUILDINGS
Maximum: Required 55%, Proposed 38%

SITE COVERAGE OF ALL BUILDINGS, STRUCTURE & IMPERMEABLE SURFACES
Maximum: Required 80%, Proposed 80%

SETBACK
Minimum: Required Proposed
Front Yard Setback (West) 3.0m 3.0m
Sideyard (North) 3.0m 3.0m
Sideyard (South) 3.0m 3.0m
Rear Yard (East) 4.5m 4.5m

SEPARATION BETWEEN DETACHED PRINCIPAL BUILDINGS
Minimum: Required Proposed
3.0m 3.0m

COMMON & PRIVATE AMENITY SPACE
Minimum: Required Proposed
Common Amenity (55 Units x 4m²) 220m² 225.10m²
Private Amenity (55 Units x 25m²) 1,155m² 1,598.77m²

BUILDING FRONTAGE
Maximum: Required Proposed
100.00m 36.58m

DENSITY AND HEIGHT REGULATIONS
BASE DENSITY
F.A.R. 1.0 0.90

BASE HEIGHT
Height 11.0m / 3 storeys 10.89m / 3 storeys

PARKING REQUIREMENTS
PARKING SIZE
Regular Parking Space Required 2.5m x 6.0m Provided 2.5m x 6.0m
Small Parking Space Required 2.3m x 4.8m Provided 2.3m x 4.8m
Accessible Parking Space Required 3.7m x 6.0m Provided 3.7m x 6.0m
2-way Drive Aisle 90° Parking Required 6.5m Provided 6.5m
2-way Drive Aisle without Parking Required 6.0m Provided 6.0m

VEHICLE PARKING W/ 10% RENTAL REDUCTION
Minimum: Required Provided
Min 1.6 spaces (55 x 1.6) - 10% 79 79
Max 2.5 spaces (55 x 2.5) - 10% 138 138
*Per 3-BR dwelling unit or more

VISITOR PARKING
0.14 spaces per dwelling unit (55 x 0.14 spaces) Required 7 Provided 10

PARKING RATIO
Small Car Allowed 50% Provided 50%
Regular (Garage + Visitor) Required 120 Provided 120
Total Required 120 Provided 120

ACCESSIBLE PARKING
Regular Accessible Required 1 Provided 1
Van Accessible Required 0 Provided 0

BICYCLE PARKING
Short-term (1 space / 5 dwelling unit) Required 11 Provided 11

SITE LEGEND

HARD / NON-PERMEABLE LANDSCAPING

- Concrete (Stippled/Palms)
- Retaining Walls

NON-LANDSCAPED AREAS

- Building Footprint
- Asphalt (Roads & Lanes)

LINE TYPES

- Subject Property Lines
- Adjacent Property Lines
- Former Property Lines
- Cantilevers / Projections
- Eaves / Canopies
- Fence 1.2m
- Fence 2.0m
- Tree Protection Zones (Retain)
- Tree Protection Zones (For Removal)

Landscaping Areas

Name	Imperial	Metric
Naturalized Area	22548 ft ²	2094.74 m ²
Parcels	86849 ft ²	8017.81 m ²

Parcel Coverage Area

Name	Imperial	Metric
Footprint	2543 ft ²	236.30 m ²
Building 1	1917 ft ²	176.14 m ²
Building 2	4252 ft ²	395.01 m ²
Building 3	4266 ft ²	396.34 m ²
Building 4	4266 ft ²	396.34 m ²
Building 5	4266 ft ²	396.34 m ²
Building 6	4266 ft ²	396.34 m ²
Building 7	5760 ft ²	533.12 m ²
Building 8	5760 ft ²	533.12 m ²
Building 9	5760 ft ²	533.12 m ²
Building Footprint	33016 ft ²	3067.28 m ²
Total Parcel	86849 ft ²	8017.81 m ²
Site	86849 ft ²	8017.81 m ²

REVISIONS

#	DATE	DESCRIPTION
2023 10 16	DP Client Review	
2023 11 16	DP Client Review 1.0	
2023 12 01	Issued For DP Review	
2024 01 16	Issued For DP Submission	
2024 02 12	Issued For DP Resubmission	

ATTACHMENT A

This forms part of application

24-0006

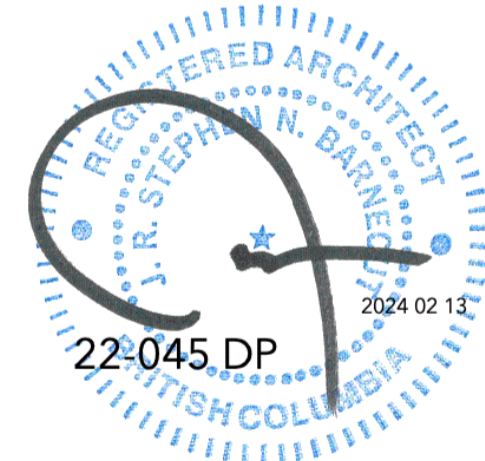


City of Kelowna
COMMUNITY PLANNING

GRAVITY ARCHITECTURE

CONTACT
Jay Wivchar
permits@gravityarchitecture.ca
P: 1 (403) 243 4030

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Calgary AB Canada
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PERMIT NUMBERS

PROJECT STATUS
DP Submission

PROJECT
Mills Road Towns

Mills Road, Kelowna
Lots 1 & 2, Sec 27, Twp 26
ODYD, Plan 20179; and Lot A,
Sec 27, Twp 26, Plan 15106

TITLE
Block / Site plan

PROJECT NUMBER
22-045

SCALE
As indicated

DESIGNER
AG

GP DRAFTER
KB, MC, DP

BP DRAFTER
Not Issued

DRAWING NUMBER
DP0.1

CHECKED
AG

VERSION ISSUE DATE
2024 02 12

Not Issued



Tenant Transition Plan

1) Introduction

In accordance with the City of Kelowna Official Community Plan, and specifically Policy Statements 5.12.2 (*Displacement Effects of Gentrification*), and 5.12.3 (*Tenant Assistance*), this Tenant Transition Plan has been prepared and is implemented as part of our re-zoning and development permit applications to assist current tenants in finding new rental accommodations.

2) Current Tenant Profile

Table 2.1 below outlines the profile of existing tenants, number of occupants, lease type, and monthly rental amount. In total, the re-development of 165, 175, and 205 Mills Rd, Kelowna BC will result in the demolition of 17 circa 1970 townhomes, one house, and one duplex all from the same vintage.

Replacing the 20 existing rental units will be 55 new purpose-built rental townhomes, offered for rent at market rates which are anticipated to range from \$2400 - \$3000 / month depending on market conditions at time of completion and occupancy.

Table 2.1 - REDACTED TO REMOVE PERSONAL INFORMATION

3) Statutory Requirements & Tenant Notifications

The BC Residential Tenancy Act is the applicable legislation in dealing with the matter of rental eviction for the purpose of demolition and re-development. Accordingly, Tenants will be provided with the required 4 Months' Notice to End Tenancy and be compensated with one month's rent upon receipt of the necessary municipal permits.

In addition to the statutory requirements outlined above, Tenants will be provided with an increased notice period and will be first notified of the upcoming re-development upon receipt of a Re-Zoning / Development Permit file number issued by the City of Kelowna. The increased notice period will provide Tenants with additional time to secure new housing and transition.

Below are helpful links to better understand the legislation and required forms that will be served upon the existing tenants.

Residential Tenancy Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01

Types of Evictions Information Page

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/evictions/types-of-evictions#4>

Four Month Notice to End Tenancy Notice (RTB#29)

<https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/forms/rtb29.pdf>

4) Additional Resources

Accompanying the initial notice of re-development, Tenants will be provided with this list of resources to assist them with their transition and in securing new rental accommodations.

Market Housing Websites

Castanet - <https://www.castanet.net/>

Facebook Marketplace - <https://www.facebook.com/login/?next=%2Fmarketplace%2F>

Kijiji - <https://www.kijiji.ca/>

Craigslist - <https://kelowna.craigslist.org/>

Home Finders - <https://www.homefinders.rentals/>

Market Housing with Subsidy Websites

BC Housing - <https://www.bchousing.org/>

Now Canada - <https://www.nowcanada.ca/>

CMHA Kelowna - <https://cmhakelowna.com/>

Foundry - <https://foundrybc.ca/kelowna/>

Ki-Low-Na Friendship Society - <http://www.kfs.bc.ca/>

BC Housing SAFER Program- <https://www.bchousing.org/housing-assistance/rental-assistance-programs/SAFER>

BC Housing RAP Program - <https://www.bchousing.org/housing-assistance/rental-assistance-programs/RAP>

Local Moving Companies

Packrat Movers Kelowna – 250-869-7479

Two Small Men with Big Hearts – 250-861-5030

Brett and Buddies – 250-469-4550

This forms part of application

Z24-0006



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TA

Property Address

- 1390 Hwy 33 W
- 1392 Hwy 33 W
- 1394 Hwy 33 W
- 1396 Hwy 33 W
- 1515 Keehn Rd
- 123 Mills Rd
- 1 124 Mills Rd
- 10 124 Mills Rd
- 11 124 Mills Rd
- 12 124 Mills Rd
- 13 124 Mills Rd
- 14 124 Mills Rd
- 15 124 Mills Rd
- 16 124 Mills Rd
- 17 124 Mills Rd
- 18 124 Mills Rd
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- 6 124 Mills Rd
- 7 124 Mills Rd
- 8 124 Mills Rd
- 9 124 Mills Rd
- 125 Mills Rd
- 127 Mills Rd
- 129 Mills Rd
- 1 140 Mills Rd
- 2 140 Mills Rd
- 3 140 Mills Rd
- 4 140 Mills Rd
- 145 Mills Rd
- 150 Mills Rd
- 163-165 Mills Rd
- 170 Mills Rd

175 Mills Rd
205 Mills Rd
1 140 Nickel Rd
10 140 Nickel Rd
10 140 Nickel Rd
11 140 Nickel Rd
12 140 Nickel Rd
13 140 Nickel Rd
14 140 Nickel Rd
15 140 Nickel Rd
16 140 Nickel Rd
16 140 Nickel Rd
17 140 Nickel Rd
18 140 Nickel Rd
19 140 Nickel Rd
2 140 Nickel Rd
20 140 Nickel Rd
21 140 Nickel Rd
22 140 Nickel Rd
23 140 Nickel Rd
3 140 Nickel Rd
4 140 Nickel Rd
5 140 Nickel Rd
6 140 Nickel Rd
7 140 Nickel Rd
8 140 Nickel Rd
9 140 Nickel Rd
160 Nickel Rd
160 Nickel Rd

CITY OF KELOWNA

BYLAW NO. 12658

Z24-0006

163-165 Mills Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 15106 located on Mills Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse 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, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0006 Mills Rd 163-165

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

Development Process

Feb 13, 2024

Development Application Submitted



Staff Review & Circulation



Apr 3, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration

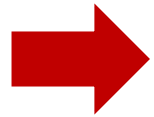


Final Reading



Development Permit

Council
Approvals

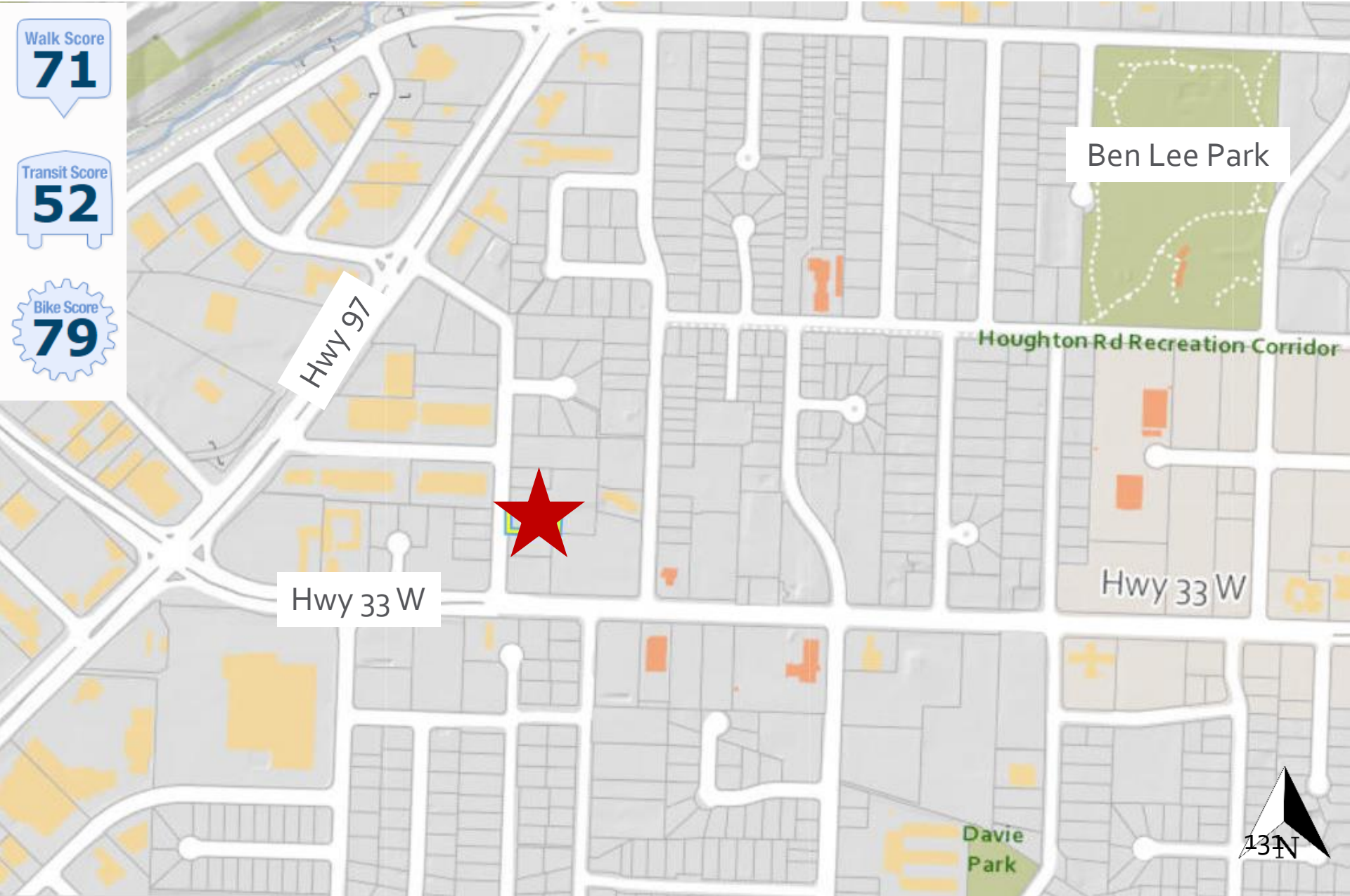


Context Map

Walk Score
71

Transit Score
52

Bike Score
79



Ben Lee Park

Houghton Rd Recreation Corridor

Hwy 97






Hwy 33 W

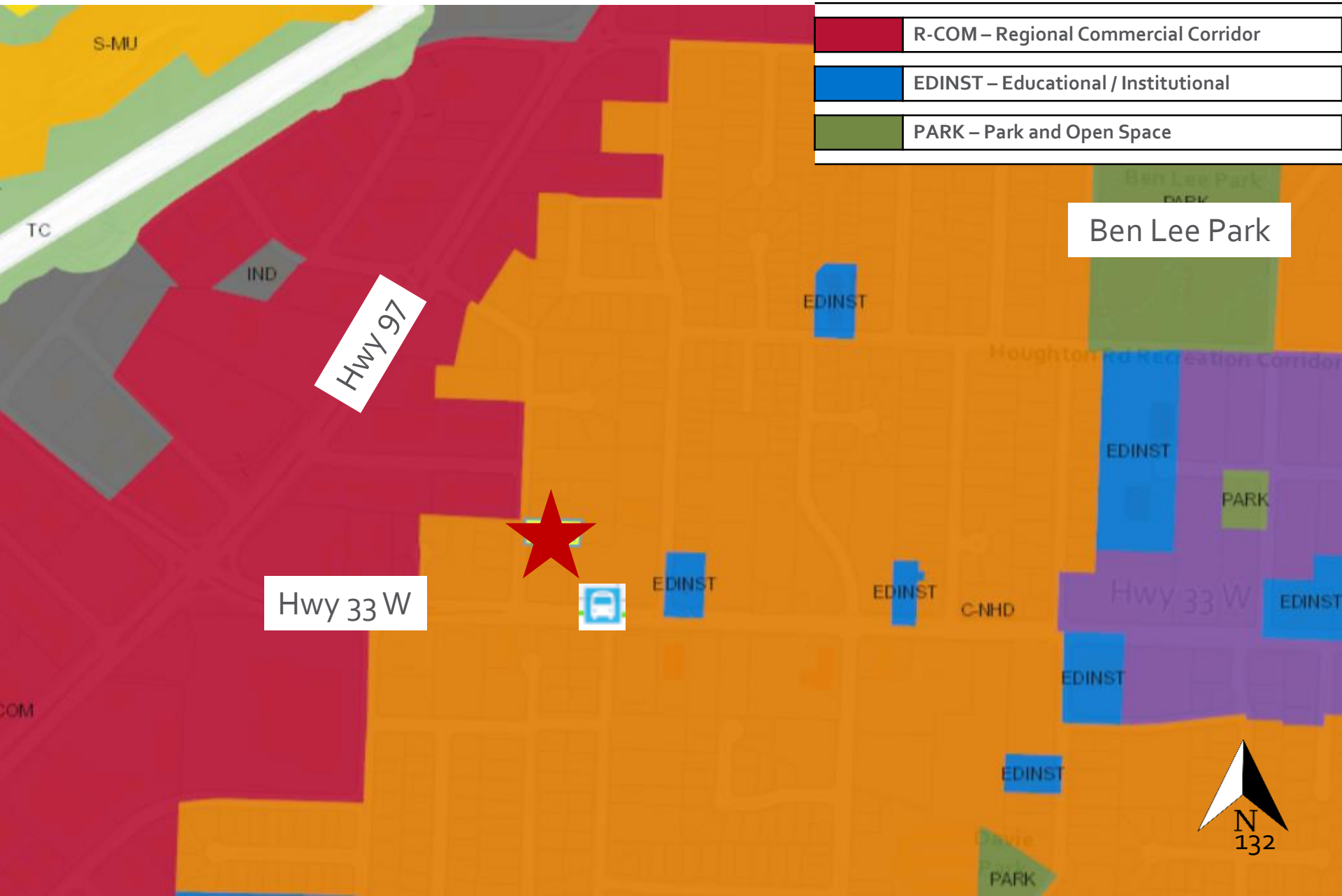
Hwy 33 W

Davie Park



OCP Future Land Use

	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-COM – Regional Commercial Corridor
	EDINST – Educational / Institutional
	PARK – Park and Open Space



Subject Property Map



KEEHN RD

1515

215

205

175

19
17
15
13
11
9
7
5
3
1

220

160

Mills Rd

165

163

145

133

24
23
22
21
20
19

170

150

4
3
2
1

25
20
27

23
22
21
20

7
8

14

6
6

4
3

2
4

Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
 - ▶ Permits up to 3 storeys
 - ▶ Ground-oriented townhouses
 - ▶ Singular vehicle access from Mills Rd

OCP Objectives & Policy

- ▶ C-NHD Future Land Use
 - ▶ Support a variety of ground-oriented housing types including townhomes
- ▶ Policy 5.3.1. Ground Oriented Infill
 - ▶ Encourage gentle densification such as townhouses

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Development Permit to follow for Form & Character

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1232, 1240 & 1250 Glenmore Dr
File No.: Z24-0009

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

1. Lot B Section 29 Township 26 ODYD Plan 39467, located at 1232 Glenmore Dr, Kelowna, BC;
2. Lot 2 Section 29 Township 26 ODYD Plan 16352, located at 1240 Glenmore Dr, Kelowna, BC; and
3. Lot A Section 29 Township 26 ODYD Plan KAP47536, located at 1250 Glenmore Dr, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy supports apartment housing up to 6 storeys in height where properties directly abut Transit Supportive Corridors. The proposed Rental Only subzone aligns with OCP Policy encouraging diverse housing tenures within the Core Area.

Lot Area	Proposed (m ²)
Gross Site Area	2300 m ²
Road Dedication	17.09 m ²
Undevelopable Area	N/A
Net Site Area	2282.91 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single detached housing
East	P3 – Parks and Open Space	Golf course
South	MF1 – Infill Housing	Single detached housing
West	MF1 – Infill Housing	Single detached housing

Subject Property Map: 1232, 1240 & 1250 Glenmore Dr



The subject properties are located on the west side of Glenmore Dr, between Highland Dr N and Bernard Ave. Glenmore Dr is a Transit Supportive Corridor. Transit stops are located 150 m to the north. The surrounding neighbourhood primarily consists of single detached dwellings, with a townhouse development to the south and an institutional use to the north.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
	<i>The proposed rezoning is located on Glenmore Dr, which is a Transit Supportive Corridor.</i>

<p>Policy 5.2.2 Building Height</p>	<p>Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.</p>
	<p><i>The MF3r – Apartment Housing Rental Only zone will allow apartment housing, up to six storeys in height, on Transit Supportive Corridors.</i></p>
<p>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</p>	
<p>Policy 5.11.2 Diverse Housing Tenures</p>	<p>Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own.</p>
	<p><i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i></p>

6.o Application Chronology

Application Accepted: March 13, 2024
 Neighbourhood Notification Summary Received: April 15, 2024

Report prepared by: Mark Tanner, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A
This forms part of application
Z24-0009



Planner Initials **MT**

City of
Kelowna
COMMUNITY PLANNING

Date: April 15, 2024
File No.: Z24-0009
To: Urban Planning Manager (JB)
From: Development Engineering Manager (NC)
Subject: 1232 1240 1250 Glenmore Dr RU1 to MF3R

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject properties from RU1 - large lot residential to MF3R - Apartment Housing Rental Only to facilitate future higher density development.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. GENERAL

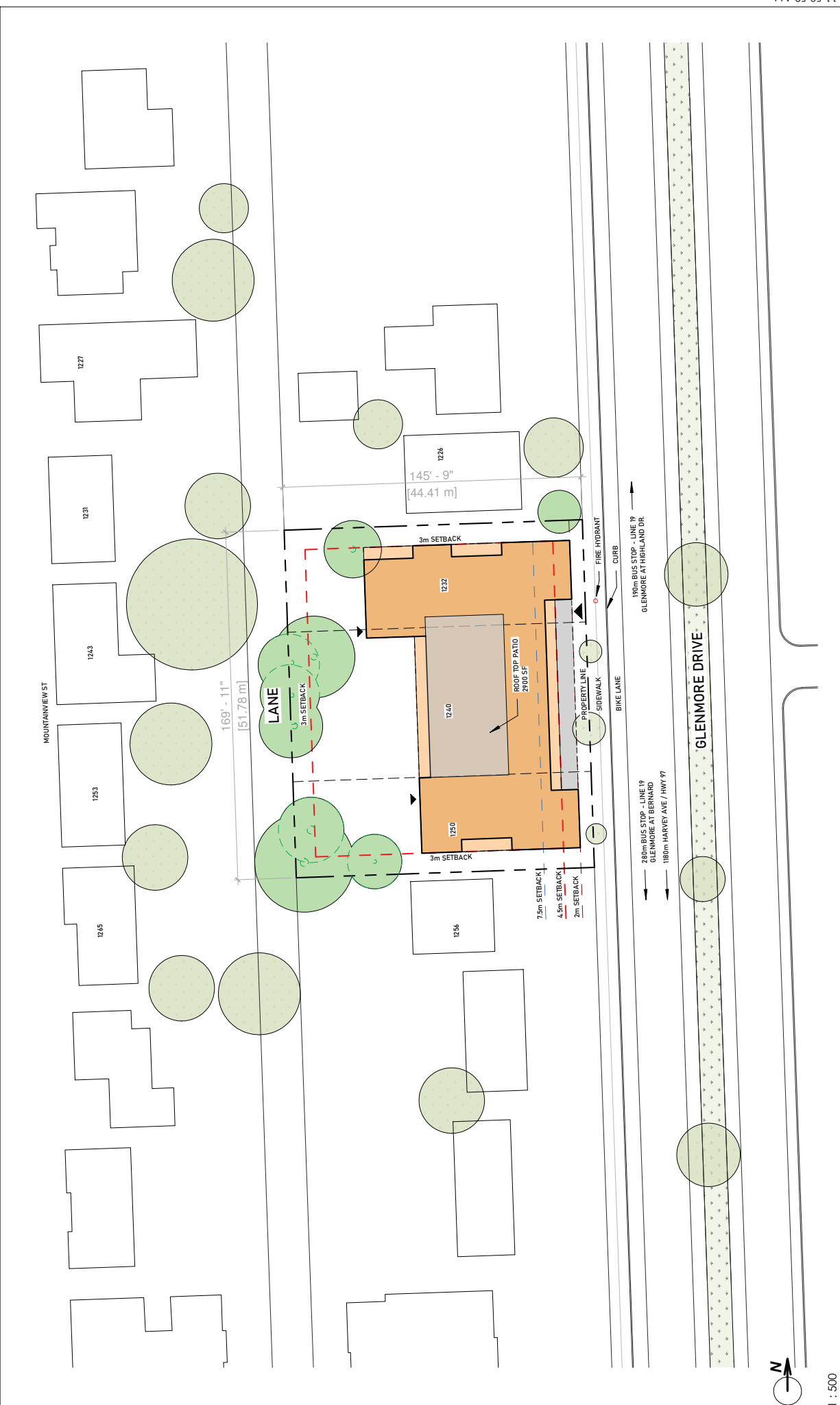
- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. SITE-SPECIFIC REQUIREMENTS

- a. Approximately 0.33 m road dedication along the entire frontage of Glenmore Dr is required to achieve a ROW width of 31.5 m in accordance with OCP Functional Road Classification objectives. The applicant's BCLS must confirm existing ROW width prior to finalizing dedication requirement; requirement is based on achieving a half ROW width of 15.75 m.



Nelson Chapman, P.Eng.
Development Engineering Manager
CM



1 : 500



CITY OF KELOWNA
BYLAW NO. 12659
Z24-0009
1232, 1340, 1250 Glenmore Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot B Section 29 Township 26 ODYD Plan 39467 located on Glenmore Dr, Kelowna, BC;
 - b. Lot 2 Section 29 Township 26 ODYD Plan 16352 located on Glenmore Dr, Kelowna, BC;
 - c. Lot A Section 29 Township 26 ODYD Plan KAP47536 located on Glenmore Dr, Kelowna, BC;from the MF₁ – Infill Housing zone to the MF_{3r} – Apartment Housing Rental Only zone.

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

Read a first, 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

Z24-0009

1232, 1240 & 1250 Glenmore Dr

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

Development Process

March 13, 2024

Development Application Submitted



Staff Review & Circulation



April 15, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration

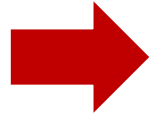


Final Reading & Development Permit

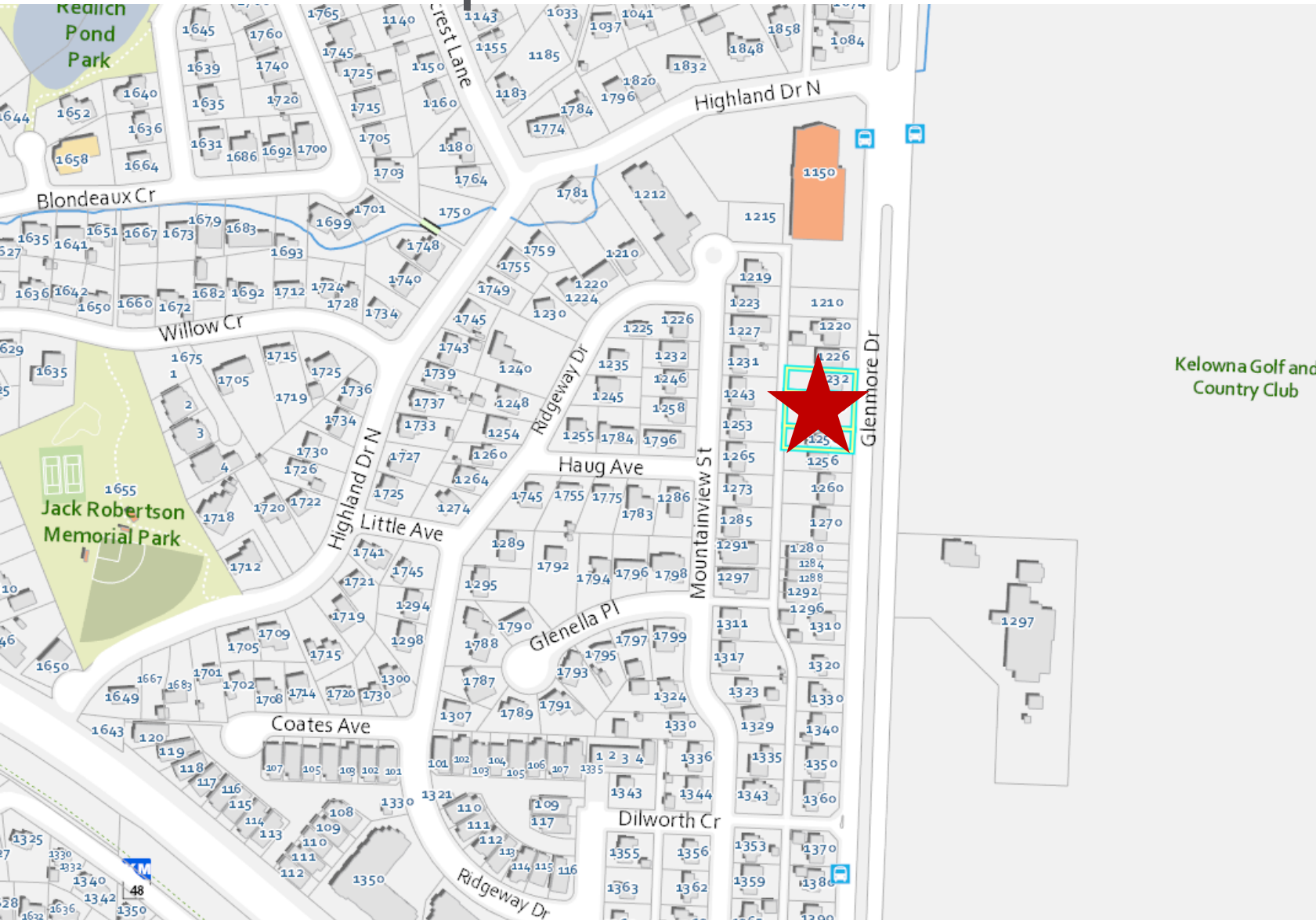


Building Permit

Council
Approvals



Context Map



Walk Score
43

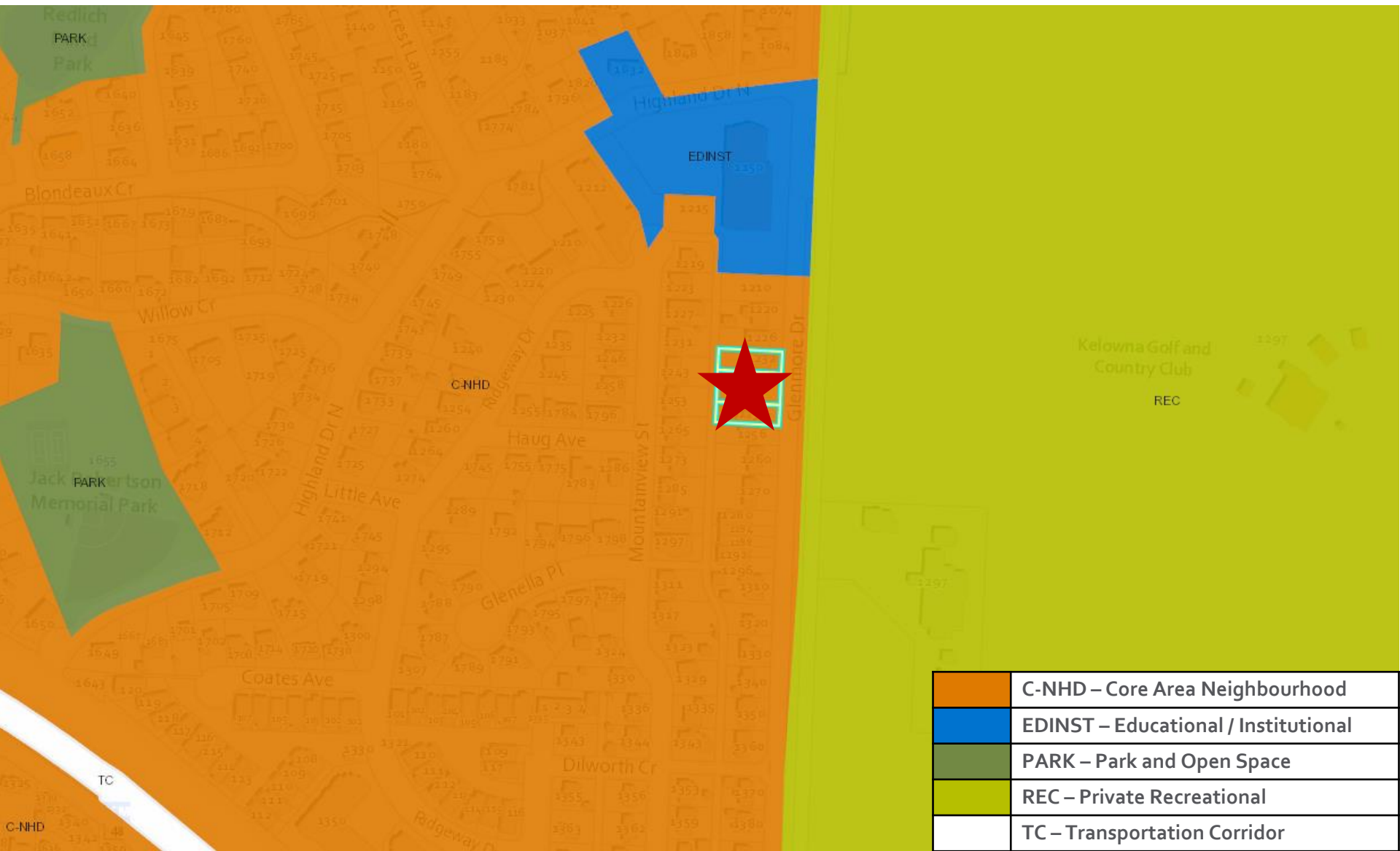
Transit Score
46






Bike Score
80

Kelowna Golf and Country Club



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	TC – Transportation Corridor

Subject Property Map



Project Details

- ▶ MF₁ – Infill Housing zone to MF_{3r} – Apartment Housing Rental Only
 - ▶ Facilitate the construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle access from the lane

OCP Objectives & Policies

- ▶ **Policy 5.2.1: Transit Supportive Corridor Densities**
 - ▶ Encourage development that increases density along Transit Supportive Corridors to support improved services and amenities. Discourage underdevelopment.
- ▶ **Policy 5.2.2. Building Height**
 - ▶ Encourage low rise apartments up to six storeys in Core Area Neighbourhoods that abut Transit Supportive Corridors.
- ▶ **Policy 5.11.2 Diverse Housing Tenures**
 - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - ▶ OCP Policies:
 - ▶ Policy 5.2.1 Transit Supportive Corridor Densities
 - ▶ Policy 5.2.2 Building Height
 - ▶ Policy 5.11.2 Diverse Housing Tenures
 - ▶ Development Permit to follow

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1402 Cara Glen Ct
File No.: Z23-0078

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF2 – Townhouse Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0078 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 31 Township 26 ODYD Plan EPP100150, located at 1402 Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024.

2.0 Purpose

To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The proposed Rental Only subzone aligns with OCP Policy encouraging diverse housing tenures within the Core Area.

OCP Policy supports low-rise apartments in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date the Official Community Plan was adopted. In January 2022, when the OCP was adopted, the property was zoned RM4 – Transitional Low Density Housing under Zoning Bylaw No. 8000. The RM4 zone allowed apartment housing as a permitted use. Four adjacent five-storey apartment buildings along Cara Glen Court were approved under the RM4 zoning in 2021, which have recently been constructed or are currently under construction.

Lot Area	Proposed (m ²)
Gross Site Area	6823 m ²
Road Dedication	N/A
Undevelopable Area	~351 m ² (SRW)
Net Site Area	6472 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single detached housing
East	RR1 – Large Lot Rural Residential	Vacant (in-stream application for townhouse & apartment housing)
South	MF2 – Townhouse Housing	Townhouse housing
West	MF2 – Townhouse Housing	Five storey apartment housing (under construction)

Subject Property Map: 1402 Cara Glen Ct



The subject property is located on Cara Glen Court, at the intersection with Clifton Road. The surrounding properties include apartment buildings, townhouses, single detached homes, and vacant land. Knox Mountain Park is located 100 m to the west.

Background

A Development Permit and Development Variance Permit was approved by Council in November 2021 to construct a 16-unit townhouse development with a 28-unit apartment building under the RM₄ – Transitional Low Density Housing zone on the subject property. Variances were proposed to the minimum front yard setback and maximum continuous building frontage. The development did not proceed and the permits expired in 2023.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.5 Existing Uses or Scales	Consider support for stacked row housing, low rise apartments and mixed use buildings in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date that the Official Community Plan was adopted. <i>The subject property was zoned RM4 – Transitional Low Density Housing, under Zoning Bylaw No. 8000, on the date the Official Community Plan was adopted. The RM4 zone allowed apartment housing as a permitted use on the subject property.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete core area	
Policy 5.11.2 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>

6.0 Application Chronology

Application Accepted: November 23, 2023
 Public Information Session: March 27, 2024
 Neighbourhood Notification Summary Received: March 28, 2024

Report prepared by: Mark Tanner, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Development Engineering Memorandum
 Attachment B: Summary of Public Information Session

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA

MEMORANDUM

Date: December 20, 2023 *revised April 3, 2024*
File No.: Z23-0078
To: Community Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: 1402 Cara Glen Ct MF2 to MF3r

The Development Engineering Department has the following requirements associated with this Rezoning Application to rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing (Rental Only) zone.

Works and servicing requirements directly attributable at the time of BP are contained in the Development Engineering Branch memo under file DP23-0214.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. **ROADWAY AND STREETSCAPE**

- a. At the intersection of Cara Glen Ct and Clifton Rd, provide curb extensions per City standard details SS-R51 and SS-R52, complete with updated sidewalk letdowns, relocated signal lights, and pedestrian crossings, as required, to meet safety objectives for the intersection including aligning the lanes across the intersection and reducing the north-south pedestrian crossing time across Cara Glen Ct. The construction of this work may be deferred to time of Building Permit application. Contact the Development Engineering Technician for further design guidance; coordination with the consultant managing the east side intersection improvements will be required.



Nelson Chapman, P.Eng.
Development Engineering Manager
CM

ISSUED FOR REZONING & DEVELOPMENT PERMIT

- THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.
 THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHENTIC ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

Seal

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
1	2023-04-27	ISSUED FOR DP COORDINATION

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
5	2023-08-31	REZONING & DEVELOPMENT PERMIT
4	2023-07-31	CLIENT REVIEW AND COORDINATION
2	2023-07-05	CLIENT REVIEW
1	2023-05-01	DP COORDINATION R1

Project

CLIFTON MULTIFAMILY RENTAL
 MULTIFAMILY DEVELOPMENT
 1402 CARA GLEN CT. KELOWNA, BC

Sheet Title

SITE PLAN

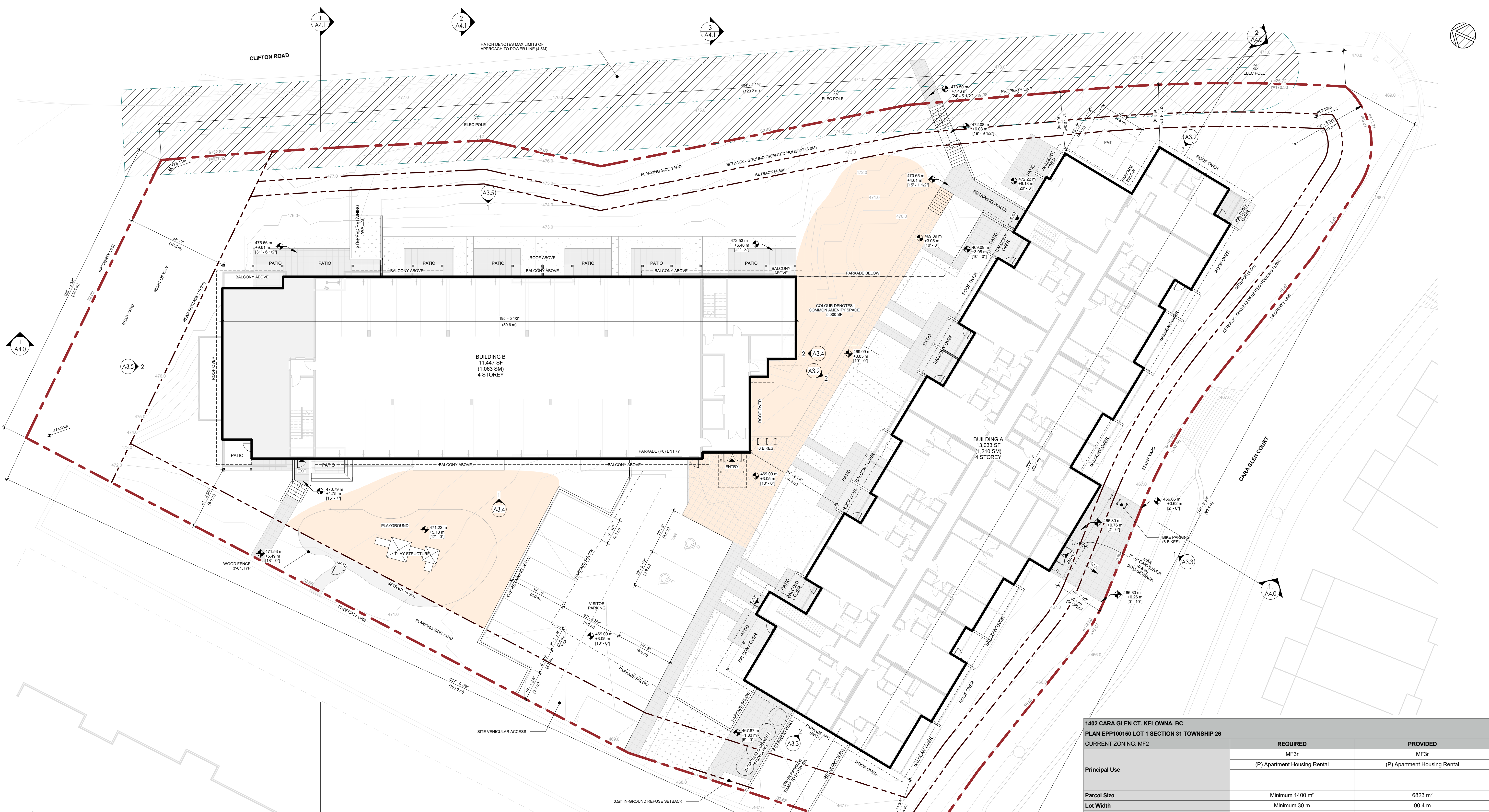
Job Number: 22.1085

Date: 2023-05-04

Scale: As indicated

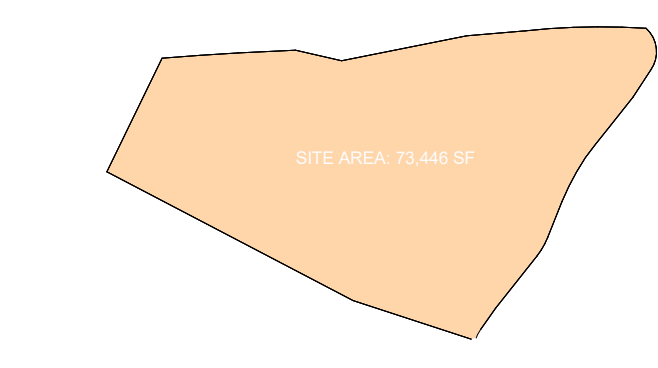
Revision Number: A

Drawing Number: A1.0

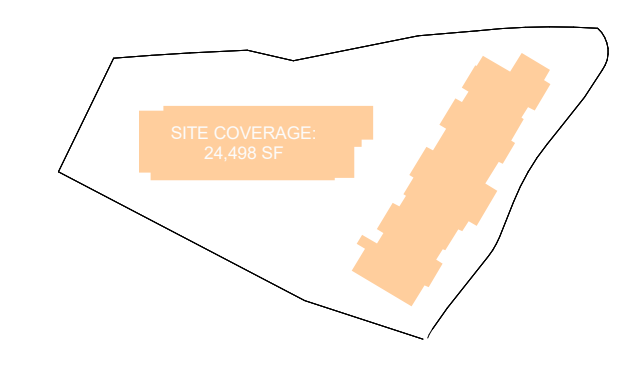


1 SITE PLAN
 1/16" = 1'-0"

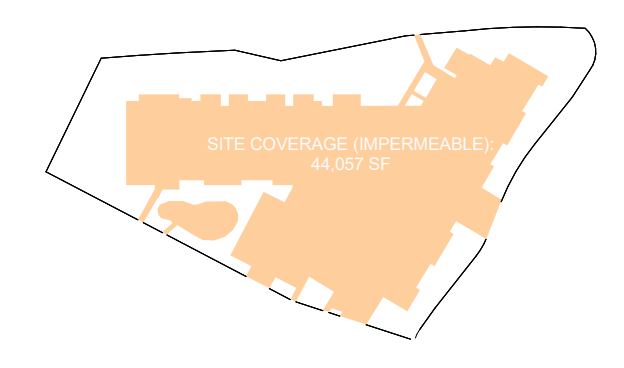
ATTACHMENT B
 This forms part of application
 # Z23-0078
 Planner Initials: MT
 City of Kelowna COMMUNITY PLANNING



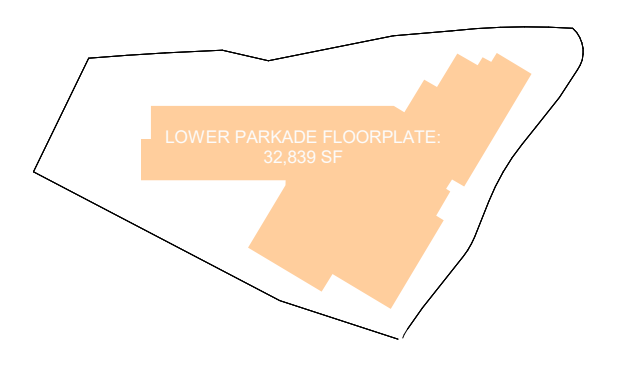
2 SITE PLAN - AREA
 1" = 160'-0"



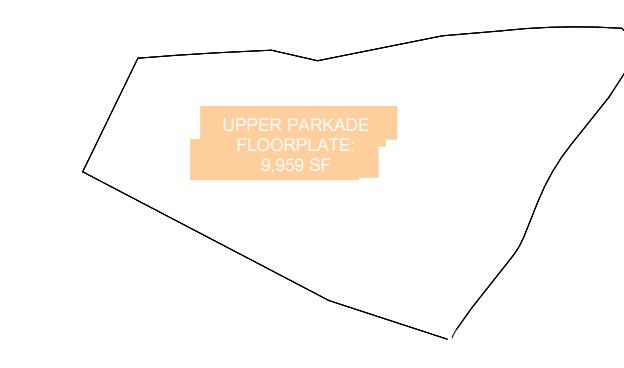
3 SITE COVERAGE
 1" = 160'-0"



4 SITE COVERAGE - IMPERMEABLE
 1" = 160'-0"



5 PARKADE AREA 1
 1" = 160'-0"



6 PARKADE AREA 2
 1" = 160'-0"

1402 CARA GLEN CT. KELOWNA, BC PLAN EPP100150 LOT 1 SECTION 31 TOWNSHIP 26 CURRENT ZONING: MF2		
	REQUIRED	PROVIDED
Principal Use	MF3r (P) Apartment Housing Rental	MF3r (P) Apartment Housing Rental
Parcel Size	Minimum 1400 m ²	6823 m ²
Lot Width	Minimum 30 m	90.4 m
Lot Depth	Minimum 30 m	123.3 m
Net Floor Area	N/A	6833 m ²
Lower Parkade Floorplate	0 m ²	3050.8 m ²
Upper Parkade Floorplate	0 m ²	925.2 m ²
Floor Area Ratio	1.30	1.00
Max. Site Coverage (Buildings)	4435.2 m ²	2275.9 m ²
Max. Site Coverage (Buildings)	65%	33%
Max. Site Coverage (incl. Impermeable surfaces)	85%	60%
Maximum Building Height	18 m (4 Storey)	16.8 m (4 Storey)
Setbacks	Front yard - 4.5m - 14'-9 1/8"	Front yard (South) - 4.8m
	Front yard - Ground Oriented Units - 3m - 9'-10 1/8"	Front yard (South) - N/A
	Front yard - Stepback - 3m - 9'-10 1/8"	N/A
	Flanking Side yard - 4.5m - 14'-9 1/8"	Flanking Side yard (East) - 6.4m
	Flanking Side yard - Stepback - 3m - 9'-10 1/8"	N/A
	Rear yard - 4.5m - 14'-9 1/8"	Rear yard (North) - 10.5m
Stepbacks required for	Flanking Side yard - 4.5m - 14'-9 1/8"	Side yard (West) - 6.4m
	Flanking Side yard - Stepback - 3m - 9'-10 1/8"	
Building Separation	5 Storeys+ (3m stepback)	N/A
Max. Building Frontage	N/A	10.4
Common & Private Amenity Space	100 m	69.7 m
	Bachelor dwelling - 7.5 m ²	
	1 bedroom dwelling - 15 m ²	Refer to unit and amenity calculations
On a Transit Supportive Corridor?	No	
Property abut RU Zone?	Yes (RU1, RR1)	
Min. 80% of Parking below grade?	Yes (89%)	
Within the Core Area?	Yes	
Rental Property?	Yes	



March 28, 2024

Attn: Mark Tanner
Planner II | City of Kelowna
250-469-8589 | mtanner@kelowna.ca
cc Jocelyn Black

ATTACHMENT C

This forms part of application
Z23-0078

Planner Initials **MT**



City of Kelowna
COMMUNITY PLANNING

**Clifton Multifamily - Application - Z23-0078 DP23-0214 DVP23-0215
Summary of Neighbour Consultation Efforts:**

As per Council Policy 367, this letter is to summarize to City staff, our efforts to consult with the neighbouring property owners and tenants for the application currently under consideration.

1. Mail Outs + Large Format Sign

The following mailout was sent to the addresses on the list the City provided. These were mailed the beginning of March 2024.

What: Public Information Session When: Wednesday March 27, 2024 Where: 1380 Ellis St, Kelowna
5pm - 7pm Kelowna Library (Classroom 1)

Clifton Multifamily 1402 Cara Glen Ct, Kelowna



We invite you to attend a public information session open for this new residential complex; a proposed rental building to be sited on Clifton Road directly to the East of Knox Mountain. The lot is currently zoned MF2 but is seeking to be rezoned as MF3 (Apartment Housing Rental), providing 112 rental units through two separate apartment buildings on the site. Four stories of rental apartments sit atop a sunken parkade and lobby level, effectively hiding the parking infrastructure from the street and the site. Units will vary between 1 bedroom, 1 bedroom with a den, and 2 bedrooms, providing a broad demographic mix to be accommodated in this development.



The design includes two distinct building forms, framed along the existing streets on Clifton Rd. and Cara Glen Court. This separation creates shaded outdoor walkways and play areas away from the busier Clifton Road. To reduce the visual height from Clifton, the buildings sit into the topography as much as possible. This application includes two separate variances which are each a result of the Building A lobby designed to be sunken and thereby accessible. One variance is for the additional building height and the second, a fourth storey stepback.

In addition to extensive landscaping and irrigation proposed for the site, this project also includes an extension to the public trail at the north edge of the site with a connecting path for people to reach the trail from off Cara Glen Court.

City of Kelowna Contact:
Email: mtanner@kelowna.ca Phone: 250.469.8589
Online: kelowna.ca/currentdevelopments



We hope to see you there and if you cannot attend in person, we invite you to send comments and feedback to the project team at junn@bluegreenarch.com

The following large format sign was confirmed installed by Signcraft on site as of March 7th, 2024



BLUEGREEN ARCHITECTURE
100 - 1353 Ellis St, Kelowna, BC, V1Y 1Z9
236.420.3550
bluegreenarchitecture.com



2. Public Information Session – this was held Wednesday March 27, 2024, from 5-7pm in Classroom 1 of the Downtown Kelowna library. We had zero attendees however did receive (1) email correspondence whom the City has sent a reply to already. Her email is copied below.



Attended:

Allan Bass
Joshua Lunn

Prime Real Est. Dev. Inc
BGA

abass@theprimegroup.ca
jlunn@bluegreenarch.com

Unable to Attend:

125-1435 Cara Glen Court

Hi there,

I received the letter to join the public information session on 1402 Cara Glen Court on March 27, 2024. Unfortunately, I won't be able to attend.

I am a resident on Cara Glen Court today. As is, the work that has been done on the proposed lot has made it near impossible to safely turn right down Clifton Road from Cara Glen Court. The ground has been raised to the point where cars turning right cannot see up the hill effectively. There have been many close calls for accidents on the corner. This development as designed will make that intersection even more dangerous along with additional traffic coming through the intersection. What are the plans to improve the visibility and safety for the residents?

In addition to the sightline challenge, there is already limited street parking for the existing apartment buildings and townhomes. A large number of visitor parking to keep additional cars off the road should be considered. Cars cannot park on Clifton Road. For now, cars do park on the opposite side of Cara Glen across Clifton, but that space is all being developed as well for additional townhomes.

Thank you for the consideration. Looking forward to hearing the plans to improve the safety.

END

CITY OF KELOWNA

BYLAW NO. 12660

Z23-0078

1402 Cara Glen Ct

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 31 Township 26 ODYD Plan EPP100150 located on Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, 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

Z23-0078 1402 Cara Glen Ct

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing

Development Process



Nov 23, 2023

Development Application Submitted



Staff Review & Circulation



March 28, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading & DP



Building Permit



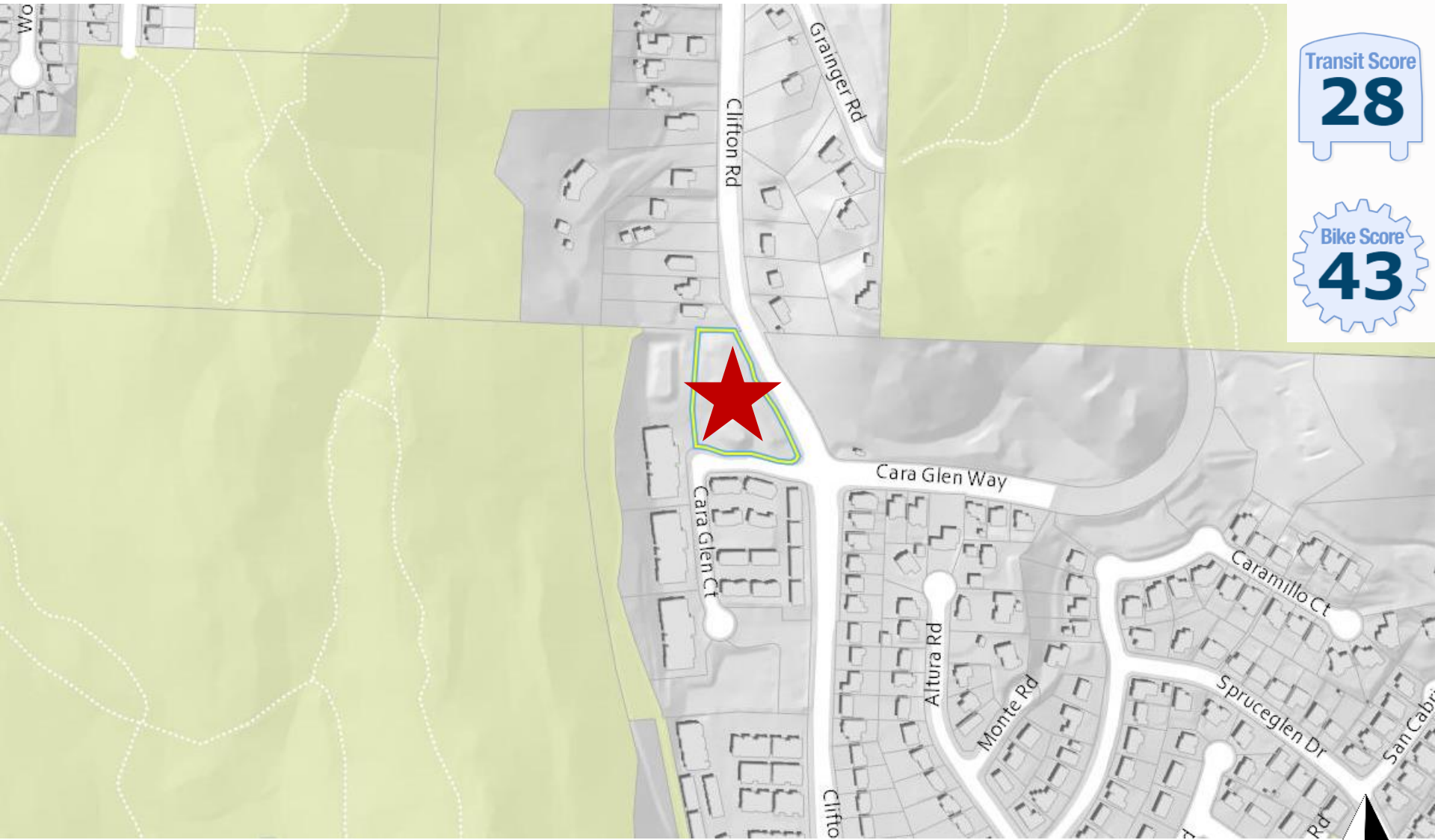
Council Approvals

Context Map

Walk Score
20

Transit Score
28

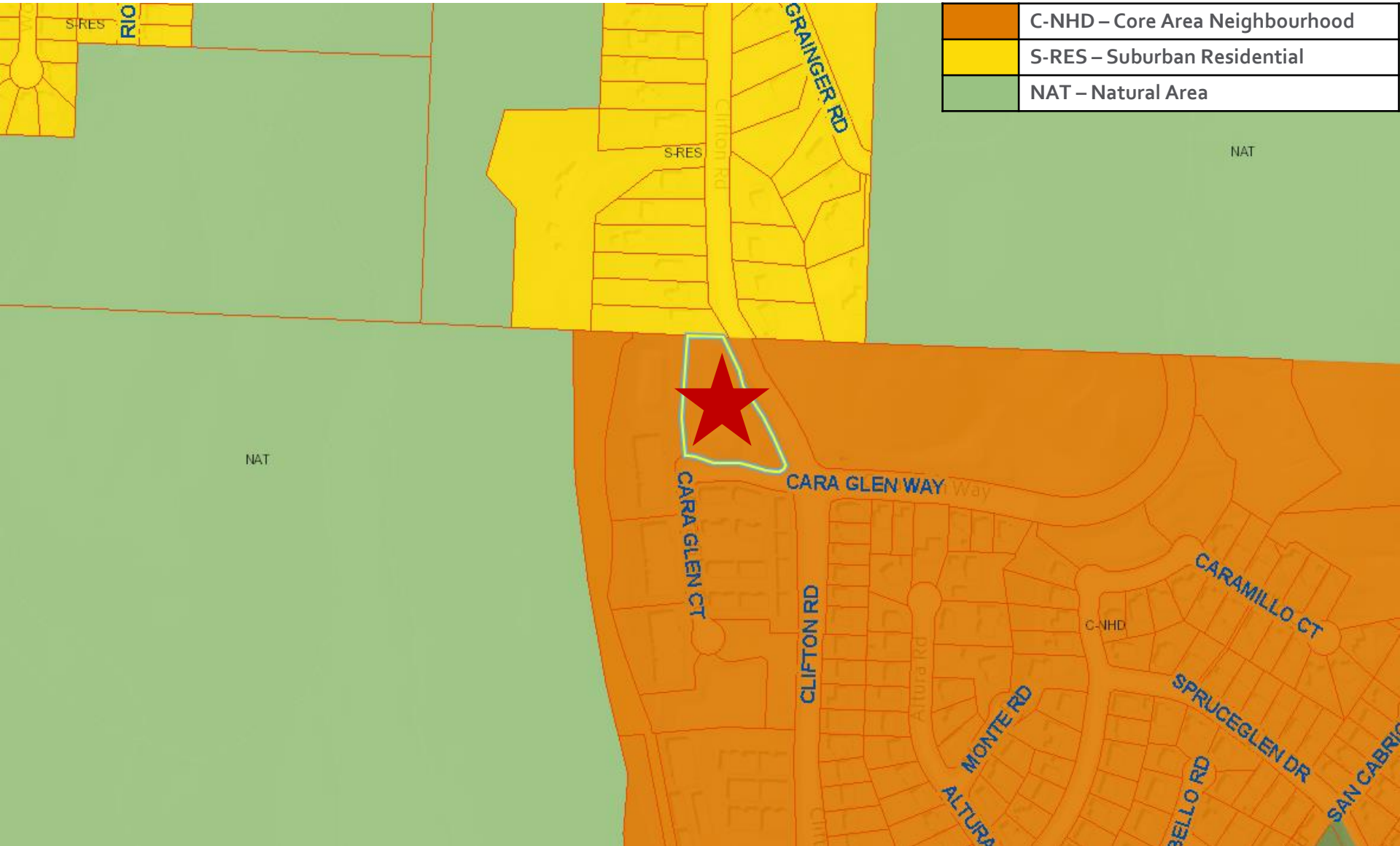
Bike Score
43






City of Kelowna



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	NAT – Natural Area

Subject Property Map



Project Details

- ▶ MF2 – Townhouse Housing zone to MF3r – Apartment Housing Rental Only
 - ▶ Facilitate the construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle access from Cara Glen Ct

OCP Objectives & Policies

- ▶ Policy 5.3.5 Existing Uses or Scales
 - ▶ Consider support for low rise apartments where property was zoned to allow for such uses on date that the Official Community Plan was adopted.
- ▶ Policy 5.11.2 Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - ▶ OCP Policies
 - ▶ Policy 5.3.5 Existing Uses and Scales
 - ▶ Policy 5.11.2 Diverse Housing Tenures
 - ▶ Development Permit to follow

Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated May 6, 2024, with respect to one Zoning Bylaw text amendment application and one rezoning application;

AND THAT Zoning Bylaw Text Amending Bylaw No. 12651 and Rezoning Bylaw No. 12652 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaw No. 12651 and Rezoning Bylaw No. 12652 and to give the bylaws further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The Zoning Bylaw Text Amendment Application was brought forward to Council for initial consideration on April 15, 2024, and the Rezoning Application was brought forward to Council for initial consideration on April 22, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
Content Changes	TA24-0003	12651	No	1 st , 2 nd , 3 rd	0
1310, 1320 Belaire Ave	Z23-0031	12652	No	1 st , 2 nd , 3 rd	0

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following notice of first reading, staff are recommending that Council give Zoning Bylaw Text Amending Bylaw No. 12651 and Rezoning Bylaw No. 12652 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: L Klaamas, Legislative Technician

Approved for inclusion: L. Bentley, City Clerk

cc: Development Planning

CITY OF KELOWNA
BYLAW NO. 12651
TA24-0003 – Content Changes

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions, GRADE , FINISHED** be amended by adding "of" after "surface at every location of change";
2. AND THAT **Section 9 – Specific Use Regulations, Section 9.3 – Bed and Breakfast Homes, 9.3.1** be amended by deleting "(c) Short-term rental accommodation is not permitted in combination with a bed and breakfast home, and" and replacing it with "(c) A licensed operator must also reside onsite during the operation of the bed and breakfast; and";
3. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations** be amended by deleting "Uses and regulations apply to the A1 – Agriculture 1 zone on a site-specific basis as follows:" and replacing it with "Uses and regulations apply on a site-specific basis as follows:";
4. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations** be amended by adding the following new row:

4.	Lot 35 Section 16 Township 26 ODYD Plan 24182	2261-2265 James Rd	Permits the use of a Carriage House on a lot smaller than 10,000 m2.
----	-----------------------------------------------------	--------------------	----------------------------------------------------------------------

5. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, FOOTNOTE ¹¹** be amended by deleting "(e.g. Map 4.3, Map 4.5, Map 4.7)" and replacing it with "(e.g. Map 4.2, Map 4.4, Map 4.6, Map4.8, & Map 4.9)";
6. AND FURTHER THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTE ⁸** be amended by deleting "Brent" and replacing it with "Brant";
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12652
Z23-0031
1310, 1320 Belaire Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 29 District Lot 137 ODYD Plan 10011 and Lot 30 District Lot 137 ODYD Plan 10011 located on Belaire Avenue, Kelowna, BC from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

**BYLAW NO. 12610
Z21-0037
1097 Dilworth Drive**

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot B District Lot 125 Section 28 Township 26 ODYD Plan 19786 Except Plans M15094, 37794, KAP67598, KAP67599, KAP67601 and KAP69740 located on Dilworth Drive, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing zone and the P3 – Parks and Open Space 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, second and third time by the Municipal Council this 5th day of February 2024.

Approved under the Transportation Act this 9th day of February, 2024.

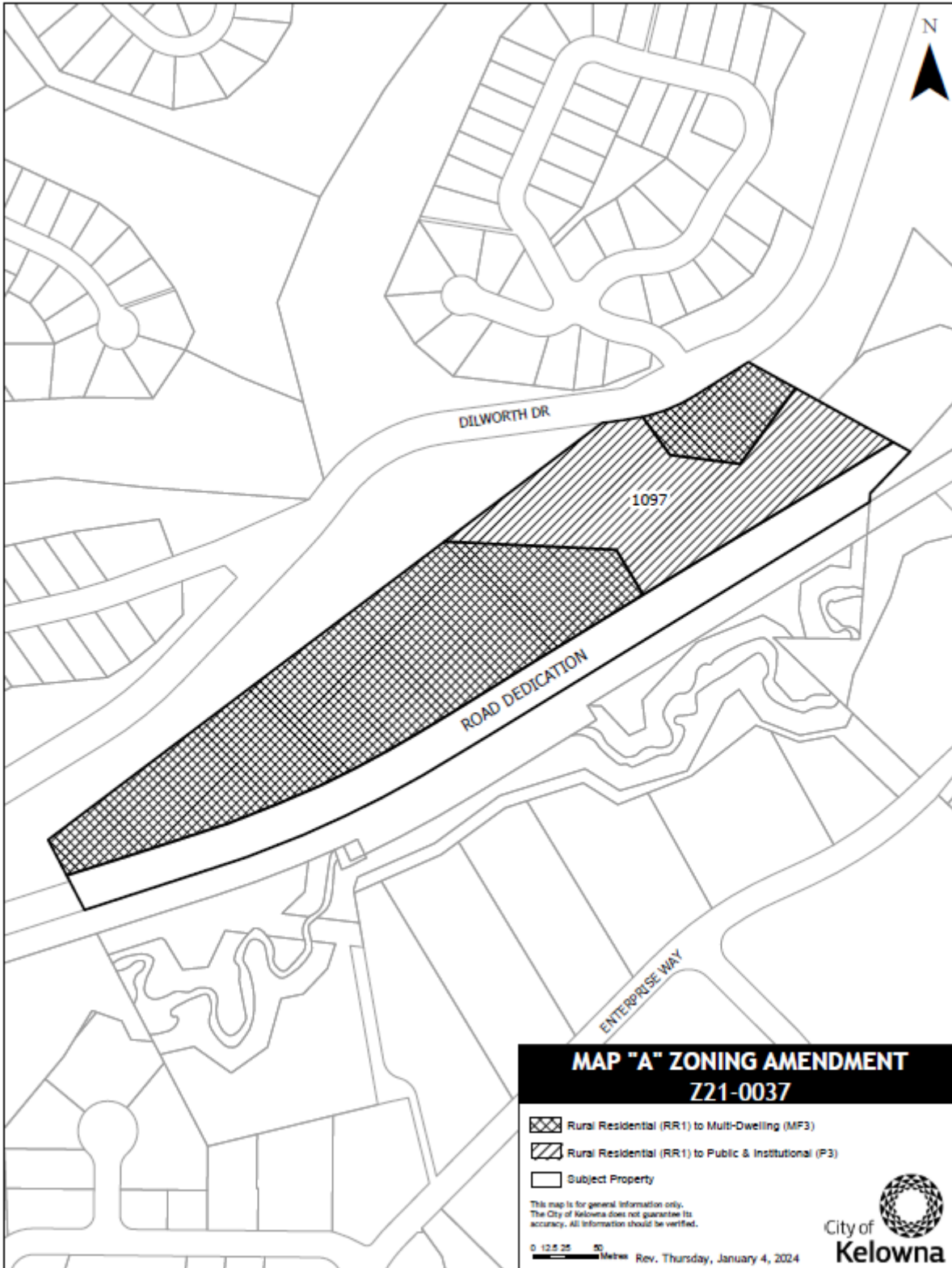
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Subject: 2024 Changes to Property Tax Operational Practices
Department: Financial Services

Recommendation:

THAT Council receives, for information, the report from Financial Services, dated May 6, 2024, with respect to temporary changes to property tax operational practices;

AND THAT Bylaw No. 12662, being Amendment No. 2 to Property Tax Penalty Bylaw No. 11971 be forwarded for reading consideration;

AND THAT Council directs staff to report back to Council on a one-time grant program for select properties as outlined in the report from Financial Services dated May 6, 2024.

Purpose:

To approve temporary changes to property tax operational practices to support citizens and businesses whose assessed property values significantly increased between 2023 and 2024.

Background:

The BC Assessment Authority has valued properties recently rezoned by the City at a rate beyond normal taxation increases of properties zoned Urban Centre (UC) 1-5. The market impact of the zoning changes was not conclusive for property owners' 2023 assessed values because the Zoning Bylaw update by Council happened in late 2022, after BC Assessment's legislated valuation date of July 1, 2022. These assessed values are driving significant property tax increases for some of those properties, particularly Class 05 and Class 06. It is a highly complex issue not driven by any single cause that continues to evolve with Provincial-driven zoning.

Additionally, several Class 01 residential properties within the UC1-5 zones that provide a social benefit specific to housing for citizens of Kelowna have also been significantly impacted by increased assessment values.

Discussion:

Statistics:

- Properties rezoned to UC1, UC2, UC3, UC4, UC5: 9,140. Represents 16% of overall properties within the City.
- Portion of properties under 30% assessment increase or are new tax rolls in 2024: 8,720 or 95% of the total impacted properties.
- Remaining properties with a larger than 30% assessment increase: 420, represented as follows:
 - Class 01 Residential – 225 properties
 - Class 05 Light Industrial – 5 properties
 - Class 06 Business – 190 properties

Recommended Options:

- Defer late-payment penalties for Class 05 & Class 06 until November 1, 2024;
- One-time Grant program to decrease the financial burden based on criteria approved by Council that consider:
 - Properties within a UC1-UC5 zone;
 - Property assessment class;
 - Principal use;
 - Assessed value increase.

Impacts:

- Delayed payment of approximately \$109M in property taxes equates to an opportunity cost of approximately \$1.8M.

Conclusion:

Considering the significant impact of 2024's assessment values in zones UC1-UC5, staff have provided the recommendations above for Council consideration to provide support for City of Kelowna taxpayers. These financial impacts are considered in the proposed Final Budget.

Should Council endorse staff's recommendations, those that do not require a bylaw amendment will move forward on Tuesday, May 7, 2024, and those requiring bylaw amendments will be implemented upon approval of the bylaws.

Internal Circulation:

Financial Planning Manager
Controller

Considerations applicable to this report:

Legal/Statutory Authority:

Property Tax Penalty Bylaw 11971

Financial/Budgetary Considerations:

Delayed payment equates to approximately \$1.8M opportunity cost in lost investment revenue

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Communications Comments:

Submitted by:

Joe Sass, Divisional Director, Financial Services

Approved for inclusion: Joe Sass, Divisional Director, Financial Services



Temporary Changes to Financial Operational Practices

Overview

- » The B.C. Assessment Authority has increased the assessed value UC1-5 properties as a result of the expanded land-use opportunities, and finalized property sales that informed the market values.
- » These assessed values are driving significant property tax increases for some of those properties.
- » This is a highly complex issue and is not driven by any single cause.
- » Landscape continues to evolve re: Provincial driven zoning



Challenges:

- » Affected properties exist in multiple classes
- » Tax Distribution Policy distributes the municipal portion of property taxes based on the proportion of the total assessed value.
- » All solutions create or maintain inequities.





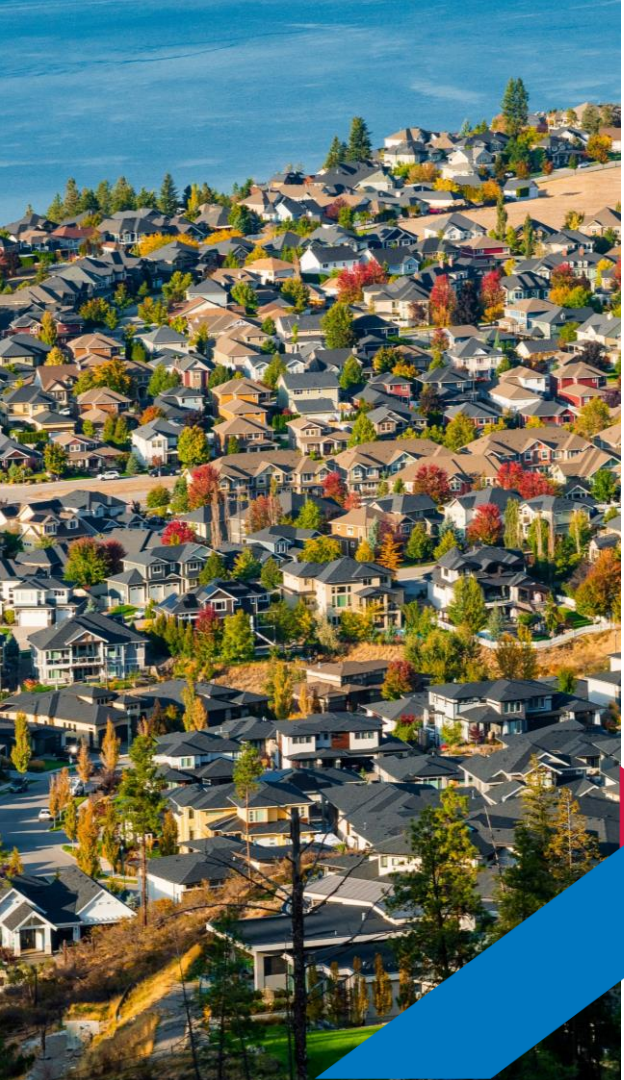
Statistics

- » Properties rezoned to UC1, UC2, UC3, UC4, or UC5:
 - » 9,140 or 16% of overall properties within the City
- » Portion of properties under 30% assessment increase or new tax roll in 2024:
 - » 8,720 or 95% of the total impacted properties
- » Remaining properties with a larger than 30% assessment increase:
 - » 420 properties
 - » Residential – 225 properties
 - » Light Industrial – 5 properties
 - » Business – 190 properties
 - » Represents ~\$3.5M in tax revenue



Recommendation 1:

- » Defer late-payment penalties for Class 05 & Class 06 property taxes (to November 1, 2024)
 - » Opportunity cost approximately \$1.8M in investment revenue



Recommendation 2:

- » One-time Grant program
- » Criteria to be decided by Council that consider:
 - » Properties within a UC1-UC5 zone;
 - » Property assessment class;
 - » Principle use;
 - » Assessed value increase.



*This concludes the report.
Questions?*

CITY OF KELOWNA

BYLAW NO. 12662

Amendment No. 2 to Property Tax Penalty Bylaw No. 11971

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Property Tax Penalty Bylaw No. 11971 be amended as follows:

1. THAT Property Tax Penalty Bylaw No. 11971, Section 1, 1.1, be amended by deleting it in its entirety that reads

“For the 2020 Property tax year, the ten percent penalty in Section 1 shall only be applied to amounts unpaid after August 31, 2020”;

and replacing it with the following that reads:

“For the 2024 Property tax year, the ten per cent penalty in Section 1 shall only be applied to amounts unpaid after November 1, 2024 for Class 05 and 06 properties only.”

2. This bylaw may be cited for all purposes as "Amendment No. 2 to Property Tax Penalty Bylaw No. 11971."

3. 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: May 6, 2024
To: Council
From: City Manager
Subject: 2024 Tax Distribution Policy
Department: Financial Services - Controller

Recommendation:

THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report dated May 6, 2024, for the year 2024 that will result in a modification of the 2023 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

<u>Property Class</u>	<u>2023 Tax Class Ratios</u>	<u>2024 Tax Class Ratios</u>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	5.7720:1	4.5169:1
Major Industrial	8.5581:1	8.3358:1
Light Industrial/Business/Other	2.4594:1	2.0696:1
Farm Land	0.2307:1	0.2291:1
Farm Improvements	0.5149:1	0.5122:1

AND THAT Council approve development of 2024 tax rates to reflect the 2024 assessment changes in property market values.

Purpose:

To establish tax class ratios that will be used in the preparation of the 2024 tax rates.

Background:

The 2024 assessment roll is based on market values established on July 1, 2023. The market value change to assessments is outlined in the following table:

<u>Property Class</u>	<u>Market Increase/(Decrease)</u>
Residential/Rec/NP/SH	-2.60%
Utilities	24.47%
Major Industrial	0.00%
Light Industrial/Business/Other	15.75%
Farm Land	2.08%
Farm Improvements	-2.09%

Additional background information is attached to this report on the following:

- The B.C. Assessment Authority and the Assessment System
- The Taxation System
- Historical Council Policy - Tax Class Ratios
- The 2024 Revised Assessment Roll

Discussion:

Under Provincial legislation, Community Charter section 165(3.1)(b), municipalities must set out objectives and policies in relation to the distribution of property value taxes among the property classes. The current Council policy is to modify tax class ratios to provide an effective tax increase that is the same for all classes. Market value changes that result in uneven changes between property classes result in a tax burden shift to the class experiencing greater market value increases unless tax class ratios are modified to mitigate this shift. Over time, this can lead to changes in the tax ratios of one, or several, property classes if their market change is different from the residential class, which is used as the base.

From 2023 information on municipalities with a population of over 75,000, Kelowna has the fifth lowest Business Class ratio and was one of ten municipalities that had a Business class ratio under 3.00. To remain competitive, Kelowna ensures that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000. A maximum of 3.00 is to be considered for these classes and any impacts from this cap will be reported to council.

There is a Provincial regulation capping the Utility class multiple at 2.5 times the Business property class ratio; this equates to a maximum of 5.1739 for the current year. The Utility Class ratio remains close to the maximum ratio that can be used and could impact the tax sharing in future years, however the impact would be minimal due to the smaller assessment in that property class. Farm Land tax rates are set by statute and for 2024 are \$0.57/1,000 of assessed value; 2023 rate was \$0.55/1,000 of assessed value.

Impact on Properties Within Each Property Class

It is important to be aware that the tax rates established as a result of new tax class ratios are designed to avoid shifts between property classes; however, the rates established are based on the average market value increase for the entire class or classes.

The establishment of tax class ratios that prevent shifts between classes does not eliminate potential shifts within a property class where a property has experienced a market value change that is greater than the average for that class.

The establishment of modified tax class ratios provides a basis for an equitable distribution of general municipal taxes between classes; however, the establishment of the required tax rate will be dependent on the final tax demand as determined by Council during Final Budget deliberations.

Conclusion:

Tax class ratios for 2024 have decreased in relation to the residential class. This reflects the market value changes experienced in those classes in comparison to the residential class. The Farm Land tax rate will be at fifty-seven cents per thousand of assessed value, as set by statute.

Internal Circulation:

Divisional Director, Financial Services

Considerations applicable to this report:

Legal/Statutory Authority:

Community Charter section 165(3.1)(b)

Taxation (Rural Area) Act Regulation B.C. Reg 387/82(5)

Existing Policy:

As included in the Five Year Financial Plan Bylaw:

- 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.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Financial/Budgetary Considerations:

The approved tax class ratios will be used to establish the 2024 property tax rates.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Communications Comments:

Submitted by:

Patrick Gramiak, Revenue Supervisor

Approved for inclusion: Joe Sass, Divisional Director, Financial Services

BACKGROUND INFORMATION

The B.C. Assessment Authority and the Assessment System

The B.C. Assessment Authority is an independent body created by the Provincial Legislature and is charged with the responsibility of preparing an Assessment Roll for all of the properties in British Columbia.

Taxing authorities, at various levels of government (e.g. Provincial, Municipalities, Regional Districts, Hospitals, School Districts) use the Assessment Roll to assist them with the distribution of the taxes required to operate their corporations.

July 1st of the previous year is the assessment valuation date for properties listed in the assessment roll.

Although the Assessment Roll preparation is the responsibility of the Assessment Authority, for use by various taxing jurisdictions, B.C. Assessment has nothing to do with the actual levying of taxes, other than for its own operating levy.

The Taxation System

City Council is responsible only for the General Municipal portion of the property taxes appearing on the Kelowna tax bill that is sent to property owners in May of each year. The City of Kelowna is responsible for the billing and collection of taxes levied by other taxing jurisdictions such as the School District, however City Council has no direct control over these levies.

The General Municipal tax levy is the City's primary revenue source, which is used to pay for the services that it delivers to its citizens such as fire and police protection, street and parks maintenance, library, new road construction, etc.

The provision of water, sewer and airport services is funded by way of user rates. These costs are not included in the general municipal tax levy.

The Assessment System managed by B.C. Assessment and the Taxation System managed by the City of Kelowna are two separate systems, subject to different Acts of Legislature and meant for two different purposes.

Over the years, the taxation system has changed substantially and has been constantly reviewed and amended by the Province in an attempt to provide a more equitable and understandable method of sharing the taxation requirements within each municipality.

Prior to the present system, which provides the authority for Municipalities to set the tax class ratios, uneven market fluctuations between classes resulted in shifts in the taxation burden from one property class to another.

Tax Class ratios represent the relative tax amounts that each class will pay as a ratio of the residential tax class. For example, if the tax class ratio of the Business to Residential class is 2.50:1, this means that for

each dollar of market value the Business Class tax rate will be two and one-half times that of the Residential Class.

The ability to establish different tax rates for each class of property means that municipalities can avoid shifts of taxation between classes of property, unless there is a deliberate political decision to do otherwise.

The differential tax rate powers granted to municipalities are not, however, designed to prevent shifts of taxation between properties within a particular class.

Historical Council Policy - Tax Class Ratios

From 1984, when City Council was granted the authority to establish tax class ratios, to 1988, there was very little market value movement in the City. As a result, there was no need to adjust the tax class ratios to prevent shifts in the tax burden from one property class to another.

This changed slightly in 1989 and the City chose to modify the tax class ratios at that time to reflect the difference in market movement between the residential class and the business class.

In 1991 there was a more dramatic change in the market values of residential property which necessitated a more significant change in the tax class ratios to ensure that the residential class did not experience a greater percentage tax increase, on average, than other property classes that year.

The following is a historical recap of the tax class ratios which were established from 1991 through to 2023 based on market value shifts that occurred during that period (some years are omitted to condense the information):

<u>Property Class</u>	<u>1985</u>	<u>1991</u>	<u>1997</u>	<u>2003</u>	<u>2009</u>	<u>2015</u>	<u>2018</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Residential/ Supportive Housing	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	2.21	3.00	3.03	3.76	6.15	5.13	5.55	4.92	4.92	6.08	5.77
Major Industry	1.74	2.49	3.20	2.93	3.96	3.48	6.62	6.04	5.85	7.53	8.56
Light Industry/ Business	1.74	2.40	2.02	2.04	2.72	2.13	2.38	2.17	2.26	2.55	2.46

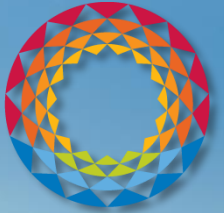
The 2024 Assessment Roll

The following is the 2024 split between market and non-market changes as provided by B.C. Assessment:

	<u>(000's)</u>		Market	Non-Market
	2024	2023		
Res/Rec/NP/SH	52,591,916	52,559,581	-2.60%	2.66%
Utilities	69,825	58,060	24.47%	-4.21%
Major Industrial	1,322	-	0.00%	100.00%
Light Ind/Bus/Other	10,864,905	8,927,670	15.75%	5.95%
Farm Land	22,066	22,049	2.08%	-2.00%
Farm Improvements	546,743	572,004	-2.09%	-2.33%
Totals	64,096,777	62,139,364	6.27%	16.68%

The 2024 Assessment Roll includes a total of \$1,914.05 million in non-market change values added and summarized as follows:

	<u>(million's)</u>
Res/Rec/NP/SH	1,397.69
Utilities	(2.44)
Major Industrial	1.32
Light Ind/Bus/Other	531.24
Farm Land	(0.44)
Farm Improvements	(13.32)
Totals	1,914.05



City of
Kelowna

Tax Distribution Policy 2024

2024 Tax Distribution Policy

Purpose

- ▶ To establish the methodology for “Tax Class Ratios” or distribution of taxation demand among property classes resulting in the 2024 tax rate

2024 Tax Distribution Policy

Background

- ▶ Provincial legislation empowers local governments to distribute property taxes among property classes
- ▶ There are nine property classes within the City of Kelowna:
 - Residential
 - Utilities
 - Business/Other
 - Rec/Non-Profit
 - Major Industrial
 - Farm Land
 - Supportive Housing
 - Light Industrial
 - Farm Improvements

2024 Tax Distribution Policy

Tax Class Ratio

- ▶ Used to calculate the Municipal Tax Rate for each Property Class
- ▶ A multiple of the tax rate in comparison to the residential rate (base rate)

2024 Tax Distribution Policy

Two Common Tax Distribution Methodologies

Fixed Tax Class Ratio Method

- ▶ Leads to tax burden shifts between classes due to differential changes in market values

Fixed Share Method

- ▶ Compensates for differential changes in Market values between Property Classes
- ▶ Provides an equal effective tax increase for all classes
- ▶ Most common method used by municipalities

2024 Tax Distribution Policy

Fixed Share Tax Distribution

- ▶ The “Fixed Share” method has been supported by Council since 1989
- ▶ Compensates for market shifts between property classes
- ▶ Provides an effective tax increase that is the same for all property classes

2024 Tax Distribution Policy

STEP 1 - CALCULATE ASSESSMENT CHANGE			
Property Class	2023 Assessment Totals	2024 Assessment Totals	Assessment Percentage Change
Res/Rec/NP/SH	52,559.58	52,591.92	0.06%
Utilities	58.06	69.83	20.26%
Major Industrial	0.00	1.32	100.00%
Light Ind/Business/Other	8,927.67	10,864.91	21.70%
Farm Land	22.05	22.07	0.08%
Farm Improvements	572.00	546.74	-4.42%
	(In millions)		

2024 Tax Distribution Policy

STEP 2 - IDENTIFY REASONS FOR CHANGE			
Property Class	Percentage Change	Non -Market Change	Market Change
Res/Rec/NP/SH	0.06%	2.66%	-2.60%
Utilities	20.26%	-4.21%	24.47%
Major Industrial	100.00%	100.00%	0.00%
Lgt Ind/Business/Other	21.70%	5.95%	15.75%
Farm Land	0.08%	-2.00%	2.08%
Farm Improvements	-4.42%	-2.33%	-2.09%

2024 Tax Distribution Policy

- ▶ Fixed Share method modifies the Tax Class Ratios to account for market change
- ▶ The effective tax increase is equal among all property classes

STEP 3 - MODIFY THE TAX CLASS RATIOS				
Property Class	Market Change	2023 Tax Class Ratios	2024 Tax Class Ratios <i>(Modified)</i>	2024 Preliminary Budget Effective Tax Increase
Res/Rec/NP/SH	-2.60%	1.0000	1.0000	4.75%
Utilities	24.47%	5.7720	4.5169	4.75%
Major Industrial	0.00%	8.5581	8.3358	4.75%
Lgt Ind/Bus/Other	15.75%	2.4594	2.0696	4.75%
Farm Improvements	-2.09%	0.5149	0.5122	4.75%

2024 Tax Distribution Policy

Comparison with 2023

Property Class	Market Change	2023 Tax Class Ratios	2024 Tax Class Ratios
Res/Rec/NP/SH	-2.60%	1.0000	1.0000
Utilities	24.47%	5.7720	4.5169
Major Industrial	0.00%	8.5581	8.3358
Lgt Ind/Business/Other	15.75%	2.4594	2.0696
Farm Land	2.08%	0.2307	0.2291
Farm Improvements	-2.09%	0.5149	0.5122

2024 Tax Distribution Policy

2023 Tax Class Ratios

PROPERTY CLASS	MUNICIPAL	SCHOOL	BC ASSESSMENT	RDCO & HOSPITAL
Res/Rec/NP/SH	1.00	1.00	1.00	1.00
Utilities	5.77	11.09	13.54	3.50
Supportive Housing	1.00	0.09	0.00	1.00
Major Industrial	8.56	1.17	13.54	3.40
Light Industrial	2.46	2.94	2.87	3.40
Business/Other	2.46	2.94	2.87	2.45
Recreation/Non-Profit	1.00	1.76	1.00	1.00
Farm Land	0.23	6.43	1.00	1.00

2024 Tax Distribution Policy

2023 Ratios: >75,000 Population

Municipality	Business	Utilities	Major Ind.	Light Ind.
Saanich	4.90	9.57	2.36	2.36
Victoria	3.80	12.35	3.80	3.80
Nanaimo	3.59	10.00	3.59	3.59
Coquitlam	3.52	16.73	3.40	2.36
Burnaby	3.25	10.49	13.88	2.45
New Westminster	3.24	7.68	7.07	3.10
Kamloops	3.10	10.70	12.07	4.07
Vancouver	3.10	17.82	21.81	3.10
Langley	2.81	20.09	2.06	2.06
North Vancouver	2.68	25.62	8.28	3.62
Maple Ridge	2.66	17.12	5.32	2.66
Prince George	2.60	7.22	10.93	5.66
Surrey	2.53	23.49	12.53	1.64
Kelowna	2.46	5.77	8.56	2.46
Abbotsford	2.42	16.83	2.00	2.00
Richmond	2.17	22.55	3.63	2.17
Delta	2.16	20.67	8.79	1.79
Chilliwack	1.91	14.25	1.45	1.45
<i>Average</i>	<i>2.94</i>			

2024 Tax Distribution Policy

Fixed Share Tax Distribution

- ▶ Business Tax Class Ratio below cap of 3.00 :1
 - ▶ Remains below 2023 Provincial Average
- ▶ Utility Tax Class Ratio below legislated provincial cap of 2.5 times Business Tax Class Ratio

2024 Tax Distribution Policy

Fixed Share Tax Distribution

- ▶ Provides stability and predictability
- ▶ Provides a basis for an equitable distribution of Municipal taxes between property classes

Property Class	Market Change	2023 Tax Class Ratios	2024 Tax Class Ratios
Res/Rec/NP/SH	-2.60%	1.0000	1.0000
Utilities	24.47%	5.7720	4.5169
Major Industrial	0.00%	8.5581	8.3358
Lgt Ind/Business/Other	15.75%	2.4594	2.0696
Farm Land	2.08%	0.2307	0.2291
Farm Improvements	-2.09%	0.5149	0.5122



*That concludes my report.
Questions?*

Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Subject: 2024 Financial Plan – Final Budget Volume
Department: Financial Planning

Recommendation:

THAT Council adopts the 2024-2028 Financial Plan;

AND THAT Council approves the formulation of 2024 Property Tax Rates that will raise the required funds in 2024, from General Taxation, in the amount of \$191,220,490 resulting in an average net property owner impact of 4.72 per cent;

AND THAT Bylaw No. 12639 being the 2024-2028 Five-Year Financial Plan be advanced for reading consideration;

AND THAT Bylaw No. 12640 being the Tax Structure Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12641 being the Annual Tax Rates Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12642 being the DCC Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12643 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

AND THAT Bylaw No. 12644 being the Density Bonusing for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND FURTHER THAT Bylaw No. 12645 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

Purpose:

To present the 2024 Final Budget Volume submissions, the 2024-2028 Financial Plan and related bylaws to Council for their consideration and approval.

Background:

Council approved the 2024 Financial Plan – Preliminary volume on December 7, 2023 and the addition of the 2024 Financial Plan – Carryover Budget volume on March 18, 2024. The 2024 Financial Plan - Final Budget volume includes emergent, legislated or Council directed requests. The three volumes provide the 2024 portion of the 2024-2028 Five Year Financial Plan. Depending on the nature of the item being considered within Final Budget, the adjustments could cause the final tax demand to increase or decrease.

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 2024 Final Budget as proposed, reflects a net municipal property tax increase of 4.72 per cent, a 0.3 per cent decrease to the Preliminary Budget tax requirement approved in December 2023, of 4.75 per cent.

The largest Final Budget request affecting taxation can be attributed to the Council Initiatives request which is offset by an increase in new construction revenue. Information about the requested changes is included in the attached 2024 Final Budget Volume.

A tax rate of 4.72 per cent means the owner of a residential property with an average assessed value of \$982,950 will pay \$2,484 which is an increase of \$112 from the prior year for the municipal portion of their property taxes.

Considerations applicable to this report:

Legal/Statutory Authority:

In Section 165 of the Community Charter regarding Financial Plans, adoption of a 5 Year Financial Plan bylaw is required prior to the annual property tax bylaw. Under the Annual Property Tax Bylaw 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:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

M. Antunes, CPA Financial Planning Manager

Approved for inclusion: J. Sass, CA, CPA Director of Financial Services

Attachment:

- 1: 2024 Financial Plan – Final Budget Volume
- 2: 2024-2028 Five-Year Financial Plan
- 3: 2024 Financial Plan Presentation



FINANCIAL PLAN

Kelowna, BC Canada
Final Budget - Volume 3

2024



Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Subject: 2024 Financial Plan – Final Budget Volume
Department: Financial Planning

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AND THAT Bylaw No. 12642 being the DCC Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12643 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

AND THAT Bylaw No. 12644 being the Density Bonusing for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND FURTHER THAT Bylaw No. 12645 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

Purpose:

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Background:

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The largest Final Budget request affecting taxation can be attributed to the Council Initiatives request which is offset by an increase in new construction revenue. Information about the requested changes is included in the attached 2024 Final Budget Volume.

A tax rate of 4.72 per cent means the owner of a residential property with an average assessed value of \$982,950 will pay \$2,484 which is an increase of \$112 from the prior year for the municipal portion of their property taxes.

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Considerations not applicable to this report:***Legal/Statutory Procedural Requirements:******Existing Policy:******Financial/Budgetary Considerations:******External Agency/Public Comments:******Communications Comments:***

Submitted by:

M. Antunes, CPA Financial Planning Manager

Approved for inclusion: J. Sass, CA, CPA Director of Financial Services

Attachment:

- 1: 2024 Financial Plan – Final Budget Volume
- 2: 2024-2028 Five-Year Financial Plan
- 3: 2024 Financial Plan Presentation

FINANCIAL SUMMARIES

The 2024 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, 2024 Preliminary Volume and the 2024 Carryover Volume, to create the 2024 Financial Plan and the 2024-2028 Five-Year Financial Plan.

The 2024 Financial Plan results in a Final Tax Demand of \$191.2M. This represents an increase of \$1.2M relative to the 2024 Preliminary Financial Plan, and an increase of \$1.3M of taxation revenue from new construction.

The impact to the average property owner is 4.72 per cent.

FINAL BUDGET SUMMARIES

Analysis of tax demand (\$ thousands)

The 2023 final tax demand was \$176.6M and had a 3.78 per cent net property owner impact. The final 2024 taxation demand has increased by 8.26 per cent over 2023 for a total gross tax demand increase of \$14.6M.

	2023	2024	Change	% change
Taxation demand	176,624	191,220	14,596	8.26%
New construction tax revenue	(3,200)	(6,260)	(3,060)	
Net property owner impact	3.78%	4.72%		0.94%
Municipal impact	2.78%	3.72%		
Public Safety Levy impact	1.00%	1.00%		

Note: Totals may not add due to rounding

The tax demand established at Preliminary Budget was \$190.0M. The estimated new construction revenue was \$5.0M, based on BC Assessment preliminary roll information, resulting in a 4.75 per cent net property owner impact.

Final Budget requests for net general fund operating and capital expenditures of \$1.2M have increased the total tax demand to \$191.2M. Final new construction revenues, based on the revised assessment roll, increased by \$1.3M to \$6.3M, reducing the net property owner impact to 4.72 per cent.

	Preliminary	Final	Change	% change
2024 Taxation demand	189,996	191,220	1,224	0.64%
New construction tax revenue	(4,980)	(6,260)	(1,280)	25.70%
Net property owner impact	4.75%	4.72%		(0.03%)
Municipal impact	3.75%	3.72%		(0.03%)
Public Safety Levy impact	1.00%	1.00%		0.00%

Note: Totals may not add due to rounding



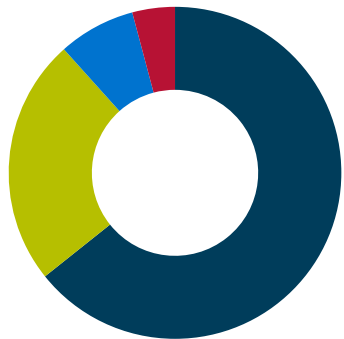
Analysis of total revenues

The total revenue budget is \$854.9M with \$439.4M from operating sources and \$415.5M 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.

Revenues by Fund (\$ thousands)

	Operating	Capital
General	340,514	208,997
Airport	62,759	143,112
Wastewater	17,315	46,799
Water	18,858	16,548
Total	439,446	415,457



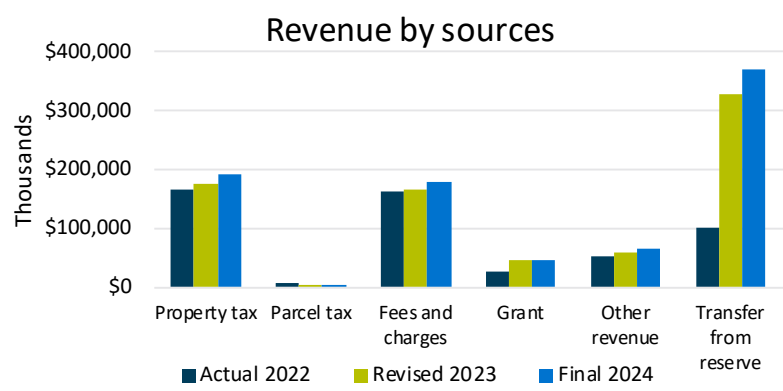
- General 65%
 - Airport 24%
 - Wastewater 7%
 - Water 4%
- Total \$854.9M

Total 854,903

Note: Totals may not add due to rounding

Revenues by Sources (\$ thousands)

Property tax	191,220
Parcel tax	4,441
Fees and charges	178,948
Grant	44,672
Other revenue	66,209
Transfer from reserve	369,413



Total 854,903

Note: Totals may not add due to rounding



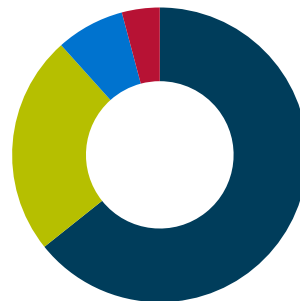
Analysis of total expenditures

The total expenditure budget requirement is \$854.9M with \$439.4M for operating needs and \$415.5M for the 2024 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	340,514	208,997
Airport	62,759	143,112
Wastewater	17,315	46,799
Water	18,858	16,548
Total	439,446	415,457



- General 65%
- Airport 24%
- Wastewater 7%
- Water 4%

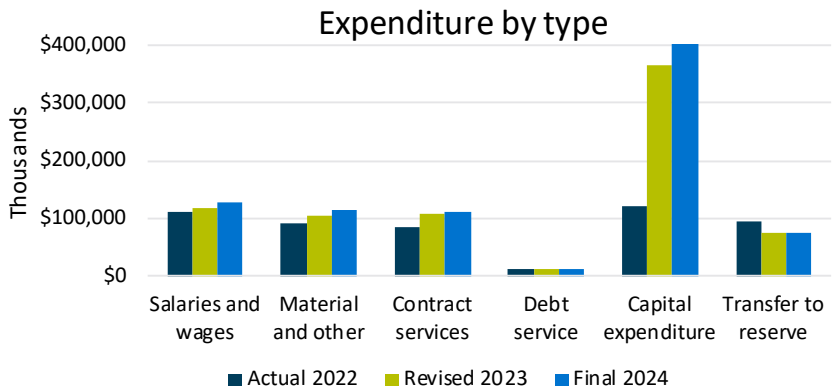
Total \$854.9M

Total 854,903

Note: Totals may not add due to rounding

Expenditures by Types (\$ thousands)

Salaries and wages	128,980
Material and other	115,931
Contract services	109,946
Debt service	11,180
Capital expenditure	415,457
Transfer to reserve	73,408



Total 854,903

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 2024. 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 \$982,950 in 2024, as obtained from BC Assessment. The service area with the highest cost in operating is Police Services & RCMP, at 27.6 per cent, followed by the Enabling Services at 19.5 per cent and Fire Safety at 13.8 per cent. On the capital side, Building Capital, Parks Capital and Transportation Capital are in the top three costs all at 1.9 per cent.

	\$ Cost	2024%	2023%
Operating			
Arts & Culture	36.59	1.5%	1.5%
Community Development	46.29	1.9%	1.7%
Community Safety & Bylaw	80.90	3.3%	2.8%
Development Planning	22.65	0.9%	0.9%
Development Services	(79.12)	(3.2%)	(2.2%)
Enabling Services	485.14	19.5%	19.6%
Fire Safety	341.79	13.8%	12.9%
Governance & Leadership	60.36	2.4%	2.1%
Parking	(14.94)	(0.6%)	(0.1%)
Parks	154.80	6.2%	6.2%
Police Services & RCMP	684.51	27.6%	27.3%
Sport & Recreation	135.72	5.5%	5.4%
Stormwater & Flood Protection	27.30	1.1%	1.1%
Transit	118.72	4.8%	4.4%
Transportation	186.00	7.5%	7.4%
Operating sub-total	2,296.31	92.4%	91%
Capital			
Building	46.31	1.9%	1.6%
Information Services	14.07	0.6%	0.4%
Parks	46.01	1.9%	3.4%
Real Estate & Parking	16.24	0.7%	0.6%
Storm Drainage	17.14	0.7%	0.6%
Transportation	48.18	1.9%	1.9%
Capital sub-total	187.94	7.6%	9%
Total Municipal portion of taxes	\$ 2,484.25	100%	100%

Based on the 2024 average residential property assessed property value of \$982,950

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 for the Final Budget volume. As with any planning exercise, the level of certainty and detail is most appropriately found in the current year. For the years after 2024, 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, 2023-2032 (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.

Specific assumptions in the preparation of the years 2025-2028 included in the forecasted increases below:

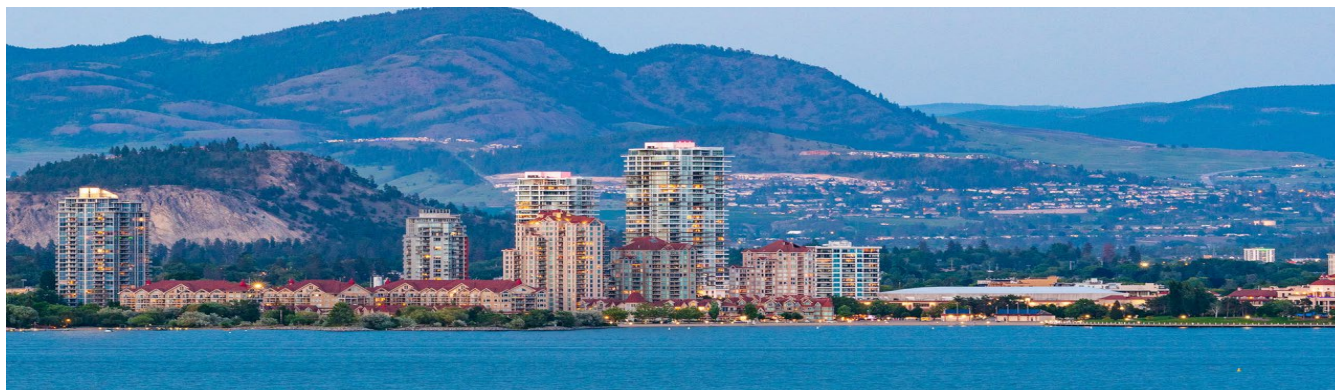
- Growth rates of 1.59 per cent for 2025 and 1.47 per cent per year for 2026-2028.
- Inflation rates of 2 per cent for most operating expenses and certain revenues, rate increase to 3.6 per cent in 2025 for materials expense.
- MFA amortization schedules and estimated rates are used as a basis for projected 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, 2023-2032.
- 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.

Additional details on all assumptions are provided in the Five-Year Financial Plan (2024-2028).

\$ thousands	2024	2025	2026	2027	2028
General revenues	(17,820)	(18,751)	(19,670)	(21,613)	(22,088)
Net operating budget	194,574	206,112	218,315	233,252	246,184
Pay-as-you-go capital	14,467	15,983	17,479	19,050	20,707
Taxation demand	191,220	203,343	216,214	230,689	244,803
New construction tax revenue	(6,260)	(3,790)	(3,739)	(3,927)	(4,141)
Municipal Impact	3.72%	3.36%	3.45%	3.92%	3.32%
Public Safety Levy Impact	1.00%	1.00%	1.00%	1.00%	1.00%
Net property owner impact	4.72%	4.36%	4.45%	4.92%	4.32%

Note: Totals may not add due to rounding

For the City’s Five-Year forecast for all funds revenues and expenditures for 2024-2028 and detailed service area information see the Five-Year Financial Plan section of the 2024 Financial Plan.





▶▶ OPERATING
BUDGET

2024 Operating Requests**Final Budget****Summary - All Funds**

Page	Type	Description	Cat.	Amount	Reserve	Borrow	Grant	Revenue	Utility	Taxation
Community Safety & Bylaw										
500	Enhance	Community Safety Plan: Kelowna Alternative Response Team	OG	250,000	(250,000)	0	0	0	0	0
Service Area Total				250,000	(250,000)	0	0	0	0	0
Governance & Leadership										
500	Enhance	Council Initiatives	OG	700,000	0	0	0	0	0	(700,000)
Service Area Total				700,000	0	0	0	0	0	(700,000)
Enabling Services										
501	Maintain	Transmission of Taxes - BIA's and Other Governments	OT	152,948,200	0	0	0	(152,948,200)	0	0
501	Maintain	FortisBC Operating Fee	OG	0	0	0	0	394,100	0	(394,100)
502	Enhance	Insurance Premiums - Inflationary Increase	OG	130,000	0	0	0	0	0	(130,000)
Service Area Total				153,078,200	0	0	0	(152,554,100)	0	(524,100)
Total Operating				154,028,200	(250,000)	0	0	(152,554,100)	0	(1,224,100)

2024 Operating Request Details

Service Area: Community Safety & Bylaw Priority: 1 Enhance

ON-GOING

Title: Community Safety Plan: Kelowna Alternative Response Team FINAL

Justification:

As part of the 2024 Preliminary Budget deliberations, Council asked that the Community Safety Plan Action 1.2: Kelowna Alternative Response Team request be brought back as part of Final Budget. This \$1.1 million program will enable an alternative, community-based mobile unit response to (police) calls involving people in crisis. Used in other municipalities, this trauma and culturally informed model has shown to be cost-effective and has resulted in reduced police calls and involvement.

Budget of \$250k is requested in 2024 to allow City staff to engage in partnership discussions, increasing to \$500k in 2025 ongoing as the City's commitment to the program. Staff will return to Council before the 2025 Preliminary Budget if the partnerships opportunities are unsuccessful.

Strategic Direction: Crime & Safety - Residents feel safe

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	250,000	(250,000)	0	0	0	0	0	0
2025	500,000	0	0	0	0	0	0	(500,000)
2026	500,000	0	0	0	0	0	0	(500,000)

Service Area: Governance & Leadership Priority: 1 Enhance

ON-GOING

Title: Council Initiatives FINAL

Justification:

Kelowna City Council is committed to working closely with residents, community partners and other levels of government to bring positive change. Council initiatives funding approved in 2023 allowed for the expansion of the Social Development mandate to provide enhanced strategic leadership in addressing homelessness, funding to purchase and operate an additional Sweeper/Scrubbing Unit increasing garbage service levels throughout the City, and grant funding to support the Uptown Rutland Business Association's On-Call pilot project.

Additional budget is requested to enable City Council to continue to promote and finance various initiatives that will contribute to positive change in our community.

Strategic Direction: Crime & Safety - Public safety resources keep pace with growth

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	700,000	0	0	0	0	0	0	(700,000)
2025	700,000	0	0	0	0	0	0	(700,000)
2026	700,000	0	0	0	0	0	0	(700,000)

2024 Operating Request Details

Service Area:	Enabling Services	Priority: 1	Maintain 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) (\$16,371,300); RDCO SIR Land Levy (\$810,900); RDCO SIR Parcel Tax (\$267,600); BC Assessment Authority (\$3,009,500); School Tax (\$103,195,500); Additional School Tax (\$4,324,800); Kelowna Downtown BIA (\$1,263,700); Uptown Rutland BIA (\$233,700); Regional Hospital (\$15,611,800); and Okanagan Regional Library (\$7,859,400). The total amount to be collected for all other taxing authorities is \$152,948,200.

Strategic Direction: Other - Supports Base Business

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	152,948,200	0	0	0	0	(152,948,200)	0	0

Service Area:	Enabling Services	Priority: 1	Maintain ON-GOING
Title:	FortisBC Operating Fee		FINAL

Justification:

This request is to adjust the franchise fee revenue due from FortisBC down to \$2,024,361 from the 2024 Preliminary budget amount of \$2,418,450. The fee is based on 3 per cent of the gross revenue for the provision and distribution of all gas consumed within the City of Kelowna during the 2023 calendar year.

Strategic Direction: Active Financial Management - Increase non-tax revenues to minimize the reliance on taxes

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	0	0	0	0	0	394,100	0	(394,100)
2025	0	0	0	0	0	394,100	0	(394,100)
2026	0	0	0	0	0	394,100	0	(394,100)

2024 Operating Request Details

Service Area:	Enabling Services	Priority: 1	Enhance ON-GOING
Title:	Insurance Premiums - Inflationary Increase		FINAL

Justification:

Insurance Premiums continue to rise; the Insurance Bureau of Canada reported an average annual increase in insurance premiums rates across all sectors was 9.6 per cent in 2020 and continues to rise annually. Inflation of construction costs increase the value of insured assets, which in turn puts upward pressure on premium costs. Budget is requested for an annual budget increase of 7.6 per cent for 2024 and 2025 to align with the current trend of rising costs while maintaining sufficient and dependable coverage.

Strategic Direction: Other - Supports Base Business

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	130,000	0	0	0	0	0	0	(130,000)
2025	260,000	0	0	0	0	0	0	(260,000)
2026	260,000	0	0	0	0	0	0	(260,000)

A winter scene of a marina with snow-covered boats and buildings in the background. The image is partially obscured by a large blue triangle in the top right corner and a red and yellow triangle in the top left corner. The text 'CAPITAL BUDGET' is overlaid on the blue triangle.

▶▶ CAPITAL
BUDGET

2024 Capital Requests

Final Budget

Capital Budget Summary

Page	Type	Description	Amount	Reserve	Borrow	Grant	Other	Utility	Taxation		
Solid Waste Capital											
505	Renew	Landfill - Flare Replacement	750,000	(750,000)	0	0	0	0	0	0	O&M
		SW3 - Gas Management	750,000	(750,000)	0	0	0	0	0	0	
Cost Center Total			750,000	(750,000)	0	0	0	0	0	0	
Airport Capital											
506	Growth	Airport - Aircraft Rescue and Fire Fighting Response Vehicle	2,950,000	(2,950,000)	0	0	0	0	0	0	
		A4 - AIF	2,950,000	(2,950,000)	0	0	0	0	0	0	
Cost Center Total			2,950,000	(2,950,000)	0	0	0	0	0	0	
Wastewater Capital											
506	Renew	WWTF Equipment Repair	200,000	0	0	0	0	(200,000)	0	0	
		WW3 - DCC Wastewater Treatment Facilities	200,000	0	0	0	0	(200,000)	0	0	
Cost Center Total			200,000	0	0	0	0	(200,000)	0	0	
Total			3,900,000	(3,700,000)	0	0	0	(200,000)	0	0	

2024 Capital Request Details

Department:	Capital Projects	Priority: 1	Renew
Cost Center:	Solid Waste Capital	10 Yr Cap Plan Ref: 2026 SW3 - \$\$3.5M	
Title:	Landfill - Flare Replacement		FINAL

Justification:

Budget is requested for replacement of the landfill gas flare at the Glenmore Landfill. Initially scheduled for 2026, staff is requesting to expedite this project for procurement in 2024 and construction in 2025 due to challenges in finding replacement parts and servicing for the existing flare. With current long lead times for flare manufacturing components, this budget request is to allow for the purchasing and deposit for the flare component to ensure construction can be completed in 2025. This is a multi-year project, total budget estimated at \$3.5M and the final design is being completed in 2024. Contractual commitments will be based on this budget plus \$2.75M budget in 2025.

Expected Completion: Dec 2025

Strategic Direction: Climate & Environment - Reduce corporate and community GHG emissions

Operating Impact: There are operation and maintenance budget impacts and are included below

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
750,000	(750,000)	0	0	0	0	0

Operating Impact: Landfill - Flare Replacement - Service and Support

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2024	0	0	0	0	0	0	0	0
2025	0	0	0	0	0	0	0	0
2026	100,000	(100,000)	0	0	0	0	0	0

2024 Capital Request Details

Department: Capital Projects Priority: 1 Growth
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: Not included A4
 Title: Airport - Aircraft Rescue and Fire Fighting Response Vehicle FINAL

Justification:

Federal regulations dictate emergency response categorization based on the size and number of aircraft that land at an airport in the preceding 12 months. With the Airport fully recovered from the impact of the COVID-19 pandemic in 2023, surpassing its 2019 pre-pandemic passenger numbers, and the corresponding growth in the number of large aircraft movements at the airport, the Airport is required to increase Aircraft Fire Fighting from the current Category 6 response to a Category 7 response. As a result, there is an emergent need for one additional Aircraft Rescue and Fire Fighting response vehicle to ensure the Airport is able to provide continuous emergency response at the required Category 7 level as passenger numbers and air service to and from the region continue to grow.

Expected Completion: Dec 2025

Strategic Direction: Other - Supports Base Business

Operating Impact: Minimal operation and maintenance impact accommodated within an existing operating budget

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
2,950,000	(2,950,000)	0	0	0	0

Department: Capital Projects Priority: 1 Renew
 Cost Center: Wastewater Capital 10 Yr Cap Plan Ref: Not included WW3
 Title: WWTF Equipment Repair FINAL

Justification:

Budget is requested for the repair of equipment at the Wastewater Treatment Facility (WWTF). The WWTF operates two centrifuges that remove water from wastewater solids, and the larger primary unit is undergoing repairs with parts delayed due to availability and shipping arriving slowly from Italy. The smaller backup centrifuge is running extended hours to meet process needs, during a recent inspection, it was found that this centrifuge has mechanical issues that will eventually lead to equipment failure and is in need of urgent repair.

Expected Completion: Sep 2024

Strategic Direction: Other - Supports Base Business

Operating Impact: There are no operation and maintenance budget impacts associated with this request

Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
200,000	0	0	0	0	(200,000)



FINANCIAL PLAN

Kelowna, BC Canada
Five-Year Financial Plan
2024-2028

2024

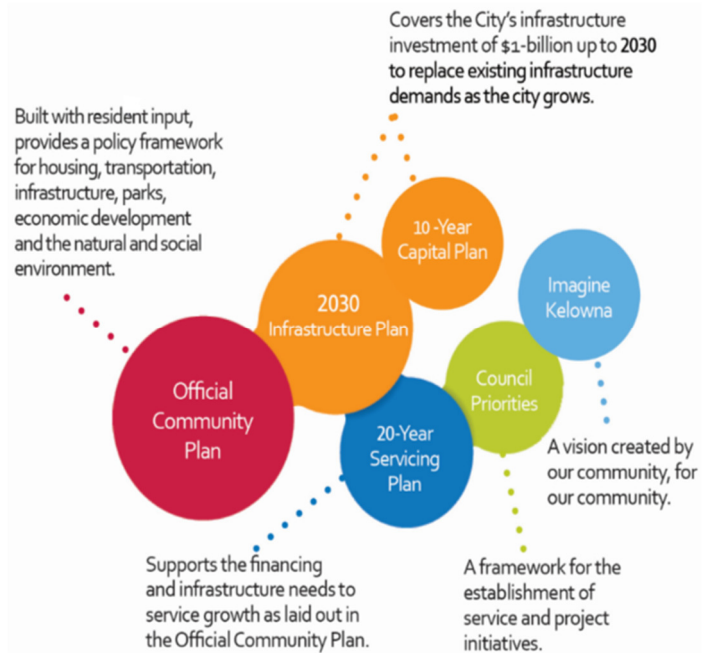


FINANCIAL PLAN

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.

Over the past year there has been a significant economic change that has led to increased inflation, interest rate pressures, supply chain disruptions and labour shortages which have impacted the City of Kelowna's Financial Plan. Strategic decision making is the key to strong financial management to govern economic challenges and will require attention to reposition priorities, seek out cost saving opportunities and find new ways to generate revenue. The priority is to continue to deliver on our promise to the community and organizations by keeping the tax rate stable, addressing social issues, supporting affordable housing and improving transportation programs.

The Financial Plan attempts to provide a 'snapshot' of the future using current standards and service levels. 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, 2023-2032, 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 2024 budget process which includes:

- Preliminary Budget – approved by Council December 7, 2023
- Carryover Requests – approved by Council March 18, 2024
- Final Budget – approved by Council on May 6, 2024

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 2024 portion of the Financial Plan.

For the years after 2024, the operating budget is adjusted for current one-time projects, approved prior year changes in operating requirements, 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 forecast 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 2025 to 2028 in the Financial Plan projections include:

- An inflation rate of 2 per cent for most 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 3 per cent or less.
- A growth rate of 1.59 per cent per year for 2025 and 1.47 per cent per year for 2026-2028 per the Official Community Plan was used 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, 2023-2032.
- 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 514 and is used in the Financial Plan bylaw. The final column of the Financial Plan, years 2029 to 2031, 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.

REVENUE SOURCES & TRENDS SUMMARY

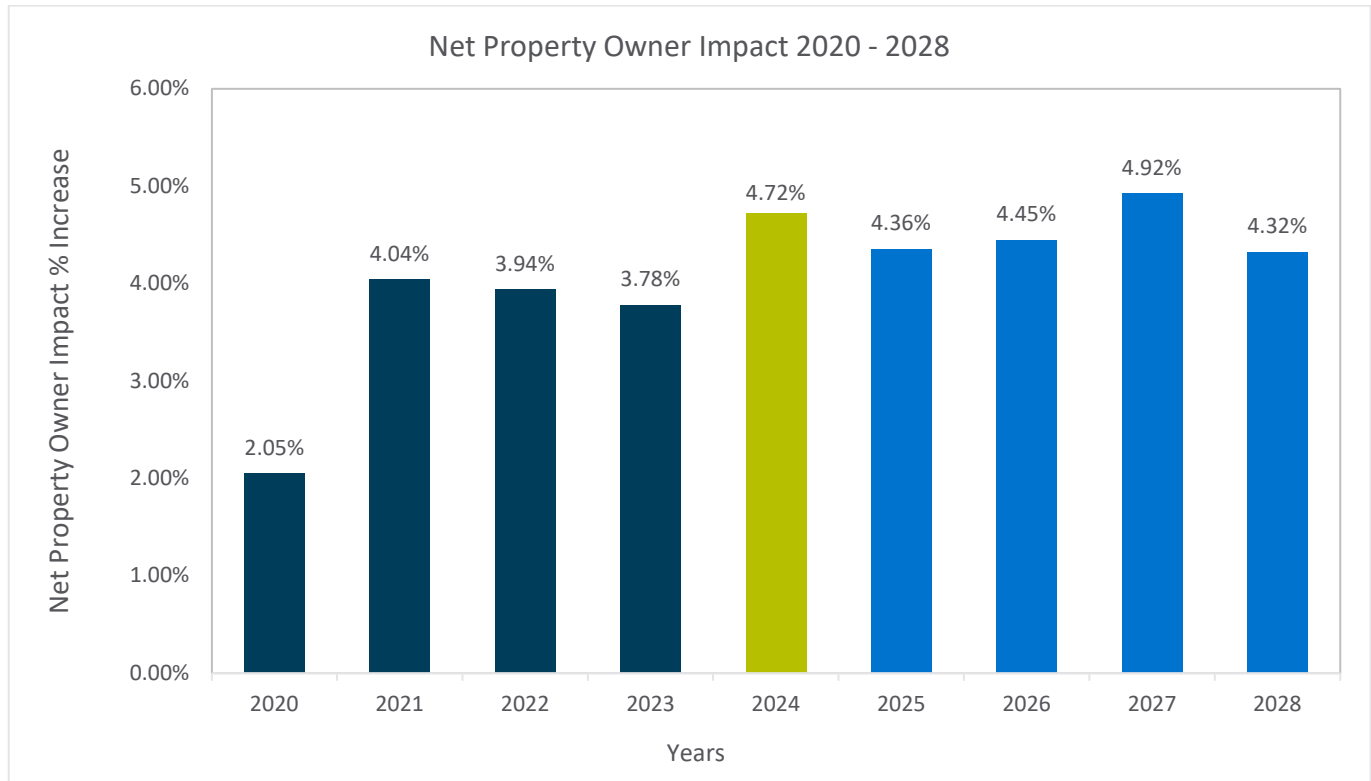
The City defines financial strength and stability as “the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community.” The City uses strategies set out in this document to guide decision-making within the City to help to realize 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 22 per cent of the 2023 Financial Plan’s total revenue estimate of \$854.9M.

Kelowna continues to be below the average taxes paid by property owners in British Columbia. Historical tax rate increases from 2020 to 2024 is shown in the graph below beside the projected increases for 2025 to 2028. Future year increases are estimated using projected growth, average inflation, 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.



Note: Rates presented in the graph above for years 2025 to 2028 have not been approved by Council and are subject to change.

The forecasted increases for 2025 to 2028 assumes approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2023-2032 (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 are the Parkinson Recreation Centre Replacement and the Capital News Centre – Expansion projects.

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 \$4.4M in the 2024 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 third largest source of revenue for the general fund at 21 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 service areas:

- Development Planning and Development Services generate revenue in the form of development, subdivision, permit and inspection fees along with other service revenues. Most future fees and charges revenue in these service areas are estimated using growth projections alone as there is a direct relationship between development revenue and community growth.
- Solid Waste and Landfill which generates the largest proportion of revenue from fees and charges through landfill tipping fees and waste collection charges.
- Parking generates revenues through parking fees throughout the City.
- Transit generates a large proportion of fees and charges through the transit service offered throughout the City. Future transit revenues are factored for growth to reflect the expected increase in service demand due to community growth.
- Sport and Recreation and Arts and Culture generate 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 as well as recovery for program costs increases.
- Community Safety, Police Services and RCMP and Fire Safety service areas generate 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 for these areas are factored for inflation.
- Enabling Services generates revenues in rental fees from properties owned by the City. Future revenues have been factored by inflation alone as there is little anticipated growth in the inventory of these real estate assets. This service area also collects recovery revenue from customers. Additionally, Fleet Services is mapped to fees and charges through internal equipment charges but is a recovery revenue from other service areas.
- Parks revenue is collected through cemetery fees and recovery revenue. Estimates of future fees and charges revenue generation are factored for inflation.

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. Passenger numbers for the Airport are expected to increase to 2.1M in 2024.

The City of Kelowna operates two utility funds: the Water Utility and the Wastewater Utility.

- The Water Utility Includes in the 2024 Financial Plan a budgeted 6 per cent rate increase for water rates, 6 per cent for the Water Quality Enhancement Fee.
- The Wastewater Utility operates citywide. The 2024 Financial Plan budgeted a 3 per cent rate increase for wastewater rates. 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. Future projects that are planned to be funded through borrowing as indicated in the Council endorsed 10-Year Capital Plan, 2024-2032 include:

- 2024-2027: Building Stronger Kelowna (Parkinson Rec Centre Replacement)
- 2024: Network as a Service
- 2025-2026: City Hall Envelope Renewal
- 2025-2026: North Glenmore Fire Hall
- 2025-2026: North Glenmore Recreation – Future Phases
- 2025: Manhattan Point Park
- 2025: Mission Recreation - Youth Park, Plaza, & Trail System
- 2025-2026: Burtch Rd Active transportation corridor and Road
- 2025: KLO Rd Mission Creek Bridge Replacement
- 2025-2027: Critical & Core Building Infrastructure Renewal
- 2026: Irrigation Renewal
- 2027-2029: Lakeshore Rd Active transportation corridor
- 2028-2029: Capital News Centre

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 funding source is mainly used in the capital program 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 2024 Financial Plan, it is the largest source of funding at 43 per cent largely due to the addition of carryover budgets which 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.

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% payment 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 1.6 per cent annually 2025 to 2028.

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. Grants in 2024 help to fund 5 per cent of the City's overall budget. The City's objective is to pragmatically leverage grant opportunities.

Significant grants in 2024 include the transit partnership with the Province of British Columbia which provides funding for conventional transit and custom transit costs, and the Disaster Mitigation and Adaptation Fund grant for Mill creek flood repair.

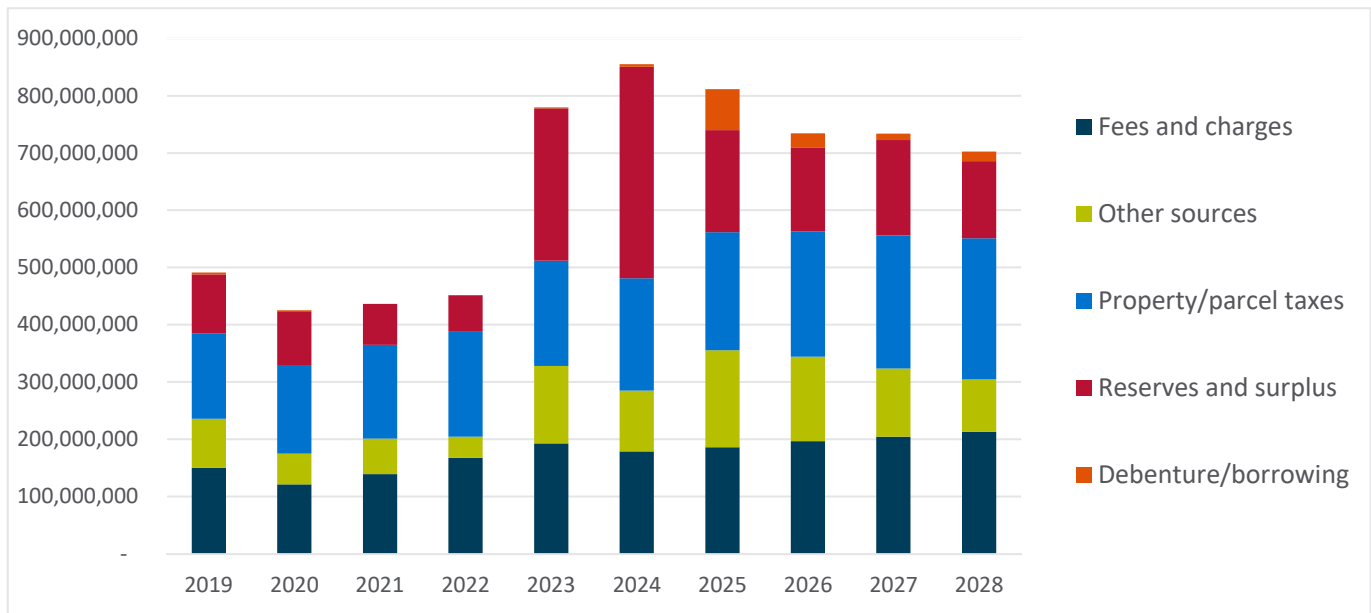
Gaming revenues are expected to increase by 3 per cent throughout 2024. This revenue is included in the RCMP budget to be applied against police costs.

The City continues to receive funding from the Canada Community-Building Fund, formerly the federal Gas Tax Fund. This fund provides predictable, long-term and stable funding for investment in infrastructure and capacity building projects to local governments in British Columbia. In 2024, the City of Kelowna expects to receive \$6.6M.

The City of Kelowna will continue to apply for Federal and Provincial Grants during the year. Successful grants will be added to the 2024 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 2020 to 2023 are based on actual amounts received. Years 2024 to 2028 are forecasted values calculated using the assumptions discussed above.



Note: Reserve funding totals in the chart above are higher in 2024 due to carry-over projects.



Five-Year Financial Plan Summaries

Financial Plan 2024-2028

	2024	2025	2026	2027	2028	2029-2031
Revenue						
Property Value Tax	191,220,490	203,343,357	216,124,348	230,689,351	244,802,502	786,564,674
Library Requisition	7,859,400	8,016,588	8,176,920	8,340,458	8,507,267	26,035,639
Parcel Taxes	4,440,697	3,450,288	3,290,286	2,944,479	2,711,096	7,883,485
Fees and Charges	178,947,925	185,894,676	196,314,029	204,029,869	212,399,148	688,368,989
Borrowing Proceeds	4,522,400	71,928,262	24,680,540	11,421,775	16,806,499	25,875,982
Other Sources	98,499,082	161,931,710	140,624,333	113,384,030	85,439,508	225,580,497
	485,489,994	634,564,881	589,210,457	570,809,962	570,666,020	1,760,309,266
Transfer between Funds						
Reserve Funds	2,489,948	1,289,098	6,115,713	7,629,335	6,143,430	18,519,832
DCC Funds	61,375,400	57,634,139	52,938,672	66,663,479	65,428,683	140,205,159
Surplus/Reserve Accounts	305,547,770	119,650,706	100,298,759	95,870,859	75,249,984	257,737,446
	369,413,118	178,573,943	159,353,144	170,163,674	146,822,097	416,462,437
Total Revenues	854,903,112	813,138,824	748,563,601	740,973,636	717,488,117	2,176,771,703

Expenditures						
Municipal Debt						
Debt Interest	4,956,085	5,315,399	11,005,460	15,739,605	17,969,307	63,420,320
Debt Principal	7,149,119	7,258,284	8,954,238	10,373,849	10,258,477	36,787,913
Capital Expenditures	415,457,000	357,466,503	272,670,553	248,886,362	206,263,477	519,091,611
Other Municipal Purposes						
Arts & Culture	4,273,737	4,282,458	4,489,454	4,645,033	4,806,007	15,440,657
Community Development	6,002,914	4,793,625	5,150,805	5,209,788	5,382,430	17,243,174
Community Safety & Bylaw	7,853,956	7,650,957	7,902,278	8,183,981	8,467,965	27,232,983
Development Planning	2,713,940	2,599,523	2,687,924	2,779,287	2,873,820	9,222,032
Development Services	6,532,198	7,043,599	7,288,306	7,541,210	7,802,890	25,071,139
Enabling Services	73,464,907	75,380,138	79,266,450	83,399,969	87,762,191	290,811,350
Fire Safety	28,176,552	29,074,292	29,933,760	30,971,906	32,046,076	102,962,498
Governance & Leadership	4,716,757	4,540,408	4,698,150	4,861,176	5,029,858	16,161,228
Parking	4,993,679	4,655,296	4,749,895	4,846,916	4,946,474	15,463,232
Parks	13,402,113	14,280,247	14,825,843	15,339,239	15,870,450	50,986,163
Partnerships Office	1,405,389	1,236,025	1,278,966	1,100,246	1,138,424	3,657,827
Police Services & RCMP	59,394,604	61,498,220	63,634,014	65,841,357	68,125,286	218,885,725
Solid Waste & Landfill	17,080,505	17,294,887	16,831,025	17,314,117	17,813,287	56,603,919
Sport & Recreation	14,858,167	15,289,370	15,752,317	16,266,208	16,822,777	52,637,145
Stormwater & Flood Protection	3,369,341	2,809,749	2,896,693	2,976,454	3,068,875	9,792,654
Transit	31,871,916	31,712,016	32,800,301	33,925,048	35,088,823	112,660,004
Transportation	17,025,537	17,476,533	18,090,049	18,657,774	19,305,199	62,028,728
Wastewater	15,554,826	15,832,141	15,519,908	15,787,332	16,063,682	49,943,013
Water	14,065,368	13,003,895	12,829,942	13,046,487	13,270,324	36,733,688
Airport	27,176,085	27,726,778	28,855,121	30,541,836	31,576,677	100,472,340
	781,494,695	728,220,343	662,111,453	658,235,180	631,752,776	1,893,309,343
Transfers between Funds						
Reserve Funds	31,623,581	32,305,990	33,735,918	34,877,386	36,090,325	115,392,541
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	41,784,836	52,612,491	52,716,230	47,861,069	49,645,017	168,069,820
	73,408,417	84,918,481	86,452,149	82,738,455	85,735,342	283,462,361
Total Expenditures	854,903,112	813,138,824	748,563,601	740,973,636	717,488,117	2,176,771,703

Note: Totals may not add due to rounding.

General Fund Tax Impact Summary

	2024	2025	2026	2027	2028
General revenues	(17,819,889)	(18,751,487)	(19,669,998)	(21,612,820)	(22,088,304)
	0	0	0	0	0
Net operating budget	194,573,679	206,111,844	218,315,346	233,252,171	246,183,806
Pay-as-you-go capital	14,466,700	15,983,000	17,479,000	19,050,000	20,707,000
	0	0	0	0	0
Taxation demand	191,220,490	203,343,357	216,124,348	230,689,351	244,802,502
	0	0	0	0	0
New construction tax revenue	(6,260,000)	(3,790,000)	(3,739,000)	(3,927,000)	(4,141,000)
				0.00%	0.00%
				0.00%	0.00%
Municipal Impact	3.72%	3.36%	3.45%	3.92%	3.32%
Public Safety Levy Impact	1.00%	1.00%	1.00%	1.00%	1.00%
Net property owner impact	4.72%	4.36%	4.45%	4.92%	4.32%

General Revenue

	2024	2025	2026	2027	2028
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	2,024,350	2,097,024	2,169,878	2,245,173	2,323,081
	2,024,350	2,097,024	2,169,878	2,245,173	2,323,081
Interest & penalties					
Interest on Investments	10,557,391	11,225,254	11,883,116	13,557,797	13,757,097
Tax Arrears & Delinquent	225,000	228,578	231,942	235,352	238,812
Penalties on Taxes	1,900,000	1,930,210	1,958,620	1,987,412	2,016,627
Penalties Utility Accounts	110,000	111,749	113,394	115,061	116,752
Interest on Performance deposits	(2,054,000)	(2,054,000)	(2,054,000)	(2,054,000)	(2,054,000)
Interest on Accounts Receivable	49,000	49,000	49,000	49,000	49,000
	10,787,391	11,490,791	12,182,072	13,890,622	14,124,288
Miscellaneous revenues					
Work Order Administration	40,000	41,436	42,876	44,364	45,903
Local Improvement Prepayments	34,000	34,000	34,000	34,000	34,000
Discounts Earned & Misc	954,443	975,768	996,866	1,018,891	1,041,925
Risk to Roll	(310,000)	(321,129)	(332,286)	(343,816)	(355,746)
	718,443	730,075	741,456	753,439	766,082
Federal contributions					
Grants in Lieu of Taxes	150,438	153,447	156,516	159,646	162,839
Provincial contributions					
Grants in Lieu of Taxes	502,469	512,518	522,769	533,224	543,888
Traffic Fine Revenue Sharing	1,650,553	1,676,797	1,701,477	1,726,489	1,751,868
Climate Action Rev Incentive	419,082	427,464	436,013	444,733	453,628
Certificate of Recognition Rebate	143,000	143,000	143,000	143,000	143,000
Appropriation to Reserves	(1,258,826)	(1,258,826)	(1,258,826)	(1,258,826)	(1,258,826)
	1,456,278	1,500,953	1,544,433	1,588,620	1,633,558
Taxes - private utilities					
1% in Lieu of Taxes	2,679,889	2,776,097	2,872,543	2,972,220	3,075,356
Total General Revenues	17,819,889	18,751,487	19,669,998	21,612,820	22,088,304
Property taxation	191,220,490	203,343,357	216,124,348	230,689,351	244,802,502
Total General Revenue & taxation	209,040,379	222,094,844	235,794,346	252,302,171	266,890,806

Note: Totals may not add due to rounding.

Operating Summary - General Fund

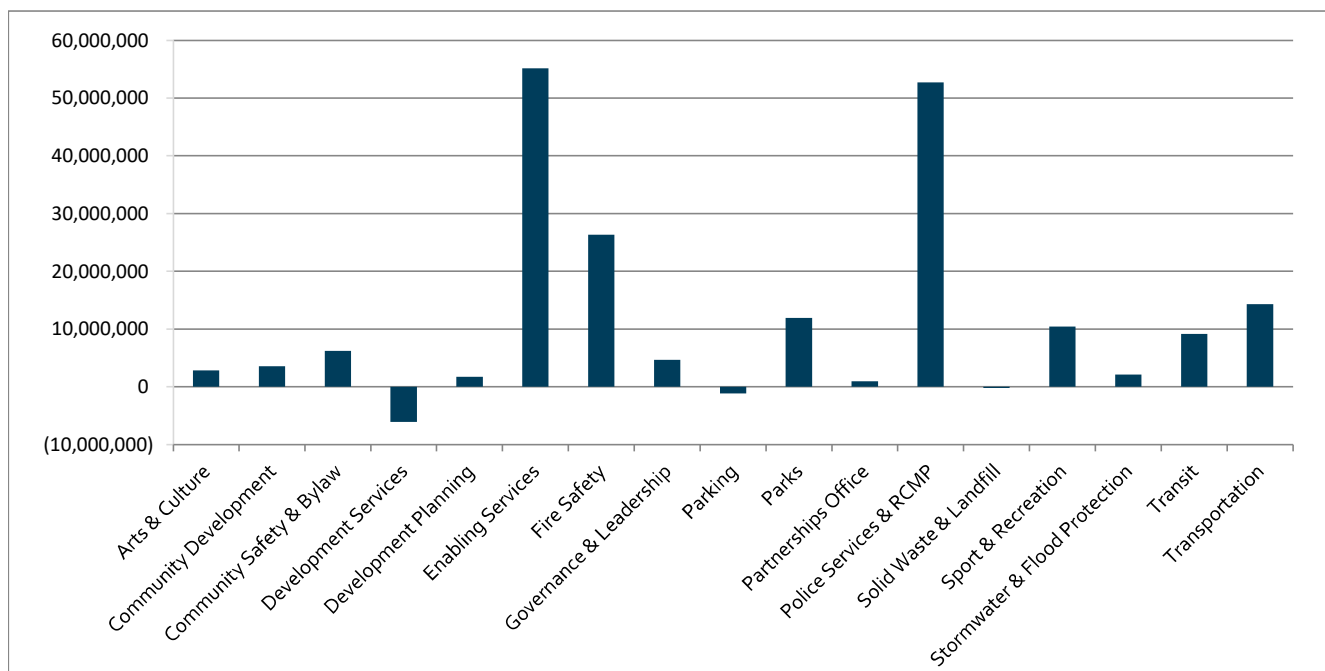
Revenues/Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Library Requisition	(7,859,400)	(8,016,588)	(8,176,920)	(8,340,458)	(8,507,267)
Parcel Tax	(136,547)	(136,547)	(136,547)	(136,547)	(136,547)
Fees and Charges	(80,920,115)	(83,281,036)	(85,889,063)	(88,486,044)	(91,098,049)
Sales of Service	(66,249,339)	(68,114,881)	(70,213,535)	(72,295,059)	(74,441,716)
User Fees	(14,670,776)	(15,166,155)	(15,675,528)	(16,190,985)	(16,656,333)
Other Revenue	(43,836,170)	(42,113,196)	(42,164,803)	(43,055,997)	(44,070,362)
Interest	(4,118,660)	(4,266,520)	(4,414,746)	(4,567,938)	(4,726,445)
Grants	(19,728,200)	(18,709,805)	(19,085,201)	(19,366,906)	(19,754,245)
Services to Other Governments	(9,199,025)	(9,232,549)	(9,503,696)	(9,783,018)	(10,071,023)
Interdepartment Transfer	(10,790,285)	(9,904,322)	(9,161,160)	(9,338,135)	(9,518,649)
Transfers from Funds	(13,188,470)	(6,682,355)	(11,467,931)	(12,791,492)	(11,485,987)
Special (Stat Reserve) Funds	(2,489,948)	(1,289,098)	(6,115,713)	(7,629,335)	(6,143,430)
Development Cost Charges	(795,400)	(823,955)	(852,580)	(882,165)	(912,776)
Accumulated Surplus	(9,903,122)	(4,569,302)	(4,499,638)	(4,279,992)	(4,429,781)
Total Revenue	(145,940,702)	(140,229,722)	(147,835,264)	(152,810,538)	(155,298,212)
Expenditures					
Salaries and Wages	109,614,261	114,052,882	120,001,620	125,920,143	132,372,586
Internal Equipment	9,147,802	9,073,018	9,350,640	9,621,150	9,899,966
Material and Other	66,302,431	61,922,835	63,481,764	64,916,210	66,561,853
Contract Services	107,310,682	111,823,972	115,647,055	119,600,065	123,714,546
Debt Interest	3,666,890	4,105,957	10,115,657	15,126,162	16,754,728
Debt Principal	4,180,072	4,404,651	7,035,694	9,219,332	9,305,753
Internal Allocations	4,761,036	4,744,636	3,809,636	3,809,636	3,809,636
Interdepartment Transfer	4,761,036	4,744,636	3,809,636	3,809,636	3,809,636
Interfund Transfer	0	0	0	0	0
Transfer to Funds	35,531,207	36,213,616	36,708,544	37,850,012	39,062,951
Special (Stat Reserve) Funds	31,066,291	31,748,700	33,178,628	34,320,096	35,533,035
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	4,464,916	4,464,916	3,529,916	3,529,916	3,529,916
Total Expenditures	340,514,381	346,341,566	366,150,611	386,062,710	401,482,019
Net Operating Expenditures	194,573,679	206,111,844	218,315,346	233,252,171	246,183,806

Note: Totals may not add due to rounding.

General Fund - operating summary by service

2024 Net Operating Expenditure



Net Operating Expenditure by Year

	2024	2025	2026	2027	2028
Arts & Culture	2,816,187	2,999,416	3,085,856	3,206,902	3,332,652
Community Development	3,562,714	4,097,130	4,440,188	4,584,761	4,744,700
Community Safety & Bylaw	6,226,929	7,118,825	7,373,452	7,636,648	7,909,017
Development Services	(6,090,414)	(6,034,815)	(6,051,281)	(6,064,774)	(6,074,819)
Development Planning	1,743,480	1,802,302	1,861,269	1,922,212	1,985,269
Enabling Services	55,162,662	58,229,764	64,898,374	74,131,693	81,152,366
Fire Safety	26,308,798	27,031,517	27,780,214	28,704,016	29,660,027
Governance & Leadership	4,645,957	4,504,078	4,660,464	4,822,106	4,989,376
Parking	(1,150,000)	(1,150,000)	(1,150,000)	(1,150,000)	(1,150,000)
Parks	11,915,371	14,166,593	14,662,396	15,124,377	15,602,441
Partnerships Office	940,689	767,809	804,169	841,787	873,010
Police Services & RCMP	52,688,648	54,647,989	56,637,026	58,694,365	60,824,942
Solid Waste & Landfill	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Sport & Recreation	10,446,831	11,417,932	11,726,424	12,105,737	12,497,249
Stormwater & Flood Protection	2,101,041	3,005,070	3,108,356	3,214,785	3,324,207
Transit	9,137,989	8,919,382	9,443,499	9,989,167	10,558,187
Transportation	14,316,797	14,788,852	15,234,940	15,688,389	16,155,182
Total Net Operating Expenditures	194,573,679	206,111,844	218,315,346	233,252,171	246,183,806

Note: Totals may not add due to rounding.

Arts & Culture

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(1,577,250)	(1,606,092)	(1,726,648)	(1,761,181)	(1,796,405)
Sales of Service	(1,154,500)	(1,177,335)	(1,278,912)	(1,304,490)	(1,330,580)
User Fees	(422,750)	(428,757)	(447,736)	(456,691)	(465,825)
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	(200,300)	3,050	3,050	3,050	3,050
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(200,300)	3,050	3,050	3,050	3,050
Total Revenue	(1,777,550)	(1,603,042)	(1,723,598)	(1,758,131)	(1,793,355)
Expenditures					
Salaries and Wages	1,426,947	1,480,443	1,569,392	1,623,850	1,680,198
Internal Equipment	13,400	13,668	13,941	14,220	14,504
Material and Other	968,390	860,848	890,756	921,665	953,647
Contract Services	1,865,000	1,927,499	2,015,365	2,085,298	2,157,658
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	320,000	320,000	320,000	320,000	320,000
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	320,000	320,000	320,000	320,000	320,000
Total Expenditures	4,593,737	4,602,458	4,809,454	4,965,033	5,126,007
Net Operating Expenditures	2,816,187	2,999,416	3,085,856	3,206,902	3,332,652

Note: Totals may not add due to rounding.

Community Development

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(10,000)	(10,200)	(10,404)	(10,612)	(10,824)
Sales of Service	(10,000)	(10,200)	(10,404)	(10,612)	(10,824)
User Fees	0	0	0	0	0
Other Revenue	(987,500)	(673,373)	(686,841)	(600,579)	(612,590)
Interest	0	0	0	0	0
Grants	(542,500)	(357,683)	(364,837)	(272,134)	(277,577)
Services to Other Governments	(266,700)	(136,986)	(139,726)	(142,521)	(145,371)
Interdepartment Transfer	(178,300)	(178,704)	(182,278)	(185,924)	(189,642)
Transfers from Funds	(1,742,700)	(323,692)	(334,939)	(346,561)	(358,587)
Special (Stat Reserve) Funds	(70,400)	25,898	26,797	27,727	28,689
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,672,300)	(349,590)	(361,736)	(374,288)	(387,276)
Total Revenue	(2,740,200)	(1,007,265)	(1,032,184)	(957,752)	(982,001)
Expenditures					
Salaries and Wages	2,247,256	2,332,801	2,611,718	2,590,645	2,680,541
Internal Equipment	1,000	1,036	1,072	1,109	1,147
Material and Other	3,229,323	2,061,020	2,133,373	2,207,401	2,283,998
Contract Services	420,835	293,668	299,542	305,533	311,644
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	104,500	105,100	105,100	105,100	105,100
Interdepartment Transfer	104,500	105,100	105,100	105,100	105,100
Interfund Transfer	0	0	0	0	0
Transfer to Funds	300,000	310,770	321,567	332,725	344,271
Special (Stat Reserve) Funds	300,000	310,770	321,567	332,725	344,271
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	6,302,914	5,104,395	5,472,372	5,542,513	5,726,701
Net Operating Expenditures	3,562,714	4,097,130	4,440,188	4,584,761	4,744,700

Note: Totals may not add due to rounding.

Community Safety & Bylaw

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(233,727)	(242,118)	(250,529)	(259,222)	(268,217)
Sales of Service	(164,600)	(170,509)	(176,433)	(182,555)	(188,890)
User Fees	(69,127)	(71,609)	(74,096)	(76,667)	(79,327)
Other Revenue	(441,700)	(138,414)	(141,182)	(144,006)	(146,886)
Interest	0	0	0	0	0
Grants	(441,700)	(138,414)	(141,182)	(144,006)	(146,886)
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(951,600)	(151,600)	(151,600)	(151,600)	(151,600)
Special (Stat Reserve) Funds	(300,000)	(70,600)	(70,600)	(70,600)	(70,600)
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(651,600)	(81,000)	(81,000)	(81,000)	(81,000)
Total Revenue	(1,627,027)	(532,132)	(543,311)	(554,828)	(566,703)
Expenditures					
Salaries and Wages	5,376,586	5,685,523	5,883,047	6,087,189	6,298,414
Internal Equipment	162,846	208,730	215,981	223,476	231,231
Material and Other	2,242,287	1,681,874	1,740,305	1,800,694	1,863,178
Contract Services	72,237	74,830	77,430	80,117	82,897
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	7,853,956	7,650,957	7,916,763	8,191,476	8,475,720
Net Operating Expenditures	6,226,929	7,118,825	7,373,452	7,636,648	7,909,017

Note: Totals may not add due to rounding.

Development Services

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(12,602,612)	(13,058,664)	(13,319,837)	(13,586,234)	(13,857,959)
Sales of Service	(12,602,612)	(13,058,664)	(13,319,837)	(13,586,234)	(13,857,959)
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	(20,000)	(19,750)	(19,750)	(19,750)	(19,750)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(20,000)	(19,750)	(19,750)	(19,750)	(19,750)
Total Revenue	(12,622,612)	(13,078,414)	(13,339,587)	(13,605,984)	(13,877,709)
Expenditures					
Salaries and Wages	5,756,070	6,169,893	6,384,245	6,605,778	6,834,998
Internal Equipment	121,487	125,848	130,221	134,740	139,415
Material and Other	592,266	683,244	706,981	731,513	756,897
Contract Services	62,375	64,614	66,859	69,179	71,580
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	6,532,198	7,043,599	7,288,306	7,541,210	7,802,890
Net Operating Expenditures	(6,090,414)	(6,034,815)	(6,051,281)	(6,064,774)	(6,074,819)

Note: Totals may not add due to rounding.

Development Planning

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(817,860)	(847,221)	(876,655)	(907,075)	(938,551)
Sales of Service	(817,860)	(847,221)	(876,655)	(907,075)	(938,551)
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	(152,600)	50,000	50,000	50,000	50,000
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(152,600)	50,000	50,000	50,000	50,000
Total Revenue	(970,460)	(797,221)	(826,655)	(857,075)	(888,551)
Expenditures					
Salaries and Wages	2,497,150	2,413,181	2,497,019	2,583,666	2,673,319
Internal Equipment	0	0	0	0	0
Material and Other	161,790	131,342	135,905	140,621	145,501
Contract Services	0	0	0	0	0
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	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	2,713,940	2,599,523	2,687,924	2,779,287	2,873,820
Net Operating Expenditures	1,743,480	1,802,302	1,861,269	1,922,212	1,985,269

Note: Totals may not add due to rounding.

Enabling Services

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Library Requisition	(7,859,400)	(8,016,588)	(8,176,920)	(8,340,458)	(8,507,267)
Parcel Tax	(136,547)	(136,547)	(136,547)	(136,547)	(136,547)
Fees and Charges	(13,670,216)	(14,160,106)	(14,649,705)	(15,155,706)	(15,611,746)
Sales of Service	(8,395,388)	(8,698,336)	(9,000,530)	(9,312,848)	(9,636,004)
Other	0	0	0	0	0
User Fees	(5,274,828)	(5,461,770)	(5,649,175)	(5,842,858)	(5,975,742)
Other Revenue	(18,273,917)	(17,995,401)	(17,570,900)	(18,076,463)	(18,597,486)
Interest	(4,118,660)	(4,266,520)	(4,414,746)	(4,567,938)	(4,726,445)
Grants	(135,300)	(248,754)	(254,929)	(260,028)	(265,229)
Other	0	0	0	0	0
Services to Other Governments	(5,664,123)	(5,867,465)	(6,071,310)	(6,281,984)	(6,499,969)
Interdepartment Transfer	(8,355,834)	(7,612,662)	(6,829,915)	(6,966,513)	(7,105,843)
Interfund Transfer	0	0	0	0	0
Transfers from Funds	(5,672,140)	(5,419,840)	(10,168,658)	(11,771,260)	(10,427,422)
Special (Stat Reserve) Funds	(1,675,218)	(1,362,766)	(6,190,280)	(7,704,832)	(6,219,889)
Development Cost Charges	(795,400)	(823,955)	(852,580)	(882,165)	(912,776)
Accumulated Surplus	(3,201,522)	(3,233,119)	(3,125,798)	(3,184,263)	(3,294,757)
Total Revenue	(45,612,220)	(45,728,482)	(50,702,730)	(53,480,434)	(53,280,468)
Expenditures					
Salaries and Wages	29,511,361	30,797,498	33,746,111	36,953,766	40,319,077
Internal Equipment	613,637	341,126	347,948	354,907	362,005
Material and Other	38,885,038	39,200,047	39,983,965	40,735,720	41,552,582
Contract Services	4,083,458	4,670,054	4,817,013	4,984,163	5,157,114
Debt Interest	3,666,890	4,105,957	10,115,657	15,126,162	16,754,728
Debt Principal	4,180,072	4,404,651	7,035,694	9,219,332	9,305,753
Internal Allocations	371,413	371,413	371,413	371,413	371,413
Interdepartment Transfer	371,413	371,413	371,413	371,413	371,413
Interfund Transfer	0	0	0	0	0
Transfer to Funds	19,463,013	20,067,501	19,183,303	19,866,665	20,610,163
Special (Stat Reserve) Funds	17,728,823	18,333,311	18,384,113	19,067,475	19,810,973
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	1,734,190	1,734,190	799,190	799,190	799,190
Total Expenditures	100,774,882	103,958,247	115,601,104	127,612,128	134,432,835
Net Operating Expenditures	55,162,662	58,229,764	64,898,374	74,131,693	81,152,366

Note: Totals may not add due to rounding.

Fire Safety

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(2,795,029)	(2,895,370)	(2,995,961)	(3,099,921)	(3,207,489)
Sales of Service	(679,447)	(703,839)	(728,292)	(753,564)	(779,713)
User Fees	(2,115,582)	(2,191,531)	(2,267,669)	(2,346,357)	(2,427,776)
Other Revenue	(496,110)	(508,990)	(519,170)	(529,554)	(540,145)
Interest	0	0	0	0	0
Grants	(52,200)	(56,202)	(57,326)	(58,473)	(59,642)
Services to Other Governments	(443,910)	(452,788)	(461,844)	(471,081)	(480,503)
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(162,800)	25,400	25,400	25,400	25,400
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(162,800)	25,400	25,400	25,400	25,400
Total Revenue	(3,453,939)	(3,378,960)	(3,489,731)	(3,604,075)	(3,722,234)
Expenditures					
Salaries and Wages	26,065,146	26,821,881	27,603,652	28,561,499	29,552,583
Internal Equipment	190,243	195,519	202,312	209,332	216,596
Material and Other	1,698,926	1,827,251	1,890,733	1,956,341	2,024,226
Contract Services	206,237	213,641	221,063	228,734	236,671
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	16,000	16,000	16,000	16,000	16,000
Interdepartment Transfer	16,000	16,000	16,000	16,000	16,000
Interfund Transfer	0	0	0	0	0
Transfer to Funds	1,586,185	1,336,185	1,336,185	1,336,185	1,336,185
Special (Stat Reserve) Funds	1,150,000	900,000	900,000	900,000	900,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	436,185	436,185	436,185	436,185	436,185
Total Expenditures	29,762,737	30,410,477	31,269,945	32,308,091	33,382,261
Net Operating Expenditures	26,308,798	27,031,517	27,780,214	28,704,016	29,660,027

Note: Totals may not add due to rounding.

Governance & Leadership

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(10,000)	(10,230)	(10,464)	(10,704)	(10,949)
Sales of Service	(1,900)	(1,968)	(2,037)	(2,108)	(2,181)
User Fees	(8,100)	(8,262)	(8,427)	(8,596)	(8,768)
Other Revenue	(55,000)	(56,100)	(57,222)	(58,366)	(59,533)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(55,000)	(56,100)	(57,222)	(58,366)	(59,533)
Transfers from Funds	(5,800)	30,000	30,000	30,000	30,000
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(5,800)	30,000	30,000	30,000	30,000
Total Revenue	(70,800)	(36,330)	(37,686)	(39,070)	(40,482)
Expenditures					
Salaries and Wages	2,618,306	2,818,586	2,916,509	3,017,712	3,122,426
Internal Equipment	-	0	0	0	0
Material and Other	1,656,561	1,264,068	1,307,984	1,353,371	1,400,333
Contract Services	441,890	457,754	473,657	490,093	507,099
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	4,716,757	4,540,408	4,698,150	4,861,176	5,029,858
Net Operating Expenditures	4,645,957	4,504,078	4,660,464	4,822,106	4,989,376

Note: Totals may not add due to rounding.

Parking

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(8,500,368)	(8,670,375)	(8,843,783)	(9,020,658)	(9,201,071)
Sales of Service	(8,469,308)	(8,638,694)	(8,811,468)	(8,987,697)	(9,167,451)
User Fees	(31,060)	(31,681)	(32,315)	(32,961)	(33,620)
Other Revenue	(10,350)	(10,557)	(10,768)	(10,983)	(11,203)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(10,350)	(10,557)	(10,768)	(10,983)	(11,203)
Transfers from Funds	(116,800)	69,000	69,000	69,000	69,000
Special (Stat Reserve) Funds	(116,800)	69,000	69,000	69,000	69,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Revenue	(8,627,518)	(8,611,932)	(8,785,551)	(8,962,641)	(9,143,274)
Expenditures					
Salaries and Wages	1,104,608	1,131,004	1,170,297	1,210,906	1,252,924
Internal Equipment	54,952	56,051	57,172	58,315	59,481
Material and Other	1,078,195	672,379	685,826	699,543	713,534
Contract Services	1,996,924	2,036,862	2,077,600	2,119,152	2,161,535
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	759,000	759,000	759,000	759,000	759,000
Interdepartment Transfer	759,000	759,000	759,000	759,000	759,000
Interfund Transfer	0	0	0	0	0
Transfer to Funds	2,483,839	2,806,636	2,885,656	2,965,725	3,046,800
Special (Stat Reserve) Funds	2,183,839	2,506,636	2,585,656	2,665,725	2,746,800
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	300,000	300,000	300,000	300,000	300,000
Total Expenditures	7,477,518	7,461,932	7,635,551	7,812,641	7,993,274
Net Operating Expenditures	(1,150,000)	(1,150,000)	(1,150,000)	(1,150,000)	(1,150,000)

Note: Totals may not add due to rounding.

Parks

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(1,285,585)	(1,331,738)	(1,378,004)	(1,425,821)	(1,475,297)
Sales of Service	(1,233,585)	(1,277,871)	(1,322,266)	(1,368,149)	(1,415,624)
User Fees	(52,000)	(53,867)	(55,738)	(57,672)	(59,673)
Other Revenue	(334,634)	(176,393)	(179,920)	(183,518)	(187,189)
Interest	0	0	0	0	0
Grants	(114,900)	47,736	48,691	49,665	50,658
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(219,734)	(224,129)	(228,611)	(233,183)	(237,847)
Transfers from Funds	(275,630)	985,370	985,370	985,370	985,370
Special (Stat Reserve) Funds	(81,630)	(51,630)	(51,630)	(51,630)	(51,630)
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(194,000)	1,037,000	1,037,000	1,037,000	1,037,000
Total Revenue	(1,895,849)	(522,761)	(572,554)	(623,969)	(677,116)
Expenditures					
Salaries and Wages	4,842,879	5,062,991	5,252,179	5,434,430	5,623,005
Internal Equipment	1,353,480	1,354,004	1,411,120	1,460,086	1,510,751
Material and Other	1,378,357	1,387,595	1,453,328	1,503,758	1,555,938
Contract Services	5,796,825	6,445,085	6,678,644	6,910,393	7,150,184
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	30,572	30,572	30,572	30,572	30,572
Interdepartment Transfer	30,572	30,572	30,572	30,572	30,572
Interfund Transfer	0	0	0	0	0
Transfer to Funds	409,107	409,107	409,107	409,107	409,107
Special (Stat Reserve) Funds	364,500	364,500	364,500	364,500	364,500
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	44,607	44,607	44,607	44,607	44,607
Total Expenditures	13,811,220	14,689,354	15,234,950	15,748,346	16,279,557
Net Operating Expenditures	11,915,371	14,166,593	14,662,396	15,124,377	15,602,441

Note: Totals may not add due to rounding.

Partnerships Office

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(103,500)	(107,216)	(110,941)	(114,790)	(118,774)
Sales of Service	(100,000)	(103,590)	(107,189)	(110,908)	(114,757)
User Fees	(3,500)	(3,626)	(3,752)	(3,882)	(4,017)
Other Revenue	(140,000)	(142,800)	(145,656)	(148,569)	(151,540)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(140,000)	(142,800)	(145,656)	(148,569)	(151,540)
Transfers from Funds	(221,200)	(218,200)	(218,200)	4,900	4,900
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(221,200)	(218,200)	(218,200)	4,900	4,900
Total Revenue	(464,700)	(468,216)	(474,797)	(258,459)	(265,414)
Expenditures					
Salaries and Wages	905,599	835,349	864,370	723,864	748,982
Internal Equipment	0	0	0	0	0
Material and Other	499,790	400,676	414,596	376,382	389,442
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	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	1,405,389	1,236,025	1,278,966	1,100,246	1,138,424
Net Operating Expenditures	940,689	767,809	804,169	841,787	873,010

Note: Totals may not add due to rounding.

Police Services & RCMP

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(638,674)	(661,603)	(684,587)	(708,342)	(732,922)
Sales of Service	(567,174)	(587,536)	(607,947)	(629,043)	(650,871)
User Fees	(71,500)	(74,067)	(76,640)	(79,299)	(82,051)
Other Revenue	(6,067,282)	(6,188,628)	(6,312,401)	(6,438,650)	(6,567,422)
Interest	0	0	0	0	0
Grants	(4,302,800)	(4,388,856)	(4,476,633)	(4,566,166)	(4,657,489)
Services to Other Governments	(1,522,192)	(1,552,636)	(1,583,689)	(1,615,363)	(1,647,670)
Interdepartment Transfer	(242,290)	(247,136)	(252,079)	(257,121)	(262,263)
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	(6,705,956)	(6,850,231)	(6,996,988)	(7,146,992)	(7,300,344)
Expenditures					
Salaries and Wages	7,464,973	7,907,308	8,182,020	8,465,936	8,759,704
Internal Equipment	26,020	26,540	27,071	27,612	28,164
Material and Other	538,444	319,621	330,725	342,201	354,075
Contract Services	51,354,817	53,234,401	55,083,848	56,995,258	58,972,993
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
RCMP CONTRACT	0	0	0	0	0
Internal Allocations	10,350	10,350	10,350	10,350	10,350
Interdepartment Transfer	10,350	10,350	10,350	10,350	10,350
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	59,394,604	61,498,220	63,634,014	65,841,357	68,125,286
Net Operating Expenditures	52,688,648	54,647,989	56,637,026	58,694,365	60,824,942

Note: Totals may not add due to rounding.

Solid Waste & Landfill

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(24,818,000)	(25,708,966)	(26,602,137)	(27,525,231)	(28,480,356)
Sales of Service	(20,366,000)	(21,097,139)	(21,830,088)	(22,587,592)	(23,371,381)
User Fees	(4,452,000)	(4,611,827)	(4,772,049)	(4,937,639)	(5,108,975)
Other Revenue	(1,557,618)	(1,588,770)	(1,620,546)	(1,652,957)	(1,686,016)
Interest	0	0	0	0	0
Grants	0	0	0	0	0
Services to Other Governments	(1,050,000)	(1,071,000)	(1,092,420)	(1,114,268)	(1,136,553)
Interdepartment Transfer	(507,618)	(517,770)	(528,126)	(538,689)	(549,463)
Transfers from Funds	(211,200)	101,000	101,000	101,000	101,000
Special (Stat Reserve) Funds	(211,200)	101,000	101,000	101,000	101,000
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Revenue	(26,586,818)	(27,196,736)	(28,121,683)	(29,077,188)	(30,065,372)
Expenditures					
Salaries and Wages	3,390,077	3,511,781	3,633,786	3,759,878	3,890,346
Internal Equipment	2,283,300	2,288,166	2,333,929	2,380,608	2,428,220
Material and Other	2,218,036	2,096,077	2,172,114	2,247,486	2,325,474
Contract Services	6,316,754	6,543,525	6,770,858	7,005,807	7,248,909
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	2,872,338	2,855,338	1,920,338	1,920,338	1,920,338
Interdepartment Transfer	2,872,338	2,855,338	1,920,338	1,920,338	1,920,338
Interfund Transfer	0	0	0	0	0
Transfer to Funds	9,306,313	9,701,849	11,090,658	11,563,071	12,052,085
Special (Stat Reserve) Funds	9,306,313	9,701,849	11,090,658	11,563,071	12,052,085
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	0	0	0	0	0
Total Expenditures	26,386,818	26,996,736	27,921,683	28,877,188	29,865,372
Net Operating Expenditures	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)

Note: Totals may not add due to rounding.

Stormwater & Flood Protection

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(1,200)	(1,243)	(1,286)	(1,331)	(1,377)
Sales of Service	(1,200)	(1,243)	(1,286)	(1,331)	(1,377)
User Fees	0	0	0	0	0
Other Revenue	(499,800)	506,864	523,249	539,962	557,009
Interest	0	0	0	0	0
Grants	(8,900)	819,264	835,649	852,362	869,409
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(490,900)	(312,400)	(312,400)	(312,400)	(312,400)
Transfers from Funds	(767,300)	(310,300)	(310,300)	(300,300)	(300,300)
Special (Stat Reserve) Funds	(34,700)	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(732,600)	(310,300)	(310,300)	(300,300)	(300,300)
Total Revenue	(1,268,300)	195,321	211,663	238,331	255,332
Expenditures					
Salaries and Wages	1,171,132	1,213,176	1,255,323	1,298,883	1,343,954
Internal Equipment	351,499	358,529	365,700	373,014	380,474
Material and Other	1,616,710	1,083,044	1,120,670	1,149,557	1,189,447
Contract Services	75,000	0	0	0	0
Debt Interest	0	0	0	0	0
Debt Principal	0	0	0	0	0
Internal Allocations	155,000	155,000	155,000	155,000	155,000
Interdepartment Transfer	155,000	155,000	155,000	155,000	155,000
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	3,369,341	2,809,749	2,896,693	2,976,454	3,068,875
Net Operating Expenditures	2,101,041	3,005,070	3,108,356	3,214,785	3,324,207

Note: Totals may not add due to rounding.

Sport & Recreation

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(4,400,290)	(4,335,303)	(4,485,919)	(4,641,581)	(4,802,643)
Sales of Service	(3,317,940)	(3,214,097)	(3,325,760)	(3,441,164)	(3,560,572)
User Fees	(1,082,350)	(1,121,206)	(1,160,159)	(1,200,417)	(1,242,071)
Other Revenue	(188,200)	(191,964)	(195,803)	(199,719)	(203,714)
Interest	0	0	0	0	0
Grants	(110,000)	(112,200)	(114,444)	(116,733)	(119,068)
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	(78,200)	(79,764)	(81,359)	(82,986)	(84,646)
Transfers from Funds	(675,800)	(197,125)	(197,125)	(172,125)	(172,125)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(675,800)	(197,125)	(197,125)	(172,125)	(172,125)
Total Revenue	(5,264,290)	(4,724,392)	(4,878,847)	(5,013,425)	(5,178,482)
Expenditures					
Salaries and Wages	7,213,465	7,841,271	8,119,370	8,401,112	8,692,631
Internal Equipment	681,055	509,281	524,773	535,268	545,973
Material and Other	3,981,970	3,827,019	3,931,034	4,067,441	4,208,581
Contract Services	2,981,677	3,111,799	3,177,140	3,262,387	3,375,592
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	852,954	852,954	852,954	852,954	852,954
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	852,954	852,954	852,954	852,954	852,954
Total Expenditures	15,711,121	16,142,324	16,605,271	17,119,162	17,675,731
Net Operating Expenditures	10,446,831	11,417,932	11,726,424	12,105,737	12,497,249

Note: Totals may not add due to rounding.

Transit

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(8,017,907)	(8,265,956)	(8,544,261)	(8,831,760)	(9,129,103)
Sales of Service	(7,582,025)	(7,823,143)	(8,094,931)	(8,375,825)	(8,666,466)
User Fees	(435,882)	(442,813)	(449,330)	(455,935)	(462,637)
Other Revenue	(14,012,900)	(14,293,158)	(14,579,021)	(14,870,601)	(15,168,013)
Interest	0	0	0	0	0
Grants	(14,012,900)	(14,293,158)	(14,579,021)	(14,870,601)	(15,168,013)
Services to Other Governments	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(1,010,100)	(540,500)	(540,500)	(540,500)	(540,500)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,010,100)	(540,500)	(540,500)	(540,500)	(540,500)
Total Revenue	(23,040,907)	(23,099,614)	(23,663,782)	(24,242,861)	(24,837,616)
Expenditures					
Salaries and Wages	54,100	(932)	(965)	(998)	(1,033)
Internal Equipment	0	0	0	0	0
Material and Other	566,300	(567,466)	(587,181)	(607,556)	(628,638)
Contract Services	30,864,653	31,893,551	33,001,584	34,146,739	35,331,631
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	32,178,896	32,018,996	33,107,281	34,232,028	35,395,803
Net Operating Expenditures	9,137,989	8,919,382	9,443,499	9,989,167	10,558,187

Note: Totals may not add due to rounding.

Transportation

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(1,437,897)	(1,368,635)	(1,397,942)	(1,425,875)	(1,454,366)
Sales of Service	(785,800)	(703,496)	(719,500)	(733,864)	(748,515)
User Fees	(652,097)	(665,139)	(678,442)	(692,011)	(705,851)
Other Revenue	(771,159)	(655,512)	(668,622)	(681,994)	(695,634)
Interest	0	0	0	0	0
Grants	(7,000)	18,462	18,831	19,208	19,592
Services to Other Governments	(252,100)	(151,674)	(154,707)	(157,801)	(160,957)
Interdepartment Transfer	(512,059)	(522,300)	(532,746)	(543,401)	(554,269)
Transfers from Funds	(1,002,500)	(765,168)	(790,679)	(758,116)	(784,423)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,002,500)	(765,168)	(790,679)	(758,116)	(784,423)
Total Revenue	(3,211,556)	(2,789,315)	(2,857,243)	(2,865,985)	(2,934,423)
Expenditures					
Salaries and Wages	7,968,606	8,031,128	8,313,547	8,602,027	8,900,517
Internal Equipment	3,294,883	3,594,520	3,719,400	3,848,463	3,982,005
Material and Other	4,990,048	4,994,196	5,170,650	5,290,072	5,473,638
Contract Services	772,000	856,689	886,452	917,212	949,039
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	502,816	101,634	2,134	(103,400)	(215,594)
Special (Stat Reserve) Funds	32,816	(368,366)	(467,866)	(573,400)	(685,594)
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	470,000	470,000	470,000	470,000	470,000
Total Expenditures	17,528,353	17,578,167	18,092,183	18,554,374	19,089,605
Net Operating Expenditures	14,316,797	14,788,852	15,234,940	15,688,389	16,155,182

Note: Totals may not add due to rounding.

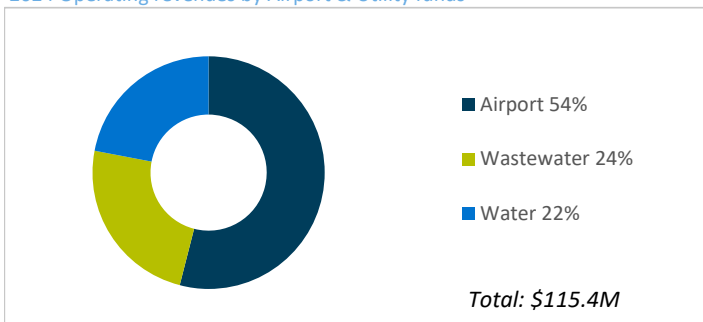
Operating Summary - Airport & Utility Funds

Revenues and Expenditures by Year

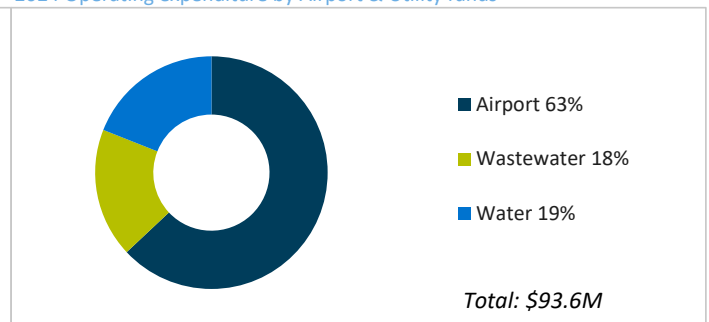
	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	(4,304,150)	(3,313,741)	(3,153,739)	(2,807,932)	(2,574,549)
Fees and Charges	(96,000,360)	(100,513,516)	(108,251,988)	(113,295,551)	(118,974,918)
Sales of Service	(93,417,810)	(100,366,086)	(108,104,558)	(113,147,172)	(118,825,571)
User Fees	(2,582,550)	(147,430)	(147,430)	(148,379)	(149,347)
Other Revenue	(5,996,473)	(16,248,194)	(5,325,342)	(7,361,926)	(6,517,156)
Interest	(1,295,942)	(386,978)	(1,430,267)	(1,482,431)	(1,540,715)
Grants	(2,527,839)	(13,076,785)	(1,100,830)	(3,042,602)	(2,095,621)
Other	0	(673,643)	(683,546)	(693,594)	(703,790)
Interdepartment Transfer	(1,200,065)	(1,170,461)	(1,169,372)	(1,201,972)	(1,235,703)
Transfers from Funds	(9,107,348)	(8,515,678)	(5,955,453)	(6,526,606)	(7,370,728)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(9,107,348)	(8,515,678)	(5,955,453)	(6,526,606)	(7,370,728)
Total Revenue	(115,408,331)	(128,591,129)	(122,686,523)	(129,992,015)	(135,437,350)
Expenditures					
Salaries and Wages	19,366,095	20,207,049	20,796,311	21,466,968	22,200,842
Internal Equipment	2,009,517	1,957,754	1,957,754	1,996,909	2,036,847
Material and Other	26,301,053	18,662,035	17,978,382	19,049,726	19,320,395
Contract Services	2,635,240	9,909,540	10,037,592	10,191,031	10,416,763
Debt Interest	1,289,195	1,209,442	889,803	613,443	1,214,579
Debt Principal	2,969,047	2,853,633	1,918,544	1,154,518	952,724
Internal Allocations	6,484,374	5,826,436	6,434,932	6,671,021	6,935,836
Interdepartment Transfer	5,829,473	2,657,712	2,657,712	2,657,712	2,657,712
Interfund Transfer	654,901	3,168,724	3,777,220	4,013,309	4,278,124
Transfer to Funds	37,877,210	48,704,865	49,743,604	44,888,443	46,672,391
Special (Stat Reserve) Funds	557,290	557,290	557,290	557,290	557,290
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	37,319,920	48,147,575	49,186,314	44,331,153	46,115,101
Total Expenditures	98,931,731	109,330,755	109,756,923	106,032,059	109,750,377
Net Operating Expenditures	(16,476,600)	(19,260,374)	(12,929,600)	(23,959,956)	(25,686,973)

Note: Totals may not add due to rounding.

2024 Operating revenues by Airport & Utility funds



2024 Operating expenditure by Airport & Utility funds



Airport Fund

Revenues and Expenditures by Year

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	0	0	0	0	0
Fees and Charges	(51,851,260)	(58,246,524)	(63,375,304)	(65,637,119)	(68,351,869)
Sales of Service	(49,315,210)	(58,246,524)	(63,375,304)	(65,637,119)	(68,351,869)
User Fees	(2,536,050)	0	0	0	0
Other Revenue	(3,273,860)	(12,988,245)	(1,063,296)	(3,113,642)	(2,168,600)
Interest	(908,360)	(73,800)	(75,645)	(77,536)	(79,475)
Grants	(2,365,500)	(12,914,445)	(987,651)	(3,036,106)	(2,089,125)
Other	0	0	0	0	0
Interdepartment Transfer	0	0	0	0	0
Transfers from Funds	(7,634,148)	(3,250,387)	(5,691,430)	(4,910,894)	(4,101,050)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(7,634,148)	(3,250,387)	(5,691,430)	(4,910,894)	(4,101,050)
Total Revenue	(62,759,268)	(74,485,156)	(70,130,031)	(73,661,655)	(74,621,518)
Expenditures					
Salaries and Wages	7,973,935	8,371,000	8,933,000	9,192,000	9,499,932
Internal Equipment	48,550	0	0	0	0
Material and Other	15,420,186	7,739,840	7,566,735	8,638,079	8,908,748
Contract Services	1,709,830	8,951,115	9,082,067	9,202,349	9,393,774
Debt Interest	584,250	584,250	332,500	112,000	0
Debt Principal	1,905,408	1,897,191	1,266,101	706,064	8,220
Internal Allocations	2,023,584	2,664,823	3,273,319	3,509,408	3,774,223
Interdepartment Transfer	1,872,584	0	0	0	0
Interfund Transfer	151,000	2,664,823	3,273,319	3,509,408	3,774,223
Transfer to Funds	33,093,525	44,276,937	39,676,309	42,301,754	43,036,621
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	33,093,525	44,276,937	39,676,309	42,301,754	43,036,621
Total Expenditures	62,759,268	74,485,156	70,130,031	73,661,655	74,621,518
Net Operating Expenditures	0	0	0	0	0
Surplus/(Deficit) (Included Above)	25,459,377	41,026,550	33,984,879	37,390,861	38,935,571

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

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	(1,278,305)	(987,869)	(802,162)	(430,273)	(170,424)
Fees and Charges	(23,433,000)	(23,048,000)	(24,224,093)	(25,463,864)	(26,770,993)
Sales of Service	(23,433,000)	(22,948,000)	(24,124,093)	(25,363,864)	(26,670,993)
User Fees	0	(100,000)	(100,000)	(100,000)	(100,000)
Other Revenue	(2,371,023)	(2,295,970)	(3,287,275)	(3,262,564)	(3,351,725)
Interest	(328,082)	(252,732)	(1,293,287)	(1,342,659)	(1,398,089)
Grants	(162,339)	(162,340)	(113,179)	(6,496)	(6,496)
Other	0	0	0	0	0
Interdepartment Transfer	(907,975)	(940,571)	(939,482)	(972,082)	(1,005,813)
Transfers from Funds	(209,000)	(376,999)	(264,023)	(1,615,712)	(3,269,678)
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(209,000)	(376,999)	(264,023)	(1,615,712)	(3,269,678)
Total Revenue	(27,291,328)	(26,708,838)	(28,577,553)	(30,772,413)	(33,562,820)
Expenditures					
Salaries and Wages	6,053,502	6,284,186	6,276,906	6,494,715	6,720,082
Internal Equipment	1,176,700	1,200,234	1,200,234	1,224,239	1,248,724
Material and Other	5,445,280	5,728,025	5,424,580	5,424,580	5,424,580
Contract Services	734,910	739,539	738,031	763,641	790,139
Debt Interest	320,071	240,848	172,958	117,098	830,234
Debt Principal	705,925	599,439	295,440	91,450	587,501
Internal Allocations	2,144,434	1,880,157	1,880,157	1,880,157	1,880,157
Interdepartment Transfer	1,926,434	1,662,157	1,662,157	1,662,157	1,662,157
Interfund Transfer	218,000	218,000	218,000	218,000	218,000
Transfer to Funds	733,806	578,988	3,214,646	557,290	557,290
Special (Stat Reserve) Funds	557,290	557,290	557,290	557,290	557,290
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	176,516	21,698	2,657,356	0	0
Total Expenditures	17,314,628	17,251,416	19,202,953	16,553,171	18,038,707
Net Operating Expenditures	(9,976,700)	(9,457,422)	(9,374,600)	(14,219,242)	(15,524,113)
Surplus/(Deficit) (Included Above)	154,818	2,074,452	2,328,980	(3,102,484)	(4,945,975)

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

	2024	2025	2026	2027	2028
Revenue					
Parcel Tax	(3,025,845)	(2,325,872)	(2,351,577)	(2,377,659)	(2,404,125)
Fees and Charges	(20,716,100)	(19,218,992)	(20,652,591)	(22,194,568)	(23,852,056)
Sales of Service	(20,669,600)	(19,171,562)	(20,605,161)	(22,146,189)	(23,802,709)
User Fees	(46,500)	(47,430)	(47,430)	(48,379)	(49,347)
Other Revenue	(351,590)	(963,979)	(974,771)	(985,720)	(996,831)
Interest	(59,500)	(60,446)	(61,335)	(62,236)	(63,151)
Grants	0	0	0	0	0
Other	0	(673,643)	(683,546)	(693,594)	(703,790)
Interdepartment Transfer	(292,090)	(229,890)	(229,890)	(229,890)	(229,890)
Transfers from Funds	(1,264,200)	(4,888,292)	0	0	0
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	(1,264,200)	(4,888,292)	0	0	0
Total Revenue	(25,357,735)	(27,397,135)	(23,978,939)	(25,557,947)	(27,253,012)
Expenditures					
Salaries and Wages	5,338,658	5,551,863	5,586,405	5,780,253	5,980,828
Internal Equipment	784,267	757,520	757,520	772,670	788,123
Material and Other	5,435,587	5,194,170	4,987,067	4,987,067	4,987,067
Contract Services	190,500	218,886	217,494	225,041	232,850
Debt Interest	384,874	384,345	384,345	384,345	384,345
Debt Principal	357,714	357,003	357,003	357,003	357,003
Internal Allocations	2,316,356	1,281,456	1,281,456	1,281,456	1,281,456
Interdepartment Transfer	2,030,455	995,555	995,555	995,555	995,555
Interfund Transfer	285,901	285,901	285,901	285,901	285,901
Transfer to Funds	4,049,879	3,848,940	6,852,649	2,029,399	3,078,480
Special (Stat Reserve) Funds	0	0	0	0	0
Development Cost Charges	0	0	0	0	0
Accumulated Surplus	4,049,879	3,848,940	6,852,649	2,029,399	3,078,480
Total Expenditures	18,857,835	17,594,183	20,423,939	15,817,234	17,090,152
Net Operating Expenditures	(6,499,900)	(9,802,952)	(3,555,000)	(9,740,713)	(10,162,860)
Surplus/(Deficit) (Included Above)	200,939	(4,381,948)	3,235,271	(1,292,383)	(355,467)

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	2024	2025	2026	2027	2028
300 Real Estate & Parking	3,994,400	4,824,418	7,333,750	3,070,786	3,214,218
301 Buildings	35,523,900	112,829,910	101,958,820	47,700,000	29,486,920
302 Parks	54,886,000	65,151,641	49,540,535	40,494,425	19,825,917
304 Transportation	55,313,200	44,750,700	38,913,143	50,691,004	48,220,780
305 Solid Waste	22,202,800	14,810,000	3,560,000	6,510,000	6,385,000
306 Storm Drainage	15,395,200	7,842,190	8,749,687	2,432,023	2,479,001
308 Information Services	2,977,100	1,147,175	998,617	794,024	898,541
310 Vehicle & Mobile Equipment	12,781,300	5,167,400	5,279,000	5,177,800	5,358,600
311 Fire	5,923,300	525,850	334,800	2,642,100	1,067,200
Total	208,997,200	257,049,284	216,668,352	159,512,162	116,936,177

Funding Sources:					
General Taxation	14,466,700	15,983,000	17,479,000	19,050,000	20,707,000
Surplus/Reserves	125,330,000	65,262,699	45,824,082	38,582,290	26,560,928
Development Cost Charges	48,126,900	41,858,789	39,936,849	45,338,104	37,332,583
Debenture/Borrowing	5,912,000	32,928,262	24,680,540	11,421,775	16,806,499
Federal/Provincial Funding*	12,083,700	16,532,876	15,694,214	1,031,333	0
Dev/Comm/Other Contributions	2,596,200	83,440,957	72,107,168	43,451,560	14,939,867
Utility Revenue	481,700	1,042,700	946,500	637,100	589,300
Total	208,997,200	257,049,283	216,668,353	159,512,162	116,936,177

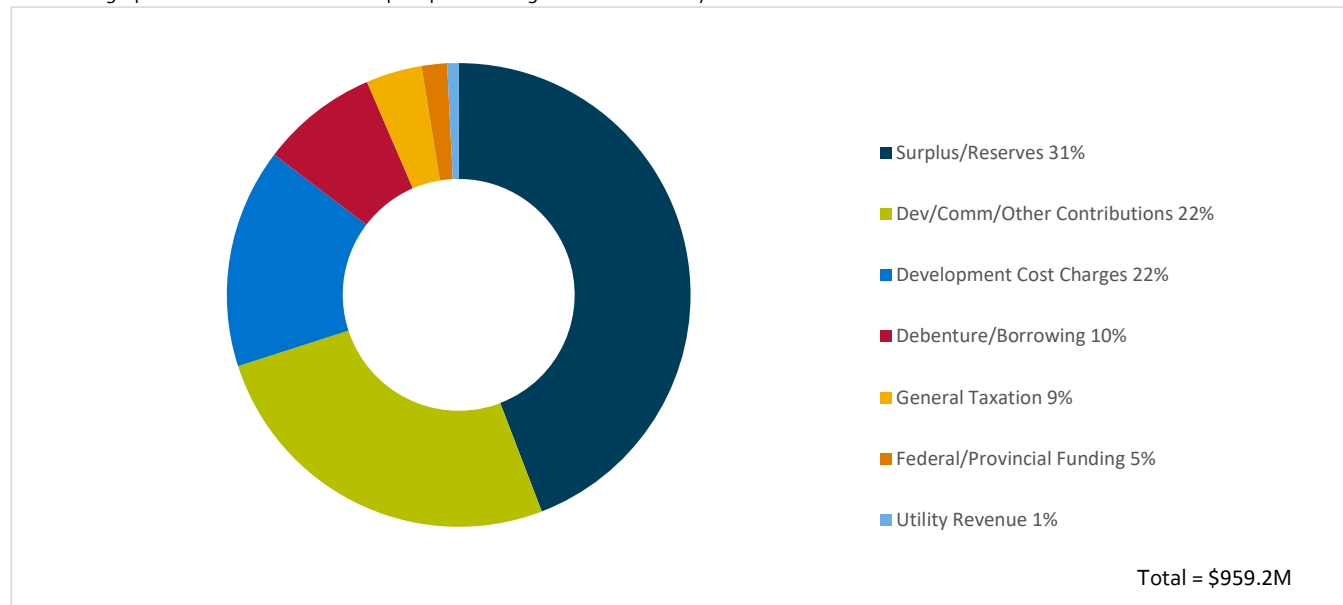
Total Five-Year Capital Program **959,163,175**

* 10-Year Capital Plan only includes confirmed Federal and Provincial Funding

Note: Totals may not add due to rounding.

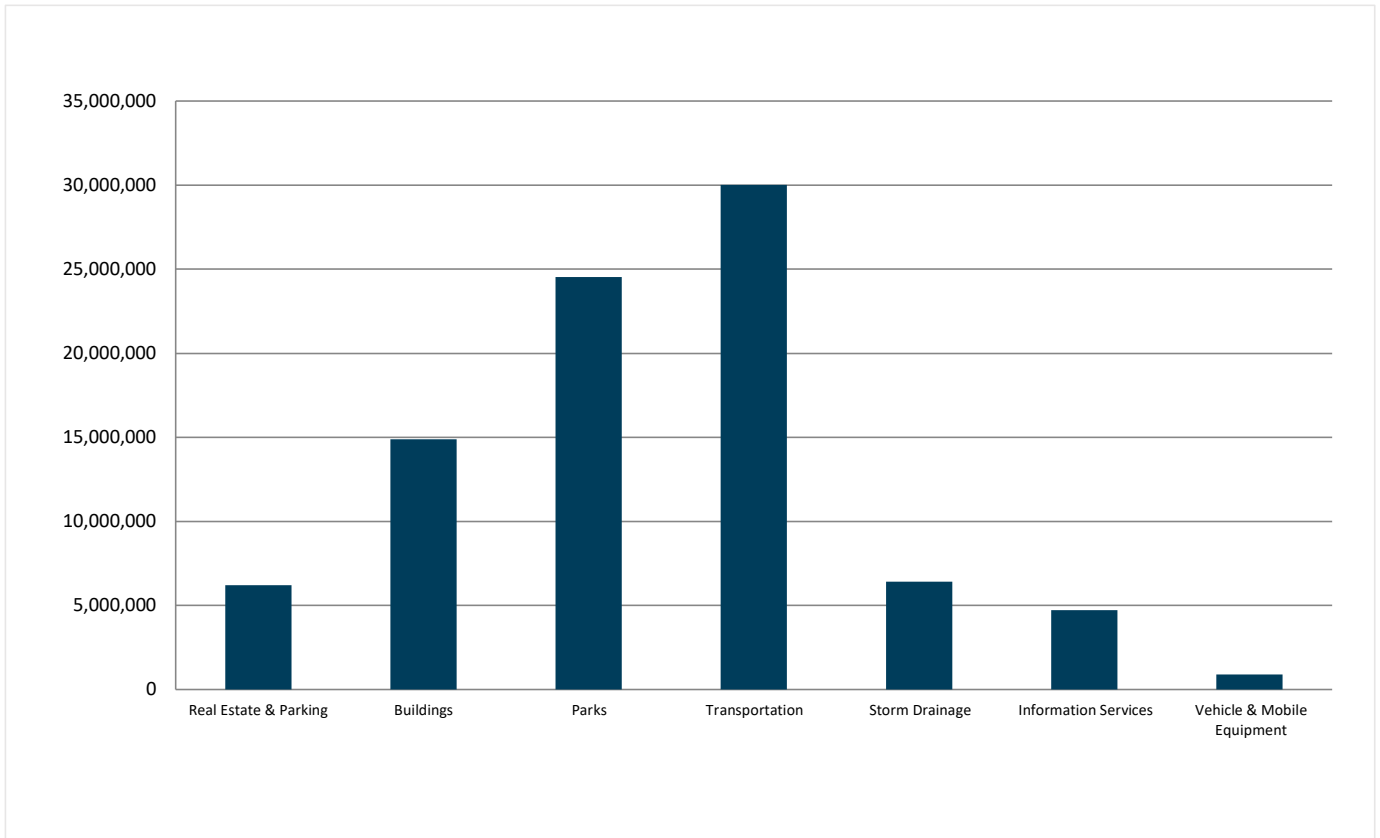
General Fund Capital Funding 2024 to 2028

The below graph summarizes the overall capital plan funding over the next five years.



Capital Funding Summary by Cost Centre

General Fund 2024 to 2028 - Taxation



Cost Centre	Total \$	%	General Fund Taxation	%
300 Real Estate & Parking	22,437,572	2	6,217,172	7
301 Buildings	327,499,550	34	14,886,535	17
302 Parks	229,898,518	24	24,529,210	28
304 Transportation	237,888,827	25	30,021,979	34
305 Solid Waste	53,467,800	6	0	0
306 Storm Drainage	36,898,101	4	6,425,356	7
308 Information Services	6,815,457	1	4,721,557	6
310 Vehicle & Mobile Equipment	33,764,100	4	883,892	1
311 Fire	10,493,250	1	0	0
Total Five-Year Program	959,163,175	100.0	87,685,700	100

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	2024	2025	2026	2027	2028	Five-Year Total
L1	General Land	2,165,900	2,416,552	2,363,162	2,446,578	2,450,426	11,842,618
L2	Road and Sidewalk Land Acquisition	142,600	127,866	68,588	51,208	62,792	453,054
L3	Parking Infrastructure	1,435,900	2,030,000	4,652,000	323,000	451,000	8,891,900
L4	Strategic Land Redevelopment	250,000	250,000	250,000	250,000	250,000	1,250,000
		3,994,400	4,824,418	7,333,750	3,070,786	3,214,218	22,437,572

Funding Sources							
	General Taxation	1,250,000	1,289,418	1,176,750	1,242,786	1,258,218	6,217,172
	Surplus/Reserves	2,744,400	3,280,000	5,902,000	1,573,000	1,701,000	15,200,400
	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	255,000	255,000	255,000	255,000	1,020,000
	Utility Revenue	0	0	0	0	0	0
		3,994,400	4,824,418	7,333,750	3,070,786	3,214,218	22,437,572

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 and expansion 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
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
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	2024	2025	2026	2027	2028	Five-Year Total
B1	Parks and Recreation Buildings	13,526,800	72,750,000	66,198,910	36,750,000	25,736,920	214,962,630
B2	Community and Cultural Buildings	3,834,100	24,980,000	20,660,000	7,200,000	0	56,674,100
B3	Civic/Protective Service Buildings	4,232,500	11,349,910	11,349,910	0	0	26,932,320
B4	Transportation and Public Works Buildings	52,300	0	0	0	0	52,300
B5	Heritage Buildings	0	0	0	0	0	0
B6	Capital Opportunities and Partnerships	1,445,100	1,000,000	1,000,000	1,000,000	1,000,000	5,445,100
B7	Building Renewal, Rehab. & Infra. Upgrades	12,433,100	2,750,000	2,750,000	2,750,000	2,750,000	23,433,100
		35,523,900	112,829,910	101,958,820	47,700,000	29,486,920	327,499,550

Funding Sources							
General Taxation	3,564,400	2,105,439	2,826,537	2,172,828	4,217,330	14,886,535	
Surplus/Reserves	25,066,300	6,546,891	6,587,849	2,902,937	2,188,860	43,292,836	
Development Cost Charges	0	0	0	0	0	0	
Debenture/Borrowing	3,878,000	8,107,580	9,884,434	424,235	11,540,365	33,834,614	
Federal/Provincial Funding	3,015,200	13,580,000	12,346,000	416,000	0	29,357,200	
Dev/Comm/Other Contributions	0	82,490,000	70,314,000	41,784,000	11,540,365	206,128,365	
Utility Revenue	0	0	0	0	0	0	
	35,523,900	112,829,910	101,958,820	47,700,000	29,486,920	327,499,550	

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	Natural Area Parkland Acquisition Park acquisition program for the purchase of Natural Areas 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 Partnership 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	2024	2025	2026	2027	2028	Five-Year Total
P1	DCC Parkland Acquisition	18,737,100	19,460,557	19,460,577	13,570,120	13,570,120	84,798,474
P2	Natural Area Parkland Acquisition	0	0	0	0	750,000	750,000
P3	Neighbourhood Park Development	2,933,700	201,622	2,016,120	2,016,120	2,016,120	9,183,682
P4	Community Park Development	12,070,800	0	0	0	0	12,070,800
P5	Recreation Park Development	13,584,300	31,393,221	22,220,800	8,249,000	0	75,447,321
P6	City-wide Park Development	2,064,000	10,194,860	3,837,944	12,724,891	0	28,821,695
P7	Linear/Natural Area Park Development	2,186,900	1,816,681	232,034	232,034	1,773,857	6,241,506
P8	Park Renew., Rehab. & Upgrades	1,299,100	1,584,700	1,273,060	3,202,260	1,215,820	8,574,940
P9	Capital Opportunities Partnership	500,000	500,000	500,000	500,000	500,000	2,500,000
P10	Urban Streetsc. and Centres Dev & Renew	1,510,100	0	0	0	0	1,510,100
		54,886,000	65,151,641	49,540,535	40,494,425	19,825,917	229,898,518

Funding Sources							
	General Taxation	3,541,500	4,287,374	4,529,560	7,405,505	4,765,270	24,529,210
	Surplus/Reserves	15,929,600	15,432,340	10,260,086	8,129,786	113,682	49,865,493
	Development Cost Charges	33,881,100	29,400,952	24,788,935	20,300,848	14,946,965	123,318,800
	Debt/Borrowing	1,481,000	16,030,974	9,961,955	4,125,000	0	31,598,929
	Federal/Provincial Funding	52,800	0	0	0	0	52,800
	Dev/Comm/Other Contributions	0	0	0	533,286	0	533,286
	Utility Revenue	0	0	0	0	0	0
		54,886,000	65,151,640	49,540,536	40,494,425	19,825,917	229,898,518

Note: Totals may not add due to rounding.

Transportation Capital

Plan No.	Plan Description
T1	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%
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	2024	2025	2026	2027	2028	Five-Year Total
T1	Development Cost Charge Roads	14,487,100	23,262,981	19,233,000	33,017,666	25,344,084	115,344,831
T2	DCC Roads - Active Transportation	10,576,700	2,741,000	8,948,680	6,196,273	10,378,951	38,841,604
T3	Non-DCC Roads	3,211,800	750,000	830,000	550,000	550,000	5,891,800
T4	Transportation System Renewal	8,673,800	15,234,719	6,596,463	7,841,065	9,089,245	47,435,292
T5	Bicycle Network	2,052,100	550,000	1,580,000	910,000	818,000	5,910,100
T6	Sidewalk Network	12,008,300	495,000	495,000	845,000	930,000	14,773,300
T7	Safety and Operational Improvements	841,800	438,000	502,000	452,000	562,000	2,795,800
T8	Traffic Control Infrastructure	1,003,900	0	0	0	0	1,003,900
T9	Transit Facilities	2,457,700	1,279,000	728,000	879,000	548,500	5,892,200
		55,313,200	44,750,700	38,913,143	50,691,004	48,220,780	237,888,827

Funding Sources							
	General Taxation	3,708,500	4,616,041	6,922,819	6,421,518	8,353,100	30,021,979
	Surplus/Reserves	33,499,500	18,431,954	11,359,294	12,045,416	10,367,176	85,703,339
	Development Cost Charges	14,245,800	12,267,040	14,308,711	24,522,256	21,139,868	86,483,675
	Debenture/Borrowing	553,000	8,789,708	4,834,151	6,872,540	5,266,134	26,315,533
	Federal/Provincial Funding	788,800	0	0	0	0	788,800
	Dev/Comm/Other Contributions	2,517,600	645,957	1,488,168	829,274	3,094,502	8,575,501
	Utility Revenue	0	0	0	0	0	0
		55,313,200	44,750,700	38,913,143	50,691,004	48,220,780	237,888,827

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 & Groundwater Management Funding for design and installation of surface and groundwater systems, piping, storage and pump stations.
SW6	Recycling & Waste Management Facilities and infrastructure to support waste management and recycling including composting, waste separation and diversion, last
SW7	Landfill Area Development Required for planning, design and development of areas for filling to maximize available space.
SW8	Closure & Reclamation Required for design and construction of final cover system and closure infrastructure and reclamation of disturbed areas to natural state.
SW9	Solid Waste Renewal Renewal and replacement of site infrastructure and equipment.

Plan No.	Plan Description	2024	2025	2026	2027	2028	Five-Year Total
SW1	Equipment	450,000	600,000	650,000	400,000	400,000	2,500,000
SW2	Site Improvement	14,853,000	2,100,000	100,000	2,600,000	1,075,000	20,728,000
SW3	Gas Management	1,809,700	550,000	550,000	550,000	1,350,000	4,809,700
SW4	Leachate Management	99,700	1,350,000	0	0	200,000	1,649,700
SW5	Drainage & Groundwater Management	1,089,200	4,900,000	0	500,000	2,900,000	9,389,200
SW6	Recycling & Waste Management	43,400	0	300,000	0	0	343,400
SW7	Landfill Area Development	3,607,800	4,050,000	0	0	0	7,657,800
SW8	Closure & Reclamation	250,000	800,000	0	2,000,000	0	3,050,000
SW9	Solid Waste Renewal	0	460,000	1,960,000	460,000	460,000	3,340,000
		22,202,800	14,810,000	3,560,000	6,510,000	6,385,000	53,467,800

Funding Sources							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	22,159,400	14,810,000	3,560,000	6,510,000	6,385,000		53,424,400
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	28,600	0	0	0	0	0	28,600
Utility Revenue	14,800	0	0	0	0	0	14,800
	22,202,800	14,810,000	3,560,000	6,510,000	6,385,000		53,467,800

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. This non-exhaustive list of hydraulic capacity projects are selected based on grant availability, contributing area, support by studies, analyses, and/or reoccurring operational issues. Flood protection projects are also included in this category.

D2 Storm Drainage Quality Program

This program includes stormwater quality projects that reduce urban and agricultural stormwater pollution throughout the City. Projects are selected based on contemporary water quality monitoring, higher risk subcatchments, and provincial outfall water quality targets. The 2040 Official Community Plan and the draft Area Based Water Management Plan identify relatively high risks and many opportunities for addressing stormwater quality in the City. These projects ultimately support the City's drinking water filtration deferral strategy supported by Interior Health. This category is expected to evolve regularly based on lessons learned, completed projects, and increases to stormwater quality levels of service.

D3 Storm Water Renewal

This program provides for the renewal and replacement of pipes, outfalls, pump stations, treatment facilities, and stormwater ponds.

Plan No.	Plan Description	2024	2025	2026	2027	2028	Five-Year Total
D1	Hydraulic Upgrading Program	14,437,400	7,382,190	8,370,535	1,738,333	450,000	32,378,458
D2	Storm Drainage Quality Program	370,800	120,000	0	0	390,000	880,800
D3	Storm Water Renewal	587,000	340,000	379,152	693,690	1,639,001	3,638,843
		15,395,200	7,842,190	8,749,687	2,432,023	2,479,001	36,898,101

Funding sources

General Taxation	1,319,100	2,381,598	857,974	837,683	1,029,001	6,425,356
Surplus/Reserves	8,623,800	2,316,919	3,704,296	464,007	204,250	15,313,272
Development Cost Charges	0	190,797	839,203	515,000	1,245,750	2,790,750
Debtenture/Borrowing	0	0	0	0	0	0
Federal/Provincial Funding	5,404,900	2,952,876	3,348,214	615,333	0	12,321,323
Dev/Comm/Other Contributions	0	0	0	0	0	0
Utility Revenue	47,400	0	0	0	0	47,400
	15,395,200	7,842,190	8,749,687	2,432,023	2,479,001	36,898,101

Note: Totals may not add due to rounding.

Information Services 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 copiers.
I2	Server & 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	2024	2025	2026	2027	2028	Five-Year Total
I1	Front Office Equipment	454,800	612,108	345,309	320,568	494,771	2,227,556
I2	Server & Data Storage	60,000	53,330	289,180	126,251	48,665	577,426
I3	Major System Projects	1,653,700	170,655	258,517	150,726	155,728	2,389,326
I4	Communications Systems	808,600	311,082	105,611	196,479	199,377	1,621,149
		2,977,100	1,147,175	998,617	794,024	898,541	6,815,457

Funding Sources							
	General Taxation	1,083,200	1,097,175	948,617	744,024	848,541	4,721,557
	Surplus/Reserves	1,840,100	0	0	0	0	1,840,100
	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	50,000	50,000	50,000	50,000	50,000	250,000
	Utility Revenue	3,800	0	0	0	0	3,800
		2,977,100	1,147,175	998,617	794,024	898,541	6,815,457

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	2024	2025	2026	2027	2028	Five-Year Total
V1	Additional Vehicles / Equipment	2,327,000	1,257,400	1,179,000	887,800	858,600	6,509,800
V2	Vehicle / Equipment Renewal	10,454,300	3,910,000	4,100,000	4,290,000	4,500,000	27,254,300
		12,781,300	5,167,400	5,279,000	5,177,800	5,358,600	33,764,100

Funding Sources							
	General Taxation	0	205,955	216,743	225,655	235,539	883,892
	Surplus/Reserves	12,353,600	3,918,745	4,115,757	4,315,045	4,533,761	29,236,908
	Development Cost Charges	0	0	0	0	0	0
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	12,000	0	0	0	0	12,000
	Dev/Comm/Other Contributions	0	0	0	0	0	0
	Utility Revenue	415,700	1,042,700	946,500	637,100	589,300	3,631,300
		12,781,300	5,167,400	5,279,000	5,177,800	5,358,600	33,764,100

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	2024	2025	2026	2027	2028	Five-Year Total
F1	Vehicle / Equipment Renewal	2,450,000	0	45,200	1,960,900	313,500	4,769,600
F2	Additional Vehicles / Equipment	380,600	170,550	80,900	106,200	115,300	853,550
F3	Communications Systems	3,092,700	355,300	208,700	575,000	638,400	4,870,100
		5,923,300	525,850	334,800	2,642,100	1,067,200	10,493,250

Funding Sources							
	General Taxation	0	0	0	0	0	0
	Surplus/Reserves	3,113,300	525,850	334,800	2,642,100	1,067,200	7,683,250
	Development Cost Charges	0	0	0	0	0	0
	Debenture/Borrowing	0	0	0	0	0	0
	Federal/Provincial Funding	2,810,000	0	0	0	0	2,810,000
	Dev/Comm/Other Contributions	0	0	0	0	0	0
	Utility Revenue	0	0	0	0	0	0
		5,923,300	525,850	334,800	2,642,100	1,067,200	10,493,250

Note: Totals may not add due to rounding.

Capital Summary - Airport & Utility Funds

Cost Centre	2024	2025	2026	2027	2028
312 Airport	143,112,400	60,675,300	32,602,100	44,147,400	36,483,700
313 Water	16,548,100	21,728,000	8,445,000	16,645,000	24,745,000
314 Wastewater	46,799,300	18,013,920	14,955,100	28,581,800	28,098,600
	206,459,800	100,417,220	56,002,200	89,374,200	89,327,300

Funding Sources:					
Water Utility Operating	6,499,900	9,802,952	3,555,000	9,740,713	10,162,860
Wastewater Utility Operating	9,976,700	9,457,422	9,374,600	14,219,242	15,524,113
Reserves/Surplus	163,222,900	27,675,300	32,085,300	43,443,000	36,483,700
Development Cost Charges	11,447,900	9,003,546	6,940,500	19,116,845	27,006,627
Debenture Borrowing	0	39,000,000	0	0	0
Federal/Provincial Contributions	14,635,100	2,000,000	516,800	2,704,400	0
Dev/Comm/Other Contributions	677,300	3,478,000	3,530,000	150,000	150,000
	206,459,800	100,417,220	56,002,200	89,374,200	89,327,300

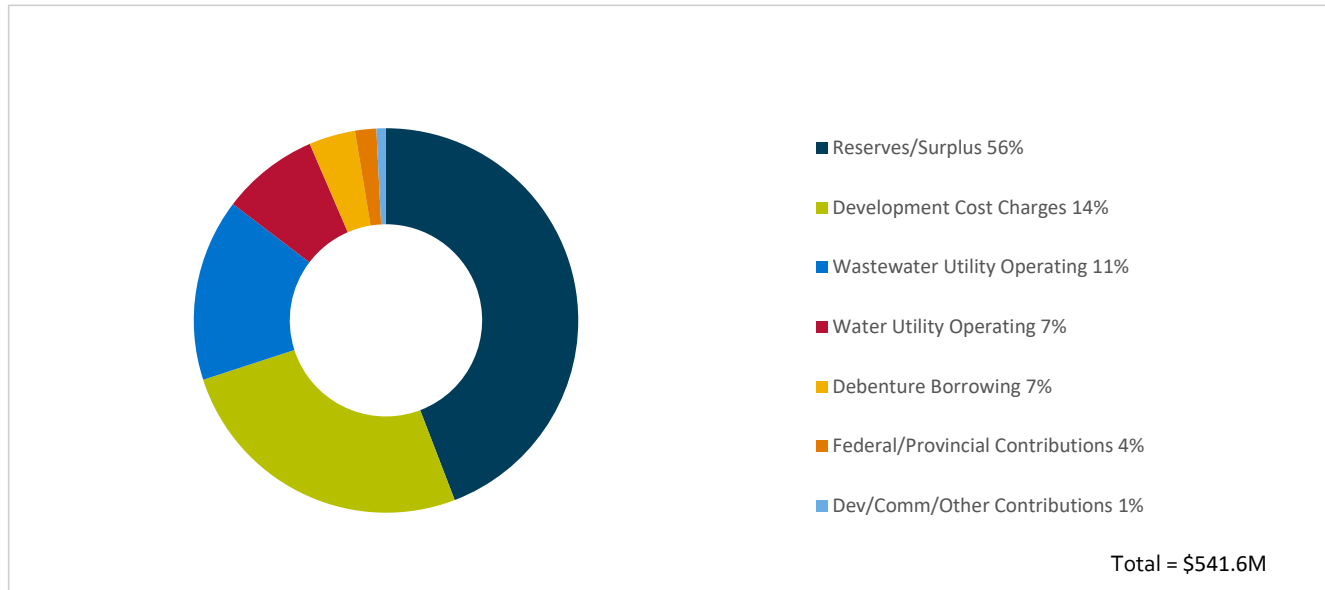
Total Five-Year Capital Program **541,580,720**

* 10-Year Capital Plan only includes confirmed Federal and Provincial Funding

Note: Totals may not add due to rounding.

Utility Funds Capital Funding 2024 to 2028

The below graph summarizes the overall capital plan funding over the next five years.



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	2024	2025	2026	2027	2028	Five-Year Total
A1	Airside	872,800	748,400	820,500	2,440,800	189,500	5,072,000
A2	Groundside	5,908,200	1,173,000	13,568,900	16,630,800	3,267,600	40,548,500
A3	Terminal	4,680,600	716,300	1,217,400	757,600	815,200	8,187,100
A4	Airport Improvement Fees	131,650,800	58,037,600	16,995,300	24,318,200	32,211,400	263,213,300
		143,112,400	60,675,300	32,602,100	44,147,400	36,483,700	317,020,900

Funding Sources:							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	136,318,800	19,675,300	32,085,300	41,443,000	36,483,700	266,006,100	
Development Cost Charges	0	0	0	0	0	0	0
Debenture/Borrowing	0	39,000,000	0	0	0	39,000,000	
Federal/Provincial Funding	6,793,600	2,000,000	516,800	2,704,400	0	12,014,800	
Dev/Comm/Other Contributions	0	0	0	0	0	0	0
Utility Revenue	0	0	0	0	0	0	0
	143,112,400	60,675,300	32,602,100	44,147,400	36,483,700	317,020,900	

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 & PRVs New booster stations & PRV's to accommodate growth.
W3	DCC Water Treatment New treatment capacity and facilities to accommodate growth.
W4	DCC Reservoirs & Filling Stations New reservoirs and filling stations to accommodate growth.
W5	DCC Offsite & 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 has reached the end of its 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	2024	2025	2026	2027	2028	Five-Year Total
W1	DCC Pipes (Mains)	2,045,400	7,392,000	2,500,000	4,650,000	7,700,000	24,287,400
W2	DCC Booster Stations & PRVs	0	0	0	2,700,000	0	2,700,000
W3	DCC Water Treatment	0	0	0	0	0	0
W4	DCC Reservoirs & Filling Stations	2,049,800	0	2,300,000	0	10,000,000	14,349,800
W5	DCC Offsite & Oversize	740,500	200,000	200,000	200,000	200,000	1,540,500
W6	Network and Facility Renewal	3,745,900	3,750,000	1,750,000	5,000,000	2,750,000	16,995,900
W7	Network and Facility Improvements	2,255,800	9,141,000	1,150,000	3,150,000	1,150,000	16,846,800
W8	Irrigation Network Improvements	5,710,700	1,245,000	545,000	945,000	2,945,000	11,390,700
		16,548,100	21,728,000	8,445,000	16,645,000	24,745,000	88,111,100

Funding Sources							
General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	4,511,500	8,000,000	0	2,000,000	0	0	14,511,500
Development Cost Charges	2,395,200	3,775,048	2,440,000	4,754,287	14,432,140	0	27,796,675
Debenture/Borrowing	0	0	0	0	0	0	0
Federal/Provincial Funding	2,991,500	0	0	0	0	0	2,991,500
Dev/Comm/Other Contributions	150,000	150,000	2,450,000	150,000	150,000	150,000	3,050,000
Utility Revenue	6,499,900	9,802,952	3,555,000	9,740,713	10,162,860	0	39,761,425
	16,548,100	21,728,000	8,445,000	16,645,000	24,745,000	0	88,111,100

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 existing 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	2024	2025	2026	2027	2028	Five-Year Total
WW1	DCC Pipes (Mains)	7,625,200	5,234,800	5,975,100	6,081,800	6,878,600	31,795,500
WW2	DCC Lift Stations	7,146,700	2,787,120	0	0	0	9,933,820
WW3	DCC Wastewater Treatment Facilities	560,100	0	0	14,320,000	12,760,000	27,640,100
WW4	DCC Oversize	200,000	200,000	200,000	200,000	200,000	1,000,000
WW5	Network and Facility Renewal	14,861,100	6,880,000	7,560,000	7,840,000	8,120,000	45,261,100
WW6	Network and Facility Improvements	16,406,200	2,912,000	1,220,000	140,000	140,000	20,818,200
		46,799,300	18,013,920	14,955,100	28,581,800	28,098,600	136,448,720

Funding Sources:

General Taxation	0	0	0	0	0	0	0
Surplus/Reserves	22,392,600	0	0	0	0	0	22,392,600
Development Cost Charges	9,052,700	5,228,498	4,500,500	14,362,558	12,574,487		45,718,743
Debenture/Borrowing	0	0	0	0	0	0	0
Federal/Provincial Funding	4,850,000	0	0	0	0	0	4,850,000
Dev/Comm/Other Contributions	527,300	3,328,000	1,080,000	0	0	0	4,935,300
Utility Revenue	9,976,700	9,457,422	9,374,600	14,219,242	15,524,113		58,552,077
	46,799,300	18,013,920	14,955,100	28,581,800	28,098,600		136,448,720

Note: Totals may not add due to rounding.

2024

FINANCIAL PLAN

Final Budget Volume

2024-2028 Five-Year Financial Plan

April 22, 2024
Council Chambers

[#kelownabudget](#)
[Kelowna.ca/budget](https://kelowna.ca/budget)





Agenda

- ▶▶ Priorities
- ▶▶ Proposed Final Budget
 - ▶▶ Total expenditure budget
 - ▶▶ Tax demand
- ▶▶ Final Budget Operating requests
- ▶▶ Final Budget Capital requests
- ▶▶ Taxation impacts
- ▶▶ Five-Year Financial Plan (2024- 2028)

2024 Financial Plan – Priorities

- ▶▶ Community safety
- ▶▶ Addressing Homelessness
- ▶▶ Keeping Kelowna moving
- ▶▶ Impacts of climate
- ▶▶ Digital transformation

2024 Preliminary Budget Volume



Net operating + capital	\$190.0M
New construction revenue	+(4.98M)
2024 Net tax demand	\$185.0M



4.75%

2024 Final Budget Volume

- ▶▶ Emergent projects
- ▶▶ Required by Legislation
- ▶▶ Council directed



2024 Proposed expenditure budget

Expenditures by Fund (\$ thousands)

	Operating	Capital
General	340,514	208,997
Airport	62,759	143,112
Wastewater	17,315	46,799
Water	18,858	16,548
	<hr/>	<hr/>
	439,446	415,457

Total **854,903**

Note: Totals may not add due to rounding



- General 65%
- Airport 24%
- Wastewater 7%
- Water 4%

Total \$854.9M

2024 Proposed tax demand

Preliminary gross tax demand	\$190M
Final Budget Volume:	
General revenues	394k
Operating requests	830k
2024 Final gross tax demand	\$191.2M
New construction revenue	(6.3M)
Net property owner impact	4.72%



Operating Requests – Community Safety & Bylaw

Request: Community Safety Plan: Kelowna Alternative Response Team

Justification: As part of the 2024 Preliminary Budget deliberations, Council asked that the Community Safety Plan Action 1.2: Kelowna Alternative Response Team request be brought back as part of Final Budget. This \$1.1 million program will enable an alternative, community-based mobile unit response to (police) calls involving people in crisis. Used in other municipalities, this trauma and culturally informed model has shown to be cost-effective and has resulted in reduced police calls and involvement.

Budget of \$250k is requested in 2024 to allow City staff to engage in partnership discussions, increasing to \$500k in 2025 ongoing as the City's commitment to the program. Staff will return to Council before the 2025 Preliminary Budget if the partnerships opportunities are unsuccessful.

Amount: \$250,000 in 2024 and \$500,000 in 2025-ongoing

Taxation Impact: 2024: No Taxation Impact in 2024
2025-Ongoing: \$500,000 increase to Tax Demand



Operating Requests – Governance & Leadership

Request: Council Initiatives

Justification: Kelowna City Council is committed to working closely with residents, community partners and other levels of government to bring positive change. Council initiatives funding approved in 2023 allowed for the expansion of the Social Development mandate to provide enhanced strategic leadership in addressing homelessness, funding to purchase and operate an additional Sweeper/Scrubbing Unit increasing garbage service levels throughout the City, and grant funding to support the Uptown Rutland Business Association's On-Call pilot project. Additional budget is requested to enable City Council to continue to promote and finance various initiatives that will contribute to positive change in our community.

Amount: \$700,000

Taxation Impact: \$700,000 Increase to Taxation Demand ongoing



Operating Requests – Enabling Services

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: \$152,948,200

Taxation Impact: No Taxation Impact



Operating Requests – Enabling Services

Request: FortisBC Operating Fee

Justification: This request is to adjust the franchise fee revenue due from FortisBC down to \$2,024,361 from the 2024 Preliminary budget amount of \$2,418,450. The fee is based on 3 per cent of the gross revenue for the provision and distribution of all gas consumed within the City of Kelowna during the 2023 calendar year.

Amount: \$394,100

Taxation Impact: \$394,100 Increase to Taxation Demand ongoing



Operating Requests – Enabling Services

Request:	Insurance Premiums – Inflationary Increase
Justification:	Insurance Premiums continue to rise; the Insurance Bureau of Canada reported an average annual increase in insurance premiums rates across all sectors was 9.6 per cent in 2020 and continues to rise annually. Inflation of construction costs increase the value of insured assets, which in turn puts upward pressure on premium costs. Budget is requested for an annual budget increase of 7.6 per cent for 2024 and 2025 to align with the current trend of rising costs while maintaining sufficient and dependable coverage.
Amount:	\$130,000 in 2024 and \$260,000 in 2025-ongoing
Taxation Impact:	2024: \$130,000 Increase to Taxation Demand 2025-ongoing: \$260,000



Capital Requests – Solid Waste Capital

Request: Landfill - Flare Replacement

Justification: Budget is requested for replacement of the landfill gas flare at the Glenmore Landfill. Initially scheduled for 2026, staff is requesting to expedite this project for procurement in 2024 and construction in 2025 due to challenges in finding replacement parts and servicing for the existing flare. With current long lead times for flare manufacturing components, this budget request is to allow for the purchasing and deposit for the flare component to ensure construction can be completed in 2025. This is a multi-year project, total budget estimated at \$3.5M and the final design is being completed in 2024. Contractual commitments will be based on this budget plus \$2.75M budget in 2025.

Amount: \$3,500,000 (2024: \$750k 2025: \$2.75M)

Operating Impact: \$100,000 starts in 2026-ongoing

Taxation Impact: No taxation impact



Capital Requests – Airport Capital

Request: Airport - Aircraft Rescue and Fire Fighting Response Vehicle

Justification: Federal regulations dictate emergency response categorization based on the size and number of aircraft that land at an airport in the preceding 12 months. With the Airport fully recovered from the impact of the COVID-19 pandemic in 2023, surpassing its 2019 pre-pandemic passenger numbers, and the corresponding growth in the number of large aircraft movements at the airport, the Airport is required to increase Aircraft Fire Fighting from the current Category 6 response to a Category 7 response. As a result, there is an emergent need for one additional Aircraft Rescue and Fire Fighting response vehicle to ensure the Airport is able to provide continuous emergency response at the required Category 7 level as passenger numbers and air service to and from the region continue to grow.

Amount: \$2,950,000

Taxation Impact: No taxation impact



Capital Requests – Wastewater Capital

Request: WWTF Equipment Repair

Justification: Budget is requested for the repair of equipment at the Wastewater Treatment Facility (WWTF). The WWTF operates two centrifuges that remove water from wastewater solids, and the larger primary unit is undergoing repairs with parts delayed due to availability and shipping arriving slowly from Italy. The smaller backup centrifuge is running extended hours to meet process needs, during a recent inspection, it was found that this centrifuge has mechanical issues that will eventually lead to equipment failure and is in need of urgent repair.

Amount: \$200,000

Taxation Impact: No taxation impact

Taxation Impact - Summary

\$982,950

Average residential property

\$2,484

Municipal portion of taxes

\$112

\$ Increase from prior year

4.72%

% Increase from prior year

What Do Tax Dollars Pay For:



28%

**Police Services
& RCMP**

20%

**Enabling
Services**

14%

**Fire
Safety**

12%

**Transportation
and Transit**

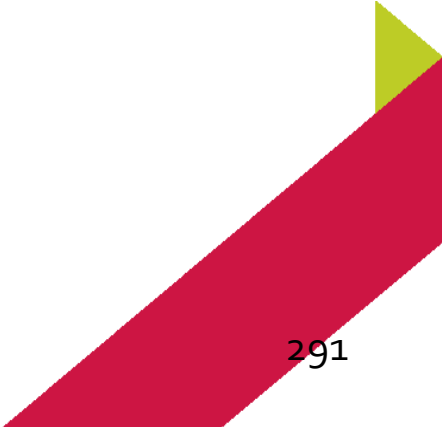
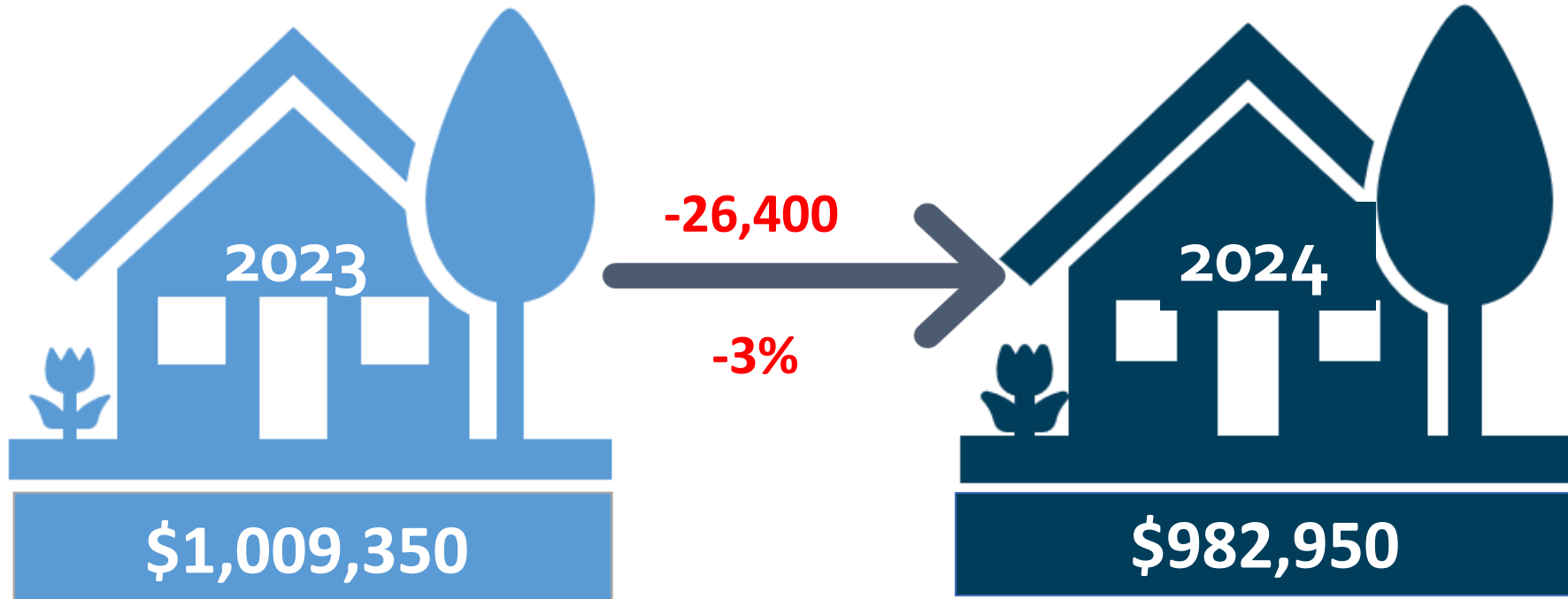
18%

**Other
Operating
areas**

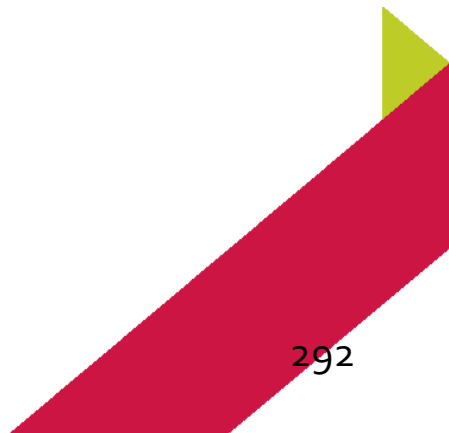
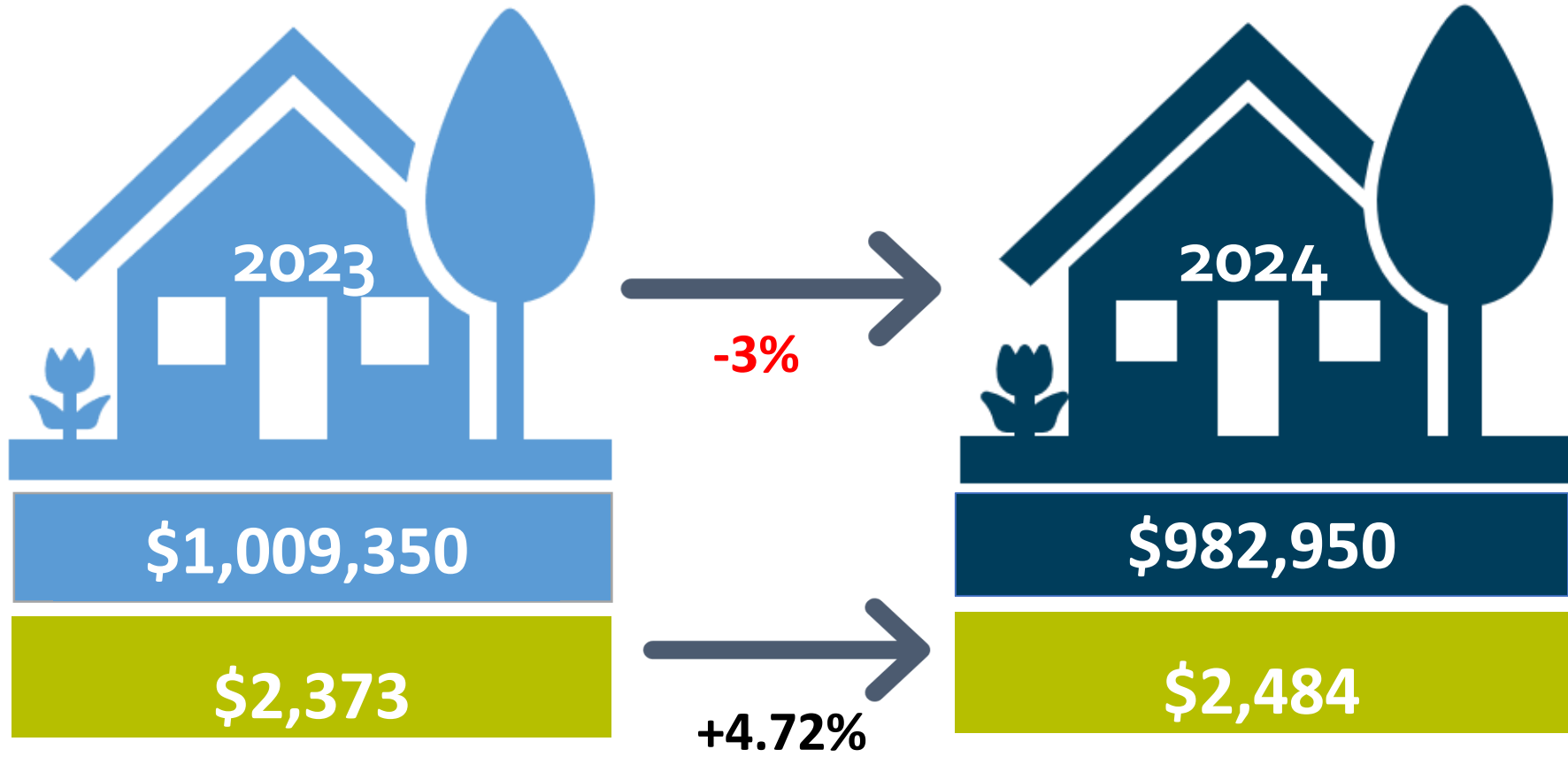
8%

**Capital
Programs**

2023 to 2024 Average Residential Assessed Value



2024 Average Property Owner Impact



Five-Year Financial Plan

	2024	2025	2026	2027	2028
General revenues	(17,820)	(18,751)	(19,670)	(21,613)	(22,088)
Net operating budget	194,574	206,112	218,315	233,252	246,184
Pay-as-you-go capital	14,467	15,983	17,479	19,050	20,707
Taxation demand	191,220	203,343	216,124	230,689	244,803
New construction tax revenue	(6,260)	(3,790)	(3,739)	(3,927)	(4,141)
Net property owner impact	4.72%	4.36%	4.45%	4.92%	4.32%



Questions?

Budget 2024

#kelownabudget



For more information visit: kelowna.ca/budget

CITY OF KELOWNA

BYLAW NO. 12639

Five-Year Financial Plan 2024-2028

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, 2024 to and including December 31, 2028.
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, 2024-2028, No. 12639".

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 2024 - 2028

	2024	2025	2026	2027	2028	2029-2031
Revenue						
Property Value Tax	191,220,490	203,343,357	216,124,348	230,689,351	244,802,502	786,564,674
Library Requisition	7,859,400	8,016,588	8,176,920	8,340,458	8,507,267	26,035,639
Parcel Taxes	4,440,697	3,450,288	3,290,286	2,944,479	2,711,096	7,883,485
Fees and Charges	178,947,925	185,894,676	196,314,029	204,029,869	212,399,148	688,368,989
Borrowing Proceeds	4,522,400	71,928,262	24,680,540	11,421,775	16,806,499	25,875,982
Other Sources	98,499,082	161,931,710	140,624,333	113,384,030	85,439,508	225,580,497
	485,489,994	634,564,881	589,210,457	570,809,962	570,666,020	1,760,309,266
Transfer between Funds						
Reserve Funds	2,489,948	1,289,098	6,115,713	7,629,335	6,143,430	18,519,832
DCC Funds	61,375,400	57,634,139	52,938,672	66,663,479	65,428,683	140,205,159
Surplus/Reserve Accounts	305,547,770	119,650,706	100,298,759	95,870,859	75,249,984	257,737,446
	369,413,118	178,573,943	159,353,144	170,163,674	146,822,097	416,462,437
Total Revenues	854,903,112	813,138,824	748,563,601	740,973,636	717,488,117	2,176,771,703
Expenditures						
Municipal Debt						
Debt Interest	4,956,085	5,315,399	11,005,460	15,739,605	17,969,307	63,420,320
Debt Principal	7,149,119	7,258,284	8,954,238	10,373,849	10,258,477	36,787,913
Capital Expenditures	415,457,000	357,466,503	272,670,553	248,886,362	206,263,477	519,091,611
Other Municipal Purposes						
Arts & Culture	4,273,737	4,282,458	4,489,454	4,645,033	4,806,007	15,440,657
Community Development	6,002,914	4,793,625	5,150,805	5,209,788	5,382,430	17,243,174
Community Safety & Bylaw	7,853,956	7,650,957	7,902,278	8,183,981	8,467,965	27,232,983
Development Planning	2,713,940	2,599,523	2,687,924	2,779,287	2,873,820	9,222,032
Development Services	6,532,198	7,043,599	7,288,306	7,541,210	7,802,890	25,071,139
Enabling Services	73,464,907	75,380,138	79,266,450	83,399,969	87,762,191	290,811,350
Fire Safety	28,176,552	29,074,292	29,933,760	30,971,906	32,046,076	102,962,498
Governance & Leadership	4,716,757	4,540,408	4,698,150	4,861,176	5,029,858	16,161,228
Parking	4,993,679	4,655,296	4,749,895	4,846,916	4,946,474	15,463,232
Parks	13,402,113	14,280,247	14,825,843	15,339,239	15,870,450	50,986,163
Partnerships Office	1,405,389	1,236,025	1,278,966	1,100,246	1,138,424	3,657,827
Police Services & RCMP	59,394,604	61,498,220	63,634,014	65,841,357	68,125,286	218,885,725
Solid Waste & Landfill	17,080,505	17,294,887	16,831,025	17,314,117	17,813,287	56,603,919
Sport & Recreation	14,858,167	15,289,370	15,752,317	16,266,208	16,822,777	52,637,145
Stormwater & Flood Protection	3,369,341	2,809,749	2,896,693	2,976,454	3,068,875	9,792,654
Transit	31,871,916	31,712,016	32,800,301	33,925,048	35,088,823	112,660,004
Transportation	17,025,537	17,476,533	18,090,049	18,657,774	19,305,199	62,028,728
Wastewater	15,554,826	15,832,141	15,519,908	15,787,332	16,063,682	49,943,013
Water	14,065,368	13,003,895	12,829,942	13,046,487	13,270,324	36,733,688
Airport	27,176,085	27,726,778	28,855,121	30,541,836	31,576,677	100,472,340
	781,494,695	728,220,343	662,111,453	658,235,180	631,752,776	1,893,309,343
Transfers between Funds						
Reserve Funds	31,623,581	32,305,990	33,735,918	34,877,386	36,090,325	115,392,541
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	41,784,836	52,612,491	52,716,230	47,861,069	49,645,017	168,069,820
	73,408,417	84,918,481	86,452,149	82,738,455	85,735,342	283,462,361
Total Expenditures	854,903,112	813,138,824	748,563,601	740,973,636	717,488,117	2,176,771,703

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 2024. 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	191,220	22%
Library Requisition	7,859	1%
Parcel Taxes	4,441	1%
Fees and Charges	178,948	21%
Borrowing Proceeds	4,522	1%
Other Sources	98,499	11%
Reserve Funds/Accounts	369,413	43%
Total	854,903	100%

Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2024 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	2024 Tax Class Ratios	Tax Revenue \$ (000's)	2023 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	132,869	1.0000:1
02	Utilities	4.5169:1	797	5.7720:1
04	Major Industrial	8.3358:1	28	8.5581:1
05/06	Light Ind/Bus/Other	2.0696:1	56,808	2.4594:1
09	Farm Land	0.2291:1	12	0.2307:1
91	Farm Improvements	0.5122:1	708	0.5149:1
	Total Revenues		191,220	

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 2024 (based on 2023 assessment totals and tax rates) is \$3,973,514. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 350,101
Private schools - \$ 65,955
Hospitals - \$ 15,374
Special Needs Housing - \$ 70,660
Social Services - \$ 334,195
Public Park, Athletic or Recreational - \$ 394,972
Cultural - \$ 600,709
Partnering, Heritage or Other Special Exemptions Authority - \$ 366,005
Revitalization - \$1,775,543

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. 12640

Tax Structure Bylaw, 2024

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 2024 taxation year.
4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2024 No. 12640".

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. 12641

Annual Tax Rates Bylaw, 2024

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 2024:
 - (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, 2024 No. 12641".

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 - 2024**

		TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
		A	B	C	D	E	F
PROPERTY CLASS		GENERAL MUNICIPAL	DEBT	LIBRARY	REGIONAL HOSPITAL DISTRICT	REGIONAL DISTRICT	REGIONAL DISTRICT SIR
01	Residential	2.4150	0.0862	0.1037	0.1907	0.1997	0.0166
02	Utilities	10.9078	0.3894	0.4685	0.6676	0.6988	0.0581
03	Supportive Housing	2.4149	0.0862	0.1037	0.1907	0.1997	0.0166
04	Major Industrial	20.1303	0.7187	0.8645	0.6485	0.6789	0.0565
05	Light Industrial	4.9978	0.1784	0.2146	0.6485	0.6789	0.0565
06	Business/Other	4.9978	0.1784	0.2146	0.4673	0.4892	0.0407
08	Recreation/Non-Profit	2.4149	0.0862	0.1037	0.1907	0.1997	0.0166
09	Farm:						
	a) Land	0.5243	0.0188	0.0225	0.1907	0.1997	0.0166
	b) Improvements	1.2370	0.0442	0.0531	0.0000	0.0000	0.0000

SCHEDULE 2

CITY OF KELOWNA

2024 LOCAL SERVICE AREA TAX RATES

PROPERTY CLASS	A DOWNTOWN BUSINESS IMPROVEMENT AREA	B UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	1.1032	0.8020
6. BUSINESS	1.1032	0.8020
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM a) LAND b) IMPROVEMENT	0 0	0 0

CITY OF KELOWNA

BYLAW NO. 12642

Development Cost Charge Reserve Fund Expenditure Bylaw, 2024

WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of Two Hundred and Thirteen Million, Six Hundred Eighty Three Thousand, Six Hundred and Forty Nine dollars (\$ 213,683,649) as at January 1, 2024.

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 Two Hundred and Thirteen Million, Six Hundred Eighty Three Thousand, Six Hundred and Forty Nine dollars (\$213,683,649) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2024 for the following purposes:

Land for Park Purposes	\$ 42,757,176
Park Development	\$ 28,376,336
Road Construction	\$ 103,029,070
Wastewater Trunks, Plant & Debt Repayment	\$ 15,587,149
Water Mains, Pump Stations & Reservoir Construction	\$ 22,769,287
Drainage	\$ 1,164,631

\$ 213,683,649

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, 2024, No. 12642".

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. 12643

Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Fifteen Million, Ninety Four Thousand, Seven Hundred and Ninety Five Dollars (\$15,094,795) as at January 1, 2024.

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 Fifteen Million, Ninety Four Thousand, Seven Hundred and Ninety Five Dollars (\$15,094,795) as at January 1, 2024 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2024 for the following purposes:

General Land	\$ 7,954,664
Parks Land	\$ 1,407,051
Housing Opportunity	\$ 5,733,080
	<u>\$ 15,094,795</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, 2024, No. 12643".

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. 12644

Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2024

WHEREAS, there is an unappropriated balance in the Density Bonusing for Public Amenities & Streetscape Reserve Fund of Five Hundred and Twenty Eight thousand, Five Hundred and Seventy Three (\$528,573), as at January 1, 2024.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Density Bonusing for Public Amenities & Streetscape Reserve Fund for the purpose of 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 Five Hundred and Twenty Eight thousand, Five Hundred and Seventy Three (\$528,573), as at January 1, 2024 is hereby appropriated from the Density Bonusing for Public Amenities & Streetscape Reserve Fund to be expended in 2024 for the following purposes:

Urbanization and Streetscape Amenities	\$528,573
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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 Density Bonusing for Public Amenities & Streetscape Reserve Fund.
4. This bylaw may be cited as the "Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2024, No. 12644".

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. 12645

Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2024

WHEREAS, there is an unappropriated balance in the Septic Removal Specific Area Reserve Fund of Nine Million, Four Hundred and Nineteen thousand, Six Hundred and Thirty One (\$9,419,631), as at January 1, 2024.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Septic Removal Specific Area Reserve Fund for the purpose of septic removal 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, Four Hundred and Nineteen thousand, Six Hundred and Thirty One (\$9,419,631), as at January 1, 2024 is hereby appropriated from the Septic Removal Specific Area Reserve Fund to be expended in 2024 for the following purposes:

Septic Removal	\$ 9,419,631
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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 Septic Removal Specific Area Reserve Fund
4. This bylaw may be cited as the " Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2024, No. 12645".

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: May 6, 2024
To: Council
From: City Manager
Subject: 2024 Sterile Insect Release (SIR) parcel tax
Department: Financial Services – Controller

Recommendation:

THAT Council approve the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated May 6, 2024, charging the 2024 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2024 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12654 being the Sterile Insect Release Program Parcel Tax Bylaw 2024 be forwarded for reading consideration.

Purpose:

To authorize the 2024 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.

Background:

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central Okanagan, North Okanagan and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage. The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmentally friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

The program consists of two separate levies. The first levy is based on the assessed value of the land and a tax rate for each class of property (residential, utility, major and light industrial, recreational, business, and farm land), and is provided by the Regional District of Central Okanagan. It applies, generally, to all property tax rolls within the City of Kelowna.

The second levy is a parcel tax applicable to all properties that are 0.30 acres or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2024 charge of \$162.68 per assessed acre will be applied to all property tax rolls on the list provided by SIR administration and are attached to Bylaw 12654.

The following chart lists the historical annual budget figures levied on property within the City of Kelowna as well as the year over year percentage change.

	2020	2021	2022	2023	2024
General Levy on All Properties	\$747,829	\$734,153	\$745,361	\$763,154	\$810,896
Percentage Change from Prior Year	0.47%	-1.83%	1.53%	2.39%	6.26%
Parcel Tax Levy	\$292,855	\$274,229	\$276,676	\$274,968	\$267,596
Percentage Change from Prior Year	-4.65%	-6.36%	0.89%	-0.62%	-2.68%
Per Acre Charge for Parcel Tax	\$139.26	\$139.26	\$150.40	\$156.42	\$162.68
Percentage Change from Prior Year	0.00%	0.00%	8.00%	4.00%	4.00%

Internal Circulation:

Office of the City Clerks

Considerations applicable to this report:

Legal/Statutory Authority:

Section 200 of the Community Charter provides that Council may, by bylaw, impose a parcel tax in accordance with Part 7 Division 4 – Parcel Taxes to provide all or part of the funding for a service.

Financial/Budgetary Considerations:

While the SIR program is run across the 4 participating regional districts, each municipality has tax authority over their own specific area. Each municipality collects the parcel tax and then passes on the funds to the Regional District, who then uses the funds to pay for the SIR Program.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Consultation and Engagement:

Communications Comments:

Submitted by:

Patrick Gramiak, Revenue Supervisor

Approved for inclusion: Joe Sass, Divisional Director, Financial Services

Attachments:

Schedule A – 2024 SIR Parcel Tax Roll



City of
Kelowna

Sterile Insect Release (SIR) Program 2024

SIR Program

- ▶ The Central Okanagan joined the SIR program in 2002
- ▶ Current participants include the Okanagan Similkameen, Central and North Okanagan and the Columbia Shuswap region
- ▶ It's a codling moth management program that is environmentally friendly and controls the risk of codling moth infestation in commercial orchards and urban areas
- ▶ SIR board is requesting a tax levy of \$1,078,492 to cover the 2024 program budget

Part 1: Levy on Land Only

- ▶ A general levy of 0.0222 cents per thousand of assessed value of land on all classes.
 - ▶ For example: \$2.22 would be levied on land that is assessed at \$100,000

Part 2: Levy on Parcels

- ▶ All parcels of land that are **0.3** acres or more and contain 20 or more codling moth host trees are charged \$162.68 per assessed acre.
- ▶ Bylaw 12654 adjusts the Parcel Tax levy for 2024.



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12654

Sterile Insect Release Program Parcel Tax Bylaw 2024

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 2024 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Sixty-Two Dollars and Sixty-Eight Cents (\$162.68) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2024 No. 12654".

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

Regional District of Central Okanagan
ROLL

2024 OKSIR PARCEL TAX
Jurisdiction 217

Folio	Property Address	Legal Description	Adjusted Acres	x162.68
21703108010	1355 LATTA, KELOWNA	LOT 10, PLAN KAP1611, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 39146	6.26	\$ 1,018.38
21703121000	2355 MCKENZIE, KELOWNA	LOT A, PLAN KAP15859, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	2.18	\$ 354.64
21703121010	2295 MCKENZIE, KELOWNA	LOT 2, PLAN KAP33255, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.24	\$ 1,665.84
21703205000	2635 SEXSMITH, KELOWNA	LOT 1, PLAN KAP12772, SECTION 3&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	8.01	\$ 1,303.07
21703210125	2517 SEXSMITH, KELOWNA	LOT 10, PLAN KAP21431, SECTION 3&4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	6.84	\$ 1,112.73
21703210210	705 VALLEY, KELOWNA	LOT B, PLAN KAP31659, SECTION 3, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.97	\$ 808.52
21703236002	770 PACKINGHOUSE, KELOWNA	LOT 1, PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	3.05	\$ 496.17
21703245000	590 BRENDA, KELOWNA	LOT 25, BLOCK 5, PLAN KAP896, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.85	\$ 789.00
21703255321	1982 UNION, KELOWNA	LOT A, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21703255322	1980 UNION, KELOWNA	LOT B, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21703262000	2389 LONGHILL, KELOWNA	LOT 13, BLOCK 9, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 33 TWP 26	5.77	\$ 938.66
21703263000	2206 LONGHILL, KELOWNA	LOT 2, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	7.33	\$ 1,192.44
21703264000	185 VALLEY, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	3.77	\$ 613.30
21703266000	143 VALLEY, KELOWNA	LOT 5, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20854	3.84	\$ 624.69
21703267000	1 - 127 VALLEY, KELOWNA	LOT 6, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	9.27	\$ 1,508.04

21703268000	2214 BONN, KELOWNA	LOT 7, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 22394	4.51	\$ 733.69
21703269000	115 VALLEY, KELOWNA	LOT 8, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.16	\$ 1,652.83
21703271000	220 MAIL, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	8.45	\$ 1,374.65
21703272000	180 MAIL, KELOWNA	LOT 13, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.68	\$ 761.34
21703274000	135 VALLEY, KELOWNA	LOT H, PLAN KAP1636, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H8323	3.80	\$ 618.18
21703278000	800 PACKINGHOUSE, KELOWNA	LOT 3, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21703279000	2160 SCENIC, KELOWNA	LOT 4, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, AMD LOT (DD 79128F)	3.41	\$ 554.74
21703410000	1250 GLENMORE, KELOWNA	LOT 1, BLOCK 11, PLAN KAP1068, SECTION 9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP85917	2.24	\$ 364.40
21703412000	1460 GLENMORE, KELOWNA	LOT 3, BLOCK 11, PLAN KAP1068, SECTION 9+16, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP86445	3.26	\$ 530.34
21703645000	2434 GALE, KELOWNA	LOT 2, PLAN KAP1453, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.77	\$ 287.94
21703664000	2155 PIER MAC, KELOWNA	LOT 1, PLAN KAP2257, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	2.34	\$ 380.67
21703664514	2855 DRY VALLEY, KELOWNA	LOT A, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, MOBILE ON GALE RD, MANUFACTURED HOME REG.# 4566	3.56	\$ 579.14
21703664516	2849 DRY VALLEY, KELOWNA	LOT B, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.66	\$ 1,734.17
21703884000	3310 MATHEWS, KELOWNA	LOT 63, PLAN KAP1247, SECTION 3&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 29	5.56	\$ 904.50
21703905104	4236 SPIERS, KELOWNA	LOT B, PLAN KAP92871, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.44	\$ 722.30
21703906000	4233 SPIERS, KELOWNA	LOT 119, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN A1060	1.13	\$ 183.83
21703907000	4221 SPIERS, KELOWNA	LOT 120, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72661	7.51	\$ 1,221.73

21703908000	4215 SPIERS, KELOWNA	LOT 121, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21703912000	3030 GRIEVE, KELOWNA	LOT 125, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B13027	5.50	\$ 894.74
21703913001	3015 GRIEVE, KELOWNA	LOT 126, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 068492	6.24	\$ 1,015.12
21703913100	3145 GULLEY, KELOWNA	LOT 127, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.42	\$ 1,369.77
21703949320	4280 SPIERS, KELOWNA	LOT B, PLAN KAP34609, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.80	\$ 1,268.90
21703949340	4207 SPIERS, KELOWNA	LOT B, PLAN KAP47098, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.07	\$ 499.43
21703949390	3480 WATER, KELOWNA	LOT A, PLAN KAP71707, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.16	\$ 676.75
21703950000	3965 TODD, KELOWNA	PARCEL B, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44155, ASSIGNED PCL B (D.D.191005F) OF L 154	8.67	\$ 1,410.44
21703952062	3865 SPIERS, KELOWNA	LOT 138, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H15296 & 39975	6.75	\$ 1,098.09
21703956000	4201 SPIERS, KELOWNA	LOT 142, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.18	\$ 1,005.36
21703960000	2699 SAUCIER, KELOWNA	LOT 145, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX W 320 FT	1.35	\$ 219.62
21703965000	4175 TODD, KELOWNA	LOT 150, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & OF W 1/2 OF SEC 33	4.98	\$ 810.15
21703968000	4067 TODD, KELOWNA	LOT 153, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$ 764.60
21703971501	2177 WARD, KELOWNA	LOT 157, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78689, KAP88849	1.25	\$ 203.35
21703971503	2287 WARD, KELOWNA	LOT B, PLAN KAP78689, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP88849	35.85	\$ 5,832.08
21703971504	3974 TODD, KELOWNA	LOT 1, PLAN KAP88849, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.23	\$ 200.10

21703973000	3980 TODD, KELOWNA	LOT 159, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.41	\$ 392.06
21703979000	2715 HEWLETT, KELOWNA	LOT 3, PLAN KAP1656, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7338	8.30	\$ 1,350.24
21703981000	2570 SAUCIER, KELOWNA	PARCEL A, PLAN KAP6018B, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PCL A OF L 1 PL 1656 S/O PL B6018 (DD 127007F)	1.18	\$ 191.96
21703985000	2675 HEWLETT, KELOWNA	LOT A, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.83	\$ 785.74
21703990002	3950 SPIERS, KELOWNA	LOT E, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 27157 28923 KAP65455	1.37	\$ 222.87
21703995027	3920 TODD, KELOWNA	LOT B, PLAN KAP21140, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21703995159	3955 SPIERS, KELOWNA	LOT A, PLAN KAP56989, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.40	\$ 227.75
21703995172	2620 HEWLETT, KELOWNA	LOT 2, PLAN KAP92520, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.25	\$ 2,318.19
21703997000	4200 STEWART, KELOWNA	LOT 237, PLAN KAP1247, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 32 TWP 29	7.79	\$ 1,267.28
21704008004	4025 CASORSO, KELOWNA	LOT 1, PLAN EPP72879, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.04	\$ 819.91
21704014004	3896A CASORSO, KELOWNA	LOT A, PLAN KAP92331, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.81	\$ 1,270.53
21704016000	3877 CASORSO, KELOWNA	LOT 4, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704021000	3995 CASORSO, KELOWNA	LOT 8, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.94	\$ 803.64
21704023001	1989 WARD, KELOWNA	LOT 1, PLAN EPP95434, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.96	\$ 1,457.61
21704029000	4153 BEDFORD, KELOWNA	LOT 1, PLAN KAP15793, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, (DD D29970) SEC 32 TWP 29	9.31	\$ 1,514.55
21704032158	3860 CASORSO, KELOWNA	LOT 2, PLAN KAP89549, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704084000	2090 WARD, KELOWNA	LOT B, PLAN KAP1780, SECTION 8, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.48	\$ 2,192.93
21704118205	1950 WARD, KELOWNA	LOT A, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	13.07	\$ 2,126.23

21704118206	1990 WARD, KELOWNA	LOT B, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	1.98	\$ 322.11
21704121000	3677 SPIERS, KELOWNA	LOT 1, BLOCK 2, PLAN KAP1072, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B5219 14900	7.25	\$ 1,179.43
21704127000	3663 SPIERS, KELOWNA	LOT 2, PLAN KAP1765, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19631 KAP45040 KAP70726	7.25	\$ 1,179.43
21704151030	3769 SPIERS, KELOWNA	LOT 1, PLAN KAP23684, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.66	\$ 270.05
21704151105	2190 GULLEY, KELOWNA	LOT A, PLAN KAP26008, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.69	\$ 1,251.01
21704151150	3668 SPIERS, KELOWNA	LOT B, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704151155	3678 SPIERS, KELOWNA	LOT C, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.48	\$ 1,054.17
21704151192	2777 K.L.O., KELOWNA	LOT A, PLAN KAP43297, SECTION 9&10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.55	\$ 1,553.59
21704151195	3740 HART, KELOWNA	LOT 6, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.66	\$ 2,384.89
21704151200	2452 GULLEY, KELOWNA	LOT 7, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	20.34	\$ 3,308.91
21704151210	2725 K.L.O., KELOWNA	LOT A, PLAN KAP45934, SECTION 9 & 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.11	\$ 2,295.41
21704151260	2295 K.L.O., KELOWNA	LOT 2, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.16	\$ 676.75
21704151265	3551 SPIERS, KELOWNA	LOT 3, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44147	2.86	\$ 465.26
21704151292	2202 GULLEY, KELOWNA	LOT A, PLAN KAP44147, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.85	\$ 626.32
21704156000	3455 ROSE, KELOWNA	LOT 4, PLAN KAP355, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 71430	10.15	\$ 1,651.20
21704157051	3480 FITZGERALD, KELOWNA	LOT 5, PLAN KAP355, PART E1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30818	10.07	\$ 1,638.19
21704159000	3030 MCCULLOCH, KELOWNA	LOT 4, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 11840	3.81	\$ 619.81

21704160001	3090 MCCULLOCH, KELOWNA	LOT 5, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18708 33271	5.64	\$ 917.52
21704161000	3641 HART, KELOWNA	LOT 7, PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$ 505.93
21704167000	3286 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP978, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.46	\$ 1,050.91
21704173000	3020 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP1517, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1212 B5633	1.47	\$ 239.14
21704174002	3099 MCCULLOCH, KELOWNA	LOT B, PLAN KAP71621, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.91	\$ 473.40
21704176000	3591 HART, KELOWNA	LOT 3, PLAN KAP1589, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.33	\$ 541.72
21704179000	3635 REEKIE, KELOWNA	LOT A, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.36	\$ 1,848.04
21704180000	3695 FITZGERALD, KELOWNA	LOT B, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	24.89	\$ 4,049.11
21704181000	3520 REEKIE, KELOWNA	LOT 1, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 73821	3.95	\$ 642.59
21704183000	3680 REEKIE, KELOWNA	LOT 2, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$ 993.97
21704184000	3096 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP2957, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10713 & KAP46590	1.00	\$ 162.68
21704194000	3275 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP6530, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	12.18	\$ 1,981.44
21704198000	3524 ROSE, KELOWNA	LOT A, PLAN KAP11840, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 078725	4.77	\$ 775.98
21704199100	3564 ROSE, KELOWNA	LOT A, PLAN KAP18708, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.96	\$ 1,945.65
21704199156	3269 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP90496, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.06	\$ 335.12
21704199180	3301 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP28811, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 10	14.83	\$ 2,412.54
21704199252	3630 FITZGERALD, KELOWNA	LOT B, PLAN KAP30817, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$ 1,643.07

21704199256	3661 HART, KELOWNA	LOT A, PLAN KAP31613, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704199278	3565 ROSE, KELOWNA	LOT A, PLAN KAP38325, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.87	\$ 1,280.29
21704199308	3665 HART, KELOWNA	LOT 1, PLAN EPP74364, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.43	\$ 557.99
21704205000	2834 BELGO, KELOWNA	LOT 2, BLOCK 16, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704209000	2502 BELGO, KELOWNA	LOT 6, BLOCK 16, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1528 H17537, MANUFACTURED HOME REG.# 46438	6.51	\$ 1,059.05
21704214000	2605 BELGO, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537, EXC R/S 7534 .153 AC	7.45	\$ 1,211.97
21704215000	2505 BELGO, KELOWNA	LOT 4, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537 KAP68946 KAP76995	6.51	\$ 1,059.05
21704220000	3950 BORLAND, KELOWNA	PLAN KAP1862B, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP70445	2.92	\$ 475.03
21704222000	3527 BEMROSE, KELOWNA	LOT 2, PLAN KAP2005, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 70201	3.60	\$ 585.65
21704223000	3835 BORLAND, KELOWNA	LOT A, PLAN KAP2645, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.59	\$ 584.02
21704228000	3625 BEMROSE, KELOWNA	LOT A, PLAN KAP4553, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP59561	7.45	\$ 1,211.97
21704232000	3647 BEMROSE, KELOWNA	LOT 1, PLAN KAP5787, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72602	2.59	\$ 421.34
21704235000	3975 SENGER, KELOWNA	LOT A, PLAN KAP6633, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.62	\$ 426.22
21704237120	2149 BELGO, KELOWNA	LOT 1, BLOCK 17, PLAN KAP31521, SECTION 11&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP69980 & KAP73861	8.32	\$ 1,353.50
21704237137	3547 BEMROSE, KELOWNA	LOT 1, PLAN KAP71097, SECTION 26, TOWNSHIP 11, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704237138	2547 BELGO, KELOWNA	LOT A, PLAN KAP76995, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68

21704243000	2455 WALBURN, KELOWNA	LOT B, PLAN KAP3238B, SECTION 12, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP68575, PT L B OF PL 1639 S/O ON PL B3238	6.94	\$ 1,129.00
21704245051	2601 WALBURN, KELOWNA	LOT 2, PLAN KAP62978, SECTION 12, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.11	\$ 343.25
21704247000	1190 LEWIS, KELOWNA	LOT 9, BLOCK 9, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10873, MANUFACTURED HOME REG.# 70462	5.69	\$ 925.65
21704248000	2290 GARNER, KELOWNA	LOT 2, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.52	\$ 1,223.35
21704249000	2148 WALBURN, KELOWNA	LOT 4, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	10.44	\$ 1,698.38
21704254000	1093 TEASDALE, KELOWNA	LOT 8, BLOCK 20, PLAN KAP1380, SECTION 13&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.17	\$ 841.06
21704258000	1404 LEWIS, KELOWNA	LOT 2, PLAN KAP1926, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H16654, MANUFACTURED HOME REG.# 52828	9.97	\$ 1,621.92
21704261000	1839 WALBURN, KELOWNA	LOT 7, PLAN KAP1926, DISTRICT LOT 508, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.61	\$ 912.63
21704269002	2015 WALBURN, KELOWNA	LOT 2, PLAN KAP4119, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20534, 34516, MANUFACTURED HOME REG.# 76344	1.00	\$ 162.68
21704270003	1959 WALBURN, KELOWNA	LOT B, PLAN KAP91170, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704310068	2007 WALBURN, KELOWNA	LOT 1, PLAN KAP83356, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704310500	2021 WALBURN, KELOWNA	LOT A, PLAN KAP34516, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704315000	3855 EAST KELOWNA, KELOWNA	LOT 13, PLAN KAP665, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20082 & KAP44096	4.96	\$ 806.89
21704317000	2075 BELGO, KELOWNA	LOT 9, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19507 & KAP69980	3.07	\$ 499.43
21704318001	1865 BELGO, KELOWNA	LOT 11, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 32086	8.04	\$ 1,307.95

21704319000	2280 HOLLYWOOD, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H13888 KAP52999	1.67	\$ 271.68
21704324000	1650 GEEN, KELOWNA	LOT 3, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.38	\$ 387.18
21704327004	1595 TEASDALE, KELOWNA	LOT B, PLAN EPP32484, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.87	\$ 466.89
21704330000	1555 TEASDALE, KELOWNA	LOT 10, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX PT INCL IN PL ATTACHED TO DD188738F	1.04	\$ 169.19
21704334001	1225 TEASDALE, KELOWNA	LOT 6, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 23119	3.66	\$ 595.41
21704335000	1103 TEASDALE, KELOWNA	LOT 7, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$ 353.02
21704343000	2270 HOLLYWOOD, KELOWNA	LOT A, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704344000	2015 BELGO, KELOWNA	LOT B, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP76229	8.87	\$ 1,442.97
21704345000	1525 GEEN, KELOWNA	LOT A, PLAN KAP1846, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.45	\$ 235.89
21704350000	1469 TEASDALE, KELOWNA	LOT 1, PLAN KAP4384, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.19	\$ 1,169.67
21704360093	3754 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP84170, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 14820	6.87	\$ 1,117.61
21704360267	1708 GEEN, KELOWNA	LOT 1, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 103088	2.05	\$ 333.49
21704360268	1605 GEEN, KELOWNA	LOT 2, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.99	\$ 1,137.13
21704360354	1950 BELGO, KELOWNA	LOT 2, PLAN KAP25528, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.26	\$ 2,319.82
21704360527	3795 EAST KELOWNA, KELOWNA	LOT A, PLAN KAP58793, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 64814	1.72	\$ 279.81
21704364000	2995 DUNSTER, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 378 FT L 6	1.00	\$ 162.68

21704365000	3098 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION EXC NLY 378 FT	1.08	\$ 175.69
21704366000	3002 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, W 1/2 OF THE S 1/2 OF L 6	2.39	\$ 388.81
21704367000	2855 DUNSTER, KELOWNA	LOT 7, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77776	15.87	\$ 2,581.73
21704368000	3152 EAST KELOWNA, KELOWNA	LOT 7, PLAN KAP187, PART S1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 11658	13.29	\$ 2,162.02
21704369000	2795 DUNSTER, KELOWNA	LOT 8, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	17.25	\$ 2,806.23
21704370002	3250 EAST KELOWNA, KELOWNA	LOT B, PLAN EPP54381, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.16	\$ 2,140.87
21704372000	3208 REID, KELOWNA	LOT 18, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 740.8 FT L 18	6.07	\$ 987.47
21704375000	3350 POOLEY, KELOWNA	LOT 20, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1536 B1720 5512	3.62	\$ 588.90
21704379000	3073 DUNSTER, KELOWNA	LOT 12, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$ 632.83
21704380000	3502 EAST KELOWNA, KELOWNA	LOT 11, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION SHOWN ON PL B716	6.79	\$ 1,104.60
21704381000	2947 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.42	\$ 1,207.09
21704382000	2981 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.09	\$ 828.04
21704385000	3072 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP821B, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	1.33	\$ 216.36
21704386002	3652 EAST KELOWNA, KELOWNA	LOT 12, PLAN KAP187, PART E1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION (PL B900)	1.00	\$ 162.68
21704387000	3183 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 1/2 OF S 1/2 OF LOT 5 SHOWN ON PL B1156, MANUFACTURED HOME REG.# 15739	2.29	\$ 372.54

21704394000	3582 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP1670, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.19	\$ 356.27
21704396000	2960 MCCULLOCH, KELOWNA	LOT B, PLAN KAP1703, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4658	3.62	\$ 588.90
21704400000	3430 POOLEY, KELOWNA	LOT B, PLAN KAP1725, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP53451	11.06	\$ 1,799.24
21704402000	3251 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$ 632.83
21704404000	3260 POOLEY, KELOWNA	LOT 3, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.31	\$ 1,189.19
21704412000	3288 REID, KELOWNA	LOT A, PLAN KAP4618, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7432	6.37	\$ 1,036.27
21704416000	3329 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP5512, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.47	\$ 401.82
21704418000	3375 DALL, KELOWNA	LOT 1, PLAN KAP6585, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.44	\$ 559.62
21704420000	3060 POOLEY, KELOWNA	Lot 2, Plan KAP6585, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan EPP90643	2.15	\$ 349.76
21704423190	3350 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704423192	3310 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.89	\$ 1,934.27
21704423194	3410 POOLEY, KELOWNA	LOT A, PLAN KAP34483, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704423198	3120 POOLEY, KELOWNA	LOT B, PLAN KAP34888, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.08	\$ 1,477.13
21704423205	3480 POOLEY, KELOWNA	LOT A, PLAN KAP53451, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21704423207	3367 REID, KELOWNA	LOT B, PLAN KAP55650, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.86	\$ 302.58
21704423209	3360 REID, KELOWNA	LOT 2, PLAN KAP56635, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.18	\$ 517.32
21704428000	3395 NEID, KELOWNA	LOT 26, PLAN KAP187, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B129, S 1/2 OF LOT, MANUFACTURED HOME REG.# B02269	1.00	\$ 162.68
21704432000	3194 DUNSTER, KELOWNA	LOT 5, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.94	\$ 315.60

21704433000	3172 DUNSTER, KELOWNA	LOT 6, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.17	\$ 190.34
21704436000	1 - 3042 DUNSTER, KELOWNA	LOT 9, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.67	\$ 271.68
21704525228	2877 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP33697, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.26	\$ 204.98
21704525503	2690 BEWLAY, KELOWNA	LOT 1, PLAN KAP56199, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.20	\$ 520.58
21704574000	2990 DUNSTER, KELOWNA	PLAN KAP1353B, PART SE1/4, SECTION 21, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, THAT PART OF THE FRACTIONAL	4.64	\$ 754.84
21704591000	2934 DUNSTER, KELOWNA	LOT C, PLAN KAP1700, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.88	\$ 1,281.92
21704805214	2960 DUNSTER, KELOWNA	LOT 1, PLAN KAP73437, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.13	\$ 1,810.63
21704825001	1 - 1368 TEASDALE, KELOWNA	LOT 3, PLAN KAP2329, SECTION 23, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 4697, 34964, H12752	16.46	\$ 2,677.71
21705502305	1151 LEWIS, KELOWNA	LOT A, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.57	\$ 255.41
21705502310	881 HIGHWAY 33, KELOWNA	LOT B, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP89364, EPP7143	8.43	\$ 1,371.39
21705503005	688 WEBSTER, KELOWNA	LOT 1, PLAN KAP92447, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21705510000	920 HARTMAN, KELOWNA	LOT 3, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, C OF T 143842F	5.77	\$ 938.66
21705511000	1130 HARTMAN, KELOWNA	LOT 4, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78162	1.09	\$ 177.32
21705513004	1120 GIBSON, KELOWNA	LOT B, PLAN EPP11757, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.28	\$ 696.27
21705514000	1145 MORRISON, KELOWNA	LOT 2, PLAN KAP1515, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$ 265.17
21705519002	1610 SWAINSON, KELOWNA	LOT 1, PLAN KAP77945, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 27	10.30	\$ 1,675.60
21705524000	1308 MCKENZIE, KELOWNA	LOT 12, PLAN KAP1760, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4687 & KAP77650	4.42	\$ 719.05

21705530000	1550 SWAINSON, KELOWNA	LOT 1, PLAN KAP77944, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	13.42	\$ 2,183.17
21705548000	1090 MCKENZIE, KELOWNA	LOT 2, PLAN KAP4586, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7112 19263 20308	18.71	\$ 3,043.74
21705561000	690 HARTMAN, KELOWNA	LOT A, PLAN KAP5499, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP60758, KAP87365	16.60	\$ 2,700.49
21705579469	1045 EL PASO, KELOWNA	LOT 22, PLAN KAP22986, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.95	\$ 967.95
21705579575	839 HARTMAN, KELOWNA	LOT 2, PLAN KAP29183, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP58413	11.16	\$ 1,815.51
21705579684	837 HARTMAN, KELOWNA	LOT A, PLAN KAP35135, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.66	\$ 432.73
21705579778	1315 MCKENZIE, KELOWNA	LOT 3, PLAN KAP77946, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78450	1.00	\$ 162.68
21706374002	563 VALLEY, KELOWNA	LOT 1, PLAN EPP32871, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC'S 28 & 33	1.00	\$ 162.68
21706470000	483 VALLEY, KELOWNA	LOT 1, BLOCK 9, PLAN KAP896, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.47	\$ 889.86
21706471000	463 VALLEY, KELOWNA	LOT 2, BLOCK 9, PLAN KAP896, SECTION 32&33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.55	\$ 252.15
21706499001	445 VALLEY, KELOWNA	LOT 3, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 13784 23545	3.75	\$ 610.05
21706502000	389 VALLEY, KELOWNA	LOT 5, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.17	\$ 678.38
21706504000	355 VALLEY, KELOWNA	LOT 7, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B3900	6.91	\$ 1,124.12
21706507000	2429 LONGHILL, KELOWNA	LOT 14, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.01	\$ 1,140.39
21706508000	2449 LONGHILL, KELOWNA	LOT 15, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6691	1.28	\$ 208.23
21706510000	120 MAIL, KELOWNA	LOT 15, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.80	\$ 1,268.90

21706511000	102 MAIL, KELOWNA	LOT 16, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18945	8.44	\$ 1,373.02
21706515000	545 RIFLE, KELOWNA	LOT 7, BLOCK 21, PLAN KAP1249, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$ 993.97
21706524000	30 - 2300 SILVER, KELOWNA	LOT 8, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.43	\$ 557.99
21706527000	2255 ROJEM, KELOWNA	LOT 11, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.42	\$ 719.05
21706528000	2309 ROJEM, KELOWNA	LOT 12, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.36	\$ 709.28
21706529000	2323 ROJEM, KELOWNA	LOT 13, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.04	\$ 169.19
21706533000	2379 ROJEM, KELOWNA	LOT 17, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6651	1.97	\$ 320.48
21706554140	2400 LONGHILL, KELOWNA	LOT A, PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	2.41	\$ 392.06
21706557002	2710 LONGHILL, KELOWNA	LOT B, PLAN KAP88097, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21706612470	2512 LONGHILL, KELOWNA	LOT A, PLAN KAP26258, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 40166, MANUFACTURED HOME REG.# 85193	13.49	\$ 2,194.55
21706612672	2614 LONGHILL, KELOWNA	LOT 1, PLAN KAP40166, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$ 353.02
21706645000	610 MOYER, KELOWNA	LOT 26, PLAN KAP425, SECTION 35&36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.61	\$ 587.27
21706647000	610 CORNISH, KELOWNA	LOT 28, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 36	7.94	\$ 1,291.68
21706658000	355 CORNISH, KELOWNA	LOT 41, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.64	\$ 592.16
21706661000	298 CORNISH, KELOWNA	LOT 45, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.31	\$ 701.15
21706723000	310 FITZPATRICK, KELOWNA	LOT 2, PLAN KAP9092, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21706773003	1685 RUTLAND, KELOWNA	LOT 3, PLAN KAP18313, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.05	\$ 333.49
21706773440	585 CORNISH, KELOWNA	LOT 1, PLAN KAP19142, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.86	\$ 627.94

21706774244	245 CORNISH, KELOWNA	LOT B, PLAN KAP43294, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.16	\$ 351.39
21706776850	2105 MORRISON, KELOWNA	LOT 1, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77337	7.05	\$ 1,146.89
21706776900	1990 MCKENZIE, KELOWNA	LOT 2, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78155, KAP92012	10.58	\$ 1,721.15
21706777000	1900 MCKENZIE, KELOWNA	LOT 3, PLAN KAP425, PART N1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.62	\$ 914.26
21706778000	1893 MORRISON, KELOWNA	LOT 3, PLAN KAP425, PART S1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.63	\$ 427.85
21706788000	1304 MORRISON, KELOWNA	LOT 10, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.59	\$ 1,234.74
21706789000	819 MOYER, KELOWNA	LOT 11, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 82699	3.98	\$ 647.47
21706792000	2062 MORRISON, KELOWNA	LOT 14, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.79	\$ 779.24
21706794000	2 - 685 OLD VERNON, KELOWNA	LOT 16, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.84	\$ 624.69
21706796000	745 CORNISH, KELOWNA	LOT 18, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.35	\$ 1,033.02
21706799510	1425 MORRISON, KELOWNA	LOT B, PLAN EPP15301, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.41	\$ 1,205.46
21706805005	1920 MCCURDY, KELOWNA	LOT 3, PLAN KAP91486, SECTION 31, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT	5.24	\$ 852.44
21706806000	1431 LATTA, KELOWNA	LOT 24, PLAN KAP1760, SECTION 36&31, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	1.00	\$ 162.68
21706807001	1305 LATTA, KELOWNA	LOT 25, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4218 & 33998	7.55	\$ 1,228.23
21706810002	1341 LATTA, KELOWNA	LOT 28, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 31944	9.96	\$ 1,620.29
21706817001	1331 MCCURDY, KELOWNA	LOT 1, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30660 KAP67186	19.59	\$ 3,186.90
21706819000	1545 MCCURDY, KELOWNA	LOT 3, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP56029 & KAP63091	15.92	\$ 2,589.87

21706820000	1445 LATTI, KELOWNA	LOT 25, PLAN KAP4218B, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.37	\$ 710.91
21706828500	1750 MCKENZIE, KELOWNA	LOT B, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP90335	10.24	\$ 1,665.84
21706828524	1700 MCKENZIE, KELOWNA	LOT D, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21706828618	1301 LATTI, KELOWNA	LOT 1, PLAN KAP33998, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, HERETO IS ANNEXED EASEMENT CA3247673 OVER LOT 25 PL 1760 EXC PLANS B4218 & 33998 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE PL M11328	1.00	\$ 162.68
21706828642	837 MCCURDY, KELOWNA	LOT 2, PLAN EPP14181, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21706886003	1 - 2025 TREETOP, KELOWNA	LOT 1, PLAN KAP1760, SECTION 19, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 26646, & SEC 30 & EXC PL 30907, MANUFACTURED HOME REG.# 13479	8.04	\$ 1,307.95
21706960185	5681 LAKESHORE, KELOWNA	LOT 1, PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21707143000	559 BARNABY, KELOWNA	LOT 3, PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21707161000	4860 LAKESHORE, KELOWNA	Parcel A, Plan KAP1722, Section 25, Township 29, Similkameen Div of Yale Land District, SHOWN ON PL B5804 OF LOT 3	3.21	\$ 522.20
21707264002	1456 DEHART, KELOWNA	LOT 1, PLAN KAP1837, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21254 28408, & SEC 6 TWP 26	11.58	\$ 1,883.83
21707269000	999 CRAWFORD, KELOWNA	LOT 1, PLAN KAP13170, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20569	4.82	\$ 784.12
21707270072	1265 CRAWFORD, KELOWNA	LOT 2, PLAN KAP21104, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21707270074	1285 CRAWFORD, KELOWNA	LOT 3, PLAN KAP21104, SECTION 31&32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21707278000	4551 STEWART, KELOWNA	LOT 220, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.89	\$ 470.15

21707287000	4335 STEWART, KELOWNA	LOT 229, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	3.02	\$ 491.29
21707290000	4285 STEWART, KELOWNA	LOT 232, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	6.85	\$ 1,114.36
21707291000	4202 BEDFORD, KELOWNA	LOT 233, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H9875	9.74	\$ 1,584.50
21707293000	4250 STEWART, KELOWNA	LOT 238, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$ 265.17
21707296000	1475 DEHART, KELOWNA	LOT 246, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 6779	1.00	\$ 162.68
21707304000	4132 BEDFORD, KELOWNA	LOT 3, PLAN KAP15793, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	6.38	\$ 1,037.90
21707304010	1485 DEHART, KELOWNA	LOT 1, PLAN KAP20969, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.21	\$ 196.84
21707351000	4305 JAUD, KELOWNA	LOT 5, PLAN KAP6171, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP120634	11.06	\$ 1,799.24
21707362338	2950 BALDOCK, KELOWNA	LOT 10, PLAN KAP74510, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21709533000	2517 GALE, KELOWNA	LOT 2, PLAN KAP10810, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19044, H15414	6.08	\$ 989.09
21709533052	2499 GALE, KELOWNA	LOT C, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21709533053	2475 GALE, KELOWNA	LOT D, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21709533054	2449 GALE, KELOWNA	LOT E, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21709533055	2427 GALE, KELOWNA	LOT F, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21709533057	2555 GALE, KELOWNA	LOT A, PLAN EPP65442, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.39	\$ 226.13
21710392000	2240 MAYER, KELOWNA	LOT 1, PLAN KAP2332, DISTRICT LOT 128, OSOYOOS DIV OF YALE LAND DISTRICT	16.77	\$ 2,728.14
21710393000	2050 BYRNS, KELOWNA	LOT 1, PLAN KAP2830, DISTRICT LOT 128, SECTION 17, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B00730	16.89	\$ 2,747.67

21710410000	1756 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS, MANUFACTURED HOME REG.# 49222	11.34	\$ 1,844.79
21710411000	1890 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, SECTION 19, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 4.14 CHNS L 23, MANUFACTURED HOME REG.# 105820	4.35	\$ 707.66
21710414000	1756 BYRNS, KELOWNA	LOT 26, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS	10.62	\$ 1,727.66
21710518000	1650 BYRNS, KELOWNA	LOT 2, PLAN KAP78759, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	3.61	\$ 587.27
21710519852	2225 SPALL, KELOWNA	LOT B, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	13.03	\$ 2,119.72
21710519854	1980 BYRNS, KELOWNA	LOT C, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 20597	10.95	\$ 1,781.35
21710519856	1990 BYRNS, KELOWNA	LOT D, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21710531000	1909 BYRNS, KELOWNA	LOT 15, PLAN KAP415, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, E 10 ACRES OF L 15	6.34	\$ 1,031.39
21710543001	2589 BENVOLIN, KELOWNA	LOT 1, PLAN KAP3357, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 15515 20646 23696	5.66	\$ 920.77
21710549000	2029 BYRNS, KELOWNA	LOT 2, PLAN KAP8615, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 16912	7.94	\$ 1,291.68
21710589113	1909 BYRNS, KELOWNA	LOT B, PLAN KAP67173, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT	23.50	\$ 3,822.98
21711501711	4345 HOBSON, KELOWNA	LOT 25, PLAN KAP27559, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$ 162.68
21711502309	4340 HOBSON, KELOWNA	LOT A, PLAN KAP69885, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$ 162.68
21712185885	4485 SALLOWS, KELOWNA	LOT 184, PLAN KAP1247, DISTRICT LOT 359, SECTION 33, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.04	\$ 331.87
21712199082	4380 WALLACE HILL, KELOWNA	LOT 2, PLAN KAP39632, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$ 764.60
21712199103	2740 HARVARD, KELOWNA	LOT 14, PLAN KAP62784, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$ 505.93
295			1,644.92	\$ 267,595.59

Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Subject: Responsible Liquor Use in Parks
Department: Parks and Buildings Planning

Recommendation:

THAT Council receives for information the report from the Parks & Buildings Planning Department, dated May 6, 2024, regarding the responsible consumption of liquor in select parks;

AND THAT Bylaw No. 12655, being Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680, be forwarded for reading consideration.

Purpose:

To amend the Parks and Public Spaces Bylaw to allow the responsible consumption of Liquor in select parks.

Council Priority Alignment:

Climate & Environment

Background:

Section 73(2) of the Liquor Control and Licensing Act empowers a municipal Council to regulate a public place that it has jurisdiction over as a place where Liquor may be consumed. In June 2023, Council adopted a pilot project for the responsible use of Liquor in three parks (Waterfront Park, Kinsmen Beach and Boyce Gyro Park from 12 PM to 9 PM)”, as a pilot project from July 4, 2023 to October 6, 2023. This report includes a review of the results of the pilot project and a proposal for a permanent program for the responsible consumption of Liquor in parks.

The results of the pilot program based on feedback from departments is noted in Table 1:

Table 1: The Responsible Use of Liquor in Parks Pilot Program Feedback

Item	Detail	Notes
Parks Planning		
	0	No feedback from the public after launch of pilot in July
Communications		
Feedback through all channels	Few	Predominantly positive feedback with only minor anecdotal concerns or constructive feedback expressed
Parks Operations		
Waste Disposal	Waste Volume	Waste has increased but is still manageable
	Returnables	Staff installed open cages for returnables and have reported that the public are taking cans daily before they had a chance to clean them out
Bylaw Services		
Calls for Service	1	Tugboat Beach but no one was there; 45 total for elsewhere in the City, the balance was for residences, beach accesses and prohibited camping
Security / KSOC		
Calls for Service	0	Security / KSOC received no reports from these locations that had any direct relation to Liquor being allowed and no increased calls to security that were outside of the usual activities & frequency.

RCMP

The feedback from the RCMP revealed that there was no increase in calls for service in areas because of the pilot program operating in these three parks. See Table 2.

Table 2: The Responsible Use of Liquor in Parks Program – RCMP Calls for Service

Calls for Service	2023	2022	Change(%)
Waterfront and Tugboat Beach CFS	112	138	-18.84%
Kinsman Park CFS	9	19	-52.63%
Boyce Gyro Park CFS	23	63	-63.49%

Benefits of Designating Select Parks for Responsible Liquor Consumption:

1. **Encouraging Responsible Behavior:** By allowing designated areas for responsible Liquor consumption, we are creating an opportunity to promote responsible behavior.
2. **Advancing Equity:** Many people who live in multi-unit residential developments do not have access to private outdoor space. This was underlined during the pandemic, which motivated many municipalities to pilot the responsible consumption of Liquor in park spaces. The equitable distribution of parks and amenities is an OCP policy (10.1.1).
3. **Supporting Community Interaction:** Public parks are often seen as gathering places for members of our community. By allowing responsible Liquor consumption in designated areas, we are creating an opportunity for people to come together and interact in a safe and enjoyable environment.

Previous Council Resolution

Resolution	Date
THAT Council gives first, second and third reading to “Responsible Alcohol Consumption in Select Parks (Waterfront Park, Kinsmen Beach and Boyce Gyro Park from 12 PM to 9 PM)”, as a pilot project from July 4, 2023, to October 6, 2023.	June 5, 2023

Discussion:

A number of factors were considered last year in order to select pilot parks for the responsible consumption of Liquor, and these were brought forward for consideration in the overall program planning:

1. **High Passive & Formal Surveillance.** Parks that have good sightlines through the park, natural surveillance from other users, and effective access for Bylaw Enforcement Officers and RCMP.
2. **Available Amenities:** Parks with a variety of amenities, particularly those with washrooms, trash cans, and picnic areas.
3. **Access Options:** Parks that are generally easily accessible by transit or active transportation networks, reducing the potential for driving under the influence.
4. **Regular Maintenance and Inspections:** Parks that have regular maintenance and inspections.
5. **Mid to High Density Neighbourhoods:** Consider parks that are close to areas of mid to high residential density provide opportunities for residents to socialize out of doors, many of whom do not have access to private outdoor space.

The following criteria were used to identify parks that should be excluded or avoided:

1. **History of Bylaw / RCMP Incidents:** Parks with a history of Liquor-related or other incidents.
2. **Playgrounds and Play Spaces:** Avoid consumption of Liquor in areas dedicated to children’s play.
3. **Natural Areas:** Natural areas, such as linear parks, are typically low on facilities such as waste containers and washrooms. Additionally, they have lower frequency maintenance schedules. They are sometimes far from transit and require car access. Litter in areas such as creeks and steep slopes can be challenging to remove and are damaging to natural ecosystems, with potential migration into waterways.

Based on the factors developed for the 2023 pilot program, the responsible consumption of liquor is proposed to be allowed, between the hours of 12pm and 9pm, May 15TH to September 15TH annually in the following parks, on a permanent basis. Additionally, the Parks Services Manager may temporarily suspend the area where liquor can be consumed in a park. The proposed parks are noted in Table 3.

Table 3: The Responsible Use of Liquor in Parks Program – Proposed Parks

Name of Park	(Pilot) Initiation Year
--------------	-------------------------

Cedar Creek Park	2024
Boyce-Gyro Beach Park	(2023) 2024
Kinsmen Park	(2023) 2024
Rotary Beach Park	2024
Sarsons Beach Park	2024
Strathcona Beach Park	2024
Sutherland Bay Park	2024
Waterfront Park (including Tugboat Beach)	(2023) 2024

Excluded areas within these parks are as follows:

- 15m from any playground, play equipment or any children’s play areas
- 15m from residences
- Sports courts and fields (hard surfaced, grass and artificial turf)
- Parking lots
- Water bodies
- Piers / boardwalks without railings

Operation considerations include:

- May 15th to September 15th annually
- 12 noon to 9 pm hours
- Glass is prohibited
- Regular maintenance checks
- Signs at major entry points and on kelowna.ca

Conclusion:

The 2023 pilot project for the responsible consumption of Liquor within three parks resulted in no additional bylaw or RCMP calls for service. Waste did increase but on a manageable scale. This report proposes a permanent program for the responsible consumption of liquor in select parks, for a total of eight parks.

Internal Circulation:

Divisional Director, Partnership & Investments
 Divisional Director, Active Living and Culture
 Divisional Director, Infrastructure
 Divisional Director, Financial Services
 Director, Community Safety
 Manager, Bylaw Services
 Manager, Parks Services
 Manager, Community Communications
 Manager, Financial Planning
 RCMP

Legal/Statutory Authority:

Section 73(2) of the Provincial Liquor Control and Licensing Act

Legal/Statutory Procedural Requirements:

Existing Policy:

Bylaw 10680 - Parks and Public Spaces Bylaw

Bylaw No. 10475 Bylaw Enforcement Bylaw

Council Policy 223 – Liquor Licenses in Parks and Stadiums and Facilities

Financial/Budgetary Considerations:

The cost of the project is expected to be an increased need for litter control and waste container disposal and will be accommodated within 2024 approved budgets. Approximately \$5,000 will be required for operations and maintenance.

Consultation and Engagement:

Staff engaged with the following internal and external stakeholders during the development of this program:

- **Internal**
 - Community Safety (Bylaw Services and RCMP)
 - Active Living & Culture
 - Parks Operations

- **External**
 - Downtown Kelowna Association
 - Tourism Kelowna
 - Upland Rutland Business Association
 - Interior Health
 - Kelowna Downtown Knox Mountain Neighborhood Association
 - KLO Neighborhood Association
 - Rutland Resident's Association
 - South Kelowna Neighbourhood Association
 - South Mission Neighbourhood Association
 - Okanagan Mission Seniors Society

Interior Health

Staff met with representatives from Interior Health, and they provided a formal response with concerns about the program including the potential normalization of Liquor consumption and potential harms related to drinking and public health. Interior Health provided four recommendations for the program should it go forward, and these are included below.

1. *Providing visible on-site signage indicating potential harms related to Liquor and that no amount of Liquor is safe, as well as online resources for users to access information specifically related to health and safety.*
2. *Create designated zones or areas, away from children focused infrastructure, for Liquor consumption to maintain public safety and mitigate potential conflict.*
3. *Provide information on how to report issues should park and/or beach users experience unsafe, irresponsible, emergency and disrespectful behaviours within the specified drinking parameters.*
4. *Complete a robust program evaluation, including diverse public opinions and understanding of the full impact of potential long- and short-term health consequences.*

Staff notes that Items 2 and 3 will be included on the signs at the entry points to each park. Items 1 and 4 will not be done, as that work is outside the jurisdiction and expertise of the City of Kelowna.

Communications Comments:

The City will be updating kelowna.ca park map filters so that responsible alcohol consumption is a filtered option for visitors to the web site. In addition, the City will be doing multi-channel public communications to build awareness of the program parameters with residents and visitors alike such as a news release and targeted digital advertising.

Submitted by:

Melanie Steppuhn, Parks Planner

Approved for inclusion:



Derek Edstrom, Divisional Director, Partnerships & Investments

cc:

Supt. Triance, Officer in Charge, RCMP – Kelowna Region

M. Roucek, Community Safety Services Manager

K. Hunter, Bylaw Services Supervisor

B. Stewart, Parks Services Manager

K. Kay, Community Engagement Manager

M. Antunes, Financial Planning Manager

Attachment 1: Presentation – Responsible Liquor Consumption Designated Areas in Parks

Attachment 2: Draft Bylaw



City of
Kelowna

Responsible Use of Liquor in Parks

Report to Council

May 6, 2024

Responsible use of liquor in parks Pilot Program 2023

- ▶ Pilot Program 2023
 - 3 months summer 2023
 - Waterfront Park, Kinsmen Park and Boyce-Gyro Beach Park
 - Noon to 9pm

Responsible use of liquor in parks - 2023

Parks Planning		
	0	No feedback after launch
Communications		
	0	Predominantly positive w/ minor concerns
Parks Operations		
	Waste Volume	More but manageable
	Returnables	Wire baskets
Bylaw Services		
	1	No issue at scene
Security / KSOC		
	0	Security / KSOC No reports No increased calls for service

Responsible use of liquor in parks - RCMP

Calls for Service	2023	2022	Change(%)
Waterfront and Tugboat Beach CFS	112	138	-18.84%
Kinsman Park CFS	9	19	-52.63%
Boyce Gyro Park CFS	23	63	-63.49%

- No additional calls for service
- Calls for service dropped

Responsible use of liquor in parks - Elements

▶ Choice of Parks

- ▶ High formal and passive surveillance
- ▶ Amenities – Picnic tables, picnic areas, waste containers
- ▶ Access options
- ▶ Regular maintenance and inspections
- ▶ Generally - Mid to high residential neighbourhoods

▶ Choice of Areas to avoid

- ▶ Areas with high bylaw calls to service
- ▶ Playgrounds and play spaces
- ▶ Natural areas

Proposed Program

- Responsible use of Alcohol in Parks is permitted:
 - 2024 Eight Parks (including the three pilot parks of 2023)
 - May 15th to September 15th annually
 - Noon to 9pm
- Not Permitted:
 - No Glass
 - Public Intoxication
 - Smoking and vaping

Parks

	(Pilot 2023) 2024
Cedar Creek Park	2024
Boyce-Gyro Beach Park	(2023) 2024
Kinsmen Park	(2023) 2024
Rotary Beach Park	2024
Sarsons Beach Park	2024
Strathcona Beach Park	2024
Sutherland Bay Park	2024
Waterfront Park (including Tugboat Beach)	(2023) 2024

Responsible use of liquor in parks

- ▶ Excluded areas within these parks are as follows:
 - 15m from any playground, play equipment or any children's play areas
 - 15m from residences
 - Sports courts and fields
 - Parking lots
 - Water bodies
 - Piers / boardwalks without railings

- ▶ Parks Services Manager may temporarily suspend a Designated Area (e.g. during an event)

Recommendation

- ▶ That Council receives the report for information;
- ▶ That the amending bylaw be forwarded for reading consideration.



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12655

Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680

WHEREAS the *Liquor Control and Licensing Act*, Section 73, allows a municipality to designate by bylaw a public place over which it has jurisdiction, or part of such a place, as a place where liquor may be consumed;

NOW THEREFORE the Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Parks and Public Spaces Bylaw No. 10680 be amended as follows:

1. THAT **Part 2 – DEFINITIONS** be amended by adding the following definitions in their appropriate locations:
“**Liquor** means, subject to the Liquor Control and Licensing Regulation, beer, wine, spirits or other product that is intended for human consumption and that contains more than 1% alcohol by volume.”
2. THAT **Part 3 – PROHIBITIONS**, 3.27 be deleted in its entirety and replaced with the following:
“No **Person** shall be permitted to possess or consume **Liquor** in any **Park** except in accordance with the regulations in Schedule ‘I’ of this bylaw or as permitted by Council Policy No. 223. For clarity, a bylaw enforcement officer or RCMP member has the authority to order a **Person** to dispose of any **Liquor** if so directed.”
3. THAT **Part 8 – SCHEDULES**, 8.1 be amended by deleting “‘G’ and ‘H’” and replacing with “‘G’, ‘H’, and ‘I’”.
4. THAT **SCHEDULE E** Designated Dog On-Leash Parks be amended by deleting “Boyce-Gyro Park” and replacing with “Boyce-Gyro Beach Park”.

5. THAT **SCHEDULE H** Parkland Inventory be amended by adding the following parks in their appropriate locations:

Legal Parcels					
Park Name	KID	Address(es)	Plan	Lot	Block

"

Kelowna's Newest Waterfront Park

	856022	3020 Abbott St	EPP96732	A	
	856023	3030 Abbott St	EPP96732	B	
	856024	3040 Abbott St	EPP96732	C	
	856025	3050 Abbott St	EPP96732	D	
	160681	330 Meikle Ave	2708	12	
	160729	330 Meikle Ave	2708	13	
	160717	330 Meikle Ave	2708	14	
	748157	330 Meikle Ave	91868		
	150209	330 Meikle Ave	7832	1	
	150223	330 Meikle Ave	7832	2	
	110344	330 Meikle Ave	7187	2	
	172027	230 Meikle Ave	7187	3	"

"

Hobson Road Beach Park

	356156	4220 Hobson Rd	5229		"
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6. THAT **SCHEDULE I** Regulations for the Responsible Consumption of Liquor in Parks, as attached to and forming part of this bylaw, be added.
7. THAT the word 'Liquor' be capitalized and bolded throughout the bylaw.
8. This bylaw may be cited for all purposes as "Bylaw No. 12655, being Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680."
9. This bylaw shall come into full force and effect and is binding on all persons upon the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE I

Regulations for the Responsible Consumption of Liquor in Parks

1. Each of the following **Parks**, as they are each described in Schedule 'H', have been designated by Council as a **Park** where **Liquor** may be consumed subject to restrictions established in the bylaw:
 - 1.1. Boyce-Gyro Beach Park
 - 1.2. Cedar Creek Park
 - 1.3. Kinsmen Park
 - 1.4. Rotary Beach Park
 - 1.5. Sarsons Beach Park
 - 1.6. Strathcona Beach Park
 - 1.7. Sutherland Bay Park
 - 1.8. Waterfront Park
2. Designation of Public Place and Time
 - 2.1. Except as otherwise prohibited, a **Person** may consume **Liquor** in a **Park** listed in Section 1 of this Schedule between
 - 2.1.1. the hours of 12:00 p.m. and 9:00 p.m.; and
 - 2.1.2. May 15 and September 15.
3. Prohibitions
 - 3.1. A **Person** is not permitted to bring a glass **Liquor** bottle or container into a **Park**, except as permitted by Council Policy No. 223.
 - 3.2. The Park Services Manager may temporarily suspend a **Park**, or a part of a **Park**, listed in Section 1 of this Schedule as a public place where **Liquor** may be consumed.
 - 3.3. A **Person** is prohibited to consume **Liquor** in a part of a **Park** listed in Section 1 of this Schedule that is:
 - 3.3.1. 15 m from a playground, play equipment, zip line, or play area;
 - 3.3.2. 15 m from a tennis, pickleball, sport court, bowling green, or sportfield including a ball diamond, soccer or football field;
 - 3.3.3. 15 m from a residence;
 - 3.3.4. a parking lot;
 - 3.3.5. a body of water;
 - 3.3.6. a pier, wharf, or dock;
 - 3.3.7. a boardwalk with no railing; or
 - 3.3.8. a public toilet facility.
4. Signage
 - 4.1. For each **Park** listed in Section 1 of this Schedule, the Park Services Manager will post a minimum of two signs per **Park** listed in Section 1 of this Schedule setting out the boundaries of where **Liquor** may be consumed.
 - 4.2. A sign posted in a **Park** designating where a **Person** may consume **Liquor** must:
 - 4.2.1. state the hours **Liquor** may be consumed;
 - 4.2.2. be at least 60mm x 90mm in size; and
 - 4.2.3. be posted on a post or affixed to another item at the boundary of the **Park**.

Report to Council



Date: May 6th, 2024
To: Council
From: City Manager
Subject: UBCM Regional Grant Funding Application – RDCO Emergency Operations Centre Equipment and Training
Department: Kelowna Fire Department

Recommendation:

THAT Council receives, for information, the report from Kelowna Fire Department dated May 6th, 2024, with respect to UBCM Regional Grant Funding Application – Emergency Operations Centre Equipment and Training;

AND THAT Council approves the Regional District of Central Okanagan applying for, receiving, and managing the 2024 UBCM Community Emergency Preparedness Fund grant, under the Emergency Operations Centre Equipment and Training. stream on behalf of the City of Kelowna.

Purpose:

To support the Regional District of Central Okanagan to manage a UBCM Community Emergency Preparedness Fund – Emergency Operations Centre Equipment and Training grant on behalf of the Central Okanagan local jurisdictions.

Background:

The regional Central Okanagan Emergency Management Program provides a coordinated emergency response through the Emergency Operations Centre for events such as forest fires, floods, landslides, and extreme heat events.

To support this regional program, the Regional District of Central Okanagan (RDCO) has applied to UBCM for Community Emergency Preparedness funding to support Emergency Operations Centre. As part of applying for the grant, each partnering jurisdiction must submit a resolution that states their approval for the primary applicant, which in this case is the RDCO, to apply for, receive, and manage the grant funding on behalf of the region.

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments, First Nations, and communities in responding to emergencies. Funding is provided by the Province of BC and is administered by the Union of British Columbia Municipalities (UBCM).

Discussion:

As the main component of the regional emergency management program, the Emergency Operations Centre (EOC) provides centralized site support throughout our regional partnering communities during emergencies.

As our region faces increasingly frequent, severe, and prolonged emergencies, it's evident that we must bolster our knowledge, capabilities, resources, and resilience within our regional program. Through this grant application, we aim to foster greater collaboration and communication between incident sites and the Emergency Operations Center (EOC) by acquiring innovative equipment and providing comprehensive training. This initiative specifically targets the enhancement of timely and accurate sharing of mapping data, thereby improving overall response and evacuation effectiveness.

The culmination of our training and equipment grant acquisitions will be a multi-day training exercise designed to rigorously test and validate the effectiveness of our new systems, equipment, and skills in a real-world setting.

Through pooling eligible funding from all local governments within the RDCO, including Westbank First Nation, the Emergency Operations Centre will receive the necessary support to further provide professional services across the region.

100% of the project costs are anticipated to be covered by this grant, which will be managed regionally. The estimated combined value of this application is \$172,000

Conclusion:

The Community Emergency Preparedness Fund can support our regional Emergency Management Program - Emergency Operations Centre by providing funding to complete training and the purchase of professional equipment to build capacity and support our communities.

Internal Circulation:**Considerations not applicable to this report:**

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Submitted by: J.Bedell, Emergency Support Services Supervisor

Approved for inclusion:

D. Seymour, Fire Chief

cc:

C. Leslie, Financial Analyst

M. Kam, Grants & Special Projects Manager

Report to Council



Date: May 6, 2024
To: Council
From: City Manager
Subject: 2024 UBCM Community Excellence Awards Applications Submission
Department: Partnerships Office

Recommendation:

THAT Council receives, for information, the report from the Partnerships Office dated May 6, 2024, with respect to the 2024 UBCM Community Excellence Awards Applications Submission.

AND THAT Council authorizes staff to submit award applications for the following City projects:

- Governance category: Shift to a Performance-Based Culture
- Service Delivery category: Artificial Intelligence (AI) Digital Permitting
- Sustainability category: Climate Vulnerability and Risk Assessment Study (CVRA)
- Asset Management category: Implementing Computerized Maintenance Management Systems (CMMS)

Purpose:

To approve staff to apply to the 2024 UBCM Community Excellence Awards.

Background:

The annual Union of BC Municipalities (UBCM) Community Excellence Awards recognize and celebrate member local governments that have implemented projects or programs that showcase outstanding initiatives. The awards are designed to profile innovation and unique approaches and serve to inspire other communities to adopt similar projects and programs in their own communities.

The City has submitted applications in all four categories for the past two years, through a Council resolution. In 2022, the City was bestowed the highest achievement award, the President’s Committee Choice Award, for the Real Time Flood Response EOC Dashboard.

Discussion:

Pursuing awards is an opportunity to reflect on and celebrate the achievements by City teams that deliver on Council’s priorities and support our vision of being a City of the Future. It also puts a spotlight on the innovation, service, teamwork and leadership delivered by the City of Kelowna. In turn, receiving awards

positions Kelowna as a desirable place to live, work, play and invest to the community, our residents, and senior levels of government. Below are the four proposed projects, identified by project leads, that exemplify excellence in each of the UBCM Community Excellence categories.

Excellence in Governance

Shift to a Performance-Based Culture

Over the course of the past five years, the City of Kelowna has made a concerted effort to shift to a performance-based culture to maintain trust with its residents and uphold financial accountability, transparency and delivering value to residents. The shift was enabled by a series of key moves that focused on planning, monitoring, measuring, and refining the City's strategies and services. The key moves to implement effective change have included:

- City Manager's prioritization of measurement and data-driven decision making in the corporate priorities.
- New results-based approach to Council priorities and public reporting at regular intervals.
- Renewed emphasis on strategic internal communication across the organization.
- Performance measurement framework and intensive work with teams.
- New service-based budget and quarterly financial health reporting.
- Participation in Municipal Benchmark Network Canada.
- Ongoing investment in the Data Analytics team and data infrastructure.

These moves have helped the City to formalize and scale the management practices that will enable it to adapt to the challenges and opportunities of a rapidly growing municipality.

Excellence in Service Delivery

Artificial Intelligence (AI) Digital Permitting

Embracing innovation and digital transformations to improve service to fast-track housing development in the community, the City launched an artificial intelligence-powered chatbot, KAI (Kelowna AI) that provides 24/7 information and guidance on the building permit process for homeowners, contractors and homebuilders. The chatbot, available on kelowna.ca, helps users navigate the complex and varied requirements, bylaws, fees and processes for different permit types, from signs to swimming pools, sheds to secondary suites. It does this by removing barriers (time, process, paperwork, business hours, in-person contact) to delivering housing in Kelowna by providing faster and more efficient support through AI.

Since its launch in October 2023, the chatbot has handled more than 9,500 questions, with 18 percent of them occurring outside regular work hours. The chatbot is part of the City's Intelligent Cities Strategy and makes Kelowna the first municipality in Canada to use AI for permitting, with the intention of building more homes faster. The project received a Local Government Development Approvals Program grant from the Ministry of Municipal Affairs, administered by the Union of BC Municipalities (UBCM).

Excellence in Sustainability
Climate Vulnerability and Risk Assessment Study

The City of Kelowna conducted a Climate Vulnerability and Risk Assessment (CVRA) between 2022 and 2023 to assess how the community can adapt to the impacts of climate change until 2070. The study is unique as it used a spatial and dynamic model to analyze the natural and built hazard risks and vulnerabilities for existing and future buildings, infrastructure, and people. The study used this innovative approach for three prevalent local climate hazards (wildfires, extreme heat, and flooding) and provided qualitative insights on other local climate hazards (e.g., landslides, invasive species, extreme cold). The study revealed the need for proactive adaptation and readiness actions to reduce climate hazards, ensure the security and resilience of Kelowna's community and ecosystems, and cope with the changing weather patterns, warmer temperatures, and more heat and drought in the summers.

The CVRA provides a technical foundation for the resilience components of the upcoming *Climate Resilient Kelowna Strategy*.

Excellence in Asset Management
Implementing Computerized Maintenance Management System (CMMS) - Cityworks

The City implemented a CMMS to manage and maintain its diverse and valuable municipal assets, such as water, wastewater, drainage, transportation, recreation and community infrastructure. The CMMS supports the City's vision of advancing digital transformations and asset management practices.

The CMMS is a digital solution that replaced many manual paper processes, automated business processes to minimize human error and expedite data collection, enabling real time data analytics. It is used by over 700 staff to plan maintenance and monitor the condition of more than 30,000 City infrastructure assets worth more than \$7 billion. This proactive approach has improved the efficiency, effectiveness and cost management throughout the entire lifecycle of municipal assets as well as set up the foundation to exercise preventative and predictive maintenance.

The project was initiated in January 2019 and has been implemented to 28 City business areas and concluded at the end of 2023.

Conclusion:

Applying for awards is a chance to recognize projects and accomplishments that have aligned with Council and Corporate priorities, helped the community and demonstrated excellence in public service. Awards are a means to highlight and establish Kelowna as a leader among other municipalities in the Province. Award winners will be revealed in-person at the 2024 UBCM Convention in September in Vancouver.

Internal Circulation:

Information Services
Corporate Strategy and Performance
Planning, Climate Action, Development Services
Asset Management & Capital Planning

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by: A. Bazett, Intergovernmental Relations Manager

Approved for inclusion: M. Kam, Acting Partnership Office Director

cc:

M. McGreer, *Corporate Strategy & Performance Department Manager*

R. Smith, *Divisional Director, Planning, Climate Action & Development Services*

J. Brennan, *Acting Information Services Director*

A. Boehm, *Intelligent Cities Manager*

J. Shaw, *Asset Management & Capital Planning Manager*

C. Ray, *Climate Action and Environment Manager*

CITY OF KELOWNA

2024 UBCM Awards Submissions

May 6, 2024

Pursuing awards for City projects



Celebrates achievements,
projects and excellence
in public service



Spotlights innovation, service
and leadership



Positions Kelowna as a
desirable place to live, work,
play and invest in

Union of BC Municipalities (UBCM) Community Excellence Awards

- ▶ Showcases outstanding initiatives
- ▶ Inspires other communities
- ▶ Deadline: May 17, 2024
- ▶ Recipients announced at the UBCM Convention (September)

Past winning submissions:

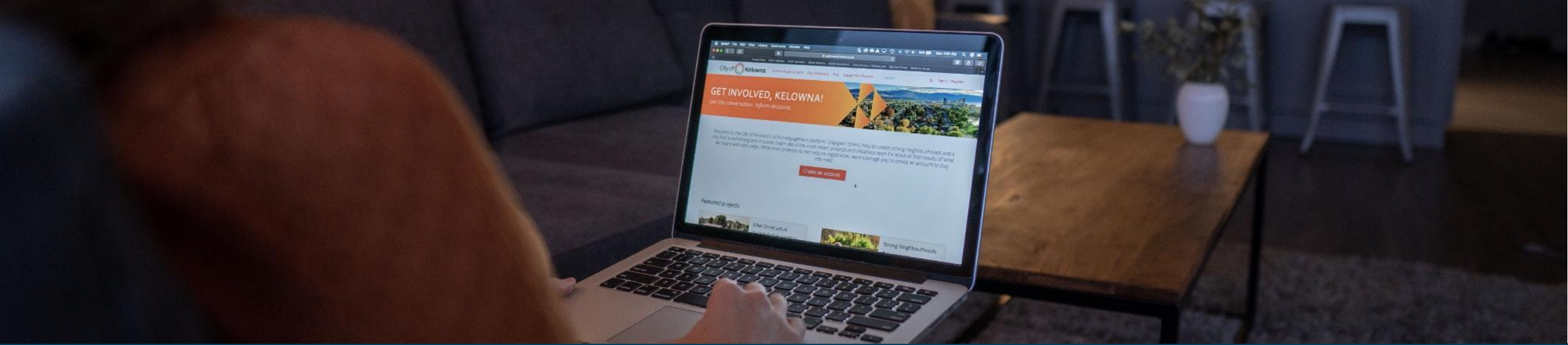
- ▶ **2022** *Real Time Flood Response EOC Dashboard* project
- ▶ **2013** *Reporting Problems on the Go* project





Excellence in Governance

Shift to a Performance-Based Culture



Excellence in Service Delivery

Artificial Intelligence (AI) Digital Permitting



Excellence in Sustainability

Climate Vulnerability and Risk Assessment Study



Excellence in Asset Management

Implementing Computerized Maintenance Management System - CityWorks



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12557

Road Closure and Removal of Highway Dedication Bylaw
(Portion of Road Adjacent to 4710 Lakeshore Road)

A bylaw pursuant to Section 26 and 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway Adjacent to 4710 Lakeshore Road.

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

1. That portion of highway attached as Schedule "A" comprising 0.169 ha shown in bold black as Road to be Closed on the Reference Plan prepared by Jesse Coster, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 8th day of April, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

