

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



Monday, May 13, 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**

5 - 14

PM Meeting - May 6, 2024

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

**3.1 Bennett Rd 1602, 1855 - OCP23-0008 (BL12664) Z23-0047 (BL12665) - Lakeside Communities Inc.**

15 - 31

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate a large lot housing subdivision.

**3.2 Bennett Rd 1602, 1855 - BL12664 (Z23-0047) - Lakeside Communities Inc.**

32 - 33

**Requires a majority of all members of Council (5).**

To give Bylaw No. 12664 first reading in order to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation.

**3.3 Bennett Rd 1602, 1855 - BL12665 (Z23-0047) - Lakeside Communities Inc.**

34 - 35

To give Bylaw No. 12665 first reading in order to rezone portions of the subject property P3 – Parks and Open Space to the RU1 – Large Lot Housing zone.

<b>3.4</b>	<b>Bubna Rd 380 - Z22-0039 (BL12663) - McIntosh Properties Ltd., Inc. No. 0846631</b>	36 - 54
	To rezone the subject property from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone to facilitate a 60-lot subdivision to accommodate an industrial development.	
<b>3.5</b>	<b>Eldorado Rd 436 - Z23-0043 - Elizabeth Nadj - Supplemental Report</b>	55 - 66
	To rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.	
<b>4.</b>	<b>Non-Development Reports &amp; Related Bylaws</b>	
<b>4.1</b>	<b>2023 Consolidated Financial Statements</b>	67 - 81
	To provide a high-level review of the information provided to the Audit Committee during the meeting on April 30, 2024.	
<b>4.2</b>	<b>2023 Surplus Appropriation</b>	82 - 88
	To provide Council with a recommendation on the appropriation of \$10,967,854 of surplus to general reserves and accumulated surplus.	
<b>4.3</b>	<b>2023 Financial Health Indicators</b>	89 - 102
	To receive key performance indicators and the overall financial health of the City for the year ended 2023.	
<b>4.4</b>	<b>First Quarter 2024 Financial Performance</b>	103 - 120
	To provide Council with information summarizing the City of Kelowna’s first quarter financial activity in alignment with the presentation of the 2024 Financial Plan reflecting activities through a service-based model	
<b>4.5</b>	<b>Quarter one Amendment to the 2024 Financial Plan</b>	121 - 129
	To amend the 2024 Financial Plan to include quarter one budget changes outlined in this report.	
<b>4.6</b>	<b>BL12641 - Annual Tax Rate Bylaw, 2024</b>	130 - 132
	To amend at third reading Bylaw No. 12641 to update the rates appearing in column "A" of Schedule 1 and columns "A" and "B" of Schedule 2 of the bylaw.	
<b>4.7</b>	<b>Revitalization Tax Exemption Program Bylaw No. 12561 - Amendment No. 1</b>	133 - 140
	To consider amendments to the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a for Revitalization Tax Exemption.	

4.8	<b>BL12666 - Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561</b>	141 - 141
	To give Bylaw No. 12666 first, second and third reading.	
4.9	<b>Options to Address Construction Noise</b>	142 - 154
	To consider options to amend construction noise times and the noise variance procedure.	
4.10	<b>Kelowna Heritage Conservation Area Review - Phase 1 and 2 Results and Next Steps</b>	155 - 186
	To provide an update on a review of Kelowna's Heritage Conservation Areas and outline next steps.	
5.	<b>Bylaws for Adoption (Non-Development Related)</b>	
5.1	<b>BL12662 - Amendment No. 2 to Property Tax Bylaw No. 11971</b>	187 - 187
	To adopt Bylaw No.12662.	
5.2	<b>BL12639 - Five Year Financial Plan Bylaw 2024-2028</b>	188 - 193
	To adopt Bylaw No. 12539.	
5.3	<b>BL12640 - Tax Structure Bylaw, 2024</b>	194 - 194
	To adopt Bylaw No. 12640.	
5.4	<b>BL12642 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2024</b>	195 - 195
	To adopt Bylaw No. 12642.	
5.5	<b>BL12643 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024</b>	196 - 196
	To adopt Bylaw No. 12643.	
5.6	<b>BL12644 - Density and Bonus Expenditure Bylaw, 2024</b>	197 - 197
	To adopt Bylaw No. 12644.	
5.7	<b>BL12645 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024</b>	198 - 198
	To adopt Bylaw No. 12645.	
5.8	<b>BL12654 - Sterile Insect Parcel Tax Bylaw 2024</b>	199 - 217
	To adopt Bylaw No. 12654.	

To adopt Bylaw No. 12655.

6. Mayor and Councillor Items

7. Termination





**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, May 6, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan*, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh; Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Tyler Caswell*; Planner Specialist, Trisa Atwood*; Planner, Mark Tanner*; Revenue Supervisor, Patrick Gramiak*; Divisional Director Financial Services, Joe Sass*; Controller, Matt Friesen*; Budget Supervisor, Jay Jean*; Divisional Director, Partnership & Investments, Derek Edstrom*; Park and Landscape Planner, Melanie Steppuhn*; Deputy Fire Chief, Sandra Follack*; Intergovernmental Relations Manager, Axelle Bazett*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	James Littlely, Deputy Administrator, Okanagan Basin Water Board

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas called the meeting to order at 1:30 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 Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of April 22, 2024 be confirmed as circulated.

**Carried**

Councillor Cannan joined the meeting at 1:31 p.m.

### 3. Public in Attendance

#### 3.1 Okanagan Basin Water Board Delegation

James Littley, Deputy Administrator, Okanagan Basin Water Board

- Displayed a PowerPoint Presentation.
- Spoke to boat inspections.
- Commented on the Okanagan Basin Water Board Don't Move a Mussel public outreach campaign.
- Spoke to the devastating impacts on ecosystems and economics.
- Illustrated the rapid and destructive growth of mussels on infrastructure in infested waters and beaches.
- Displayed a Map indicating risk from Zebra and Quagga Mussels to Okanagan Valley water bodies.
- Identified the 2023 Watercraft Inspection Stations in B.C. noting funding and staffing have been cut.
- Spoke to gaps in prevention in British Columbia.
- Okanagan Basin Water Board 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.
- Spoke to Calls to Action by the Province.
- Responded to questions from Council.

### 4. Development Application Reports & Related Bylaws

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

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.

Carried

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

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Stack

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.

Carried

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

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.

Carried

**4.4 Martin Ave 1085 and Gordon Dr 1444-1448 - Z24-0003 (BL12657) - Sang Mai, Nam Duong Do and Kathy Mai**

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Webber

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.

Carried

**4.5 Mills Rd 163-165 - Z24-0006 (BL12658) - Patrick Kerr Holdings Ltd., Inc. No. BCo831069**

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Webber

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.

Carried  
Councillor Hodge - Opposed

**4.6 Glenmore Dr 1232 1240 1250 - Z24-0009 (BL12659) - City of Kelowna**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

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.

Carried

**4.7 Cara Glen Ct 1402 - Z23-0078 (BL12660) - Prime Clifton Homes Inc., Inc. No. A0116073**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

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.

Carried  
Councillor Lovegrove - Opposed

#### 4.8 Rezoning Bylaws Supplemental Report to Council

City Clerk:

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

#### 4.9 Text Amendment and Rezoning Applications

4.9.1 Content Changes - BL12651 (TA24-0003) - City of Kelowna

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

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw Nos. 12651 and 12562 each be read a first, second and third time.

Carried

#### 5. Bylaws for Adoption (Development Related)

5.1 Dilworth Dr 1097 - BL12610 (Z21-0037) - Simple Pursuits Inc., Inc. No. BC1206854

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12610 be adopted.

Carried

The meeting recessed at 2:46 p.m.

The meeting reconvened at 2:55 p.m.

#### 6. Non-Development Reports & Related Bylaws

6.1 2024 Changes to Property Tax Operational Practices

Staff:

- Displayed a PowerPoint Presentation outlining the temporary changes to property tax operational practices and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

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.

Carried

## 6.2 BL12662 - Amendment No. 2 to Property Tax Bylaw No. 11971

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12662 be read a first, second and third time.

Carried

## 6.3 2024 Tax Distribution Policy

Staff:

- Displayed a PowerPoint Presentation outlining distribution of taxation demand among property classes that will result in the 2024 tax rate.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

<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.

Carried

## 6.4 Five Year Financial Plan Bylaw 2024-2028

Staff:

- Displayed a PowerPoint Presentation summarizing the final budget and 2024-2028 Financial Plan and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

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.

Carried  
Councillor Cannan - Opposed

- 6.5 BL12639 - Five Year Financial Plan Bylaw 2024-2028
- 6.6 BL12640 - Tax Structure Bylaw, 2024
- 6.7 BL12641 - Annual Tax Rate Bylaw, 2024
- 6.8 BL12642 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2024
- 6.9 BL12643 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024
- 6.10 BL12644 - Density and Bonus Expenditure Bylaw, 2024
- 6.11 BL12645 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw Nos. 12639, 12640, 12641, 12642, 12643, 12644 and 12645 each be read a first, second and third time.

Carried

**6.12 2024 Sterile Insect Release (SIR) Parcel Tax**

Staff:

- Displayed a PowerPoint Presentation outlining the 2024 Sterile Insect Release Parcel Tax Program and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Webber

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.

Carried

**6.13 BL12654 - Sterile Insect Parcel Tax Bylaw 2024**

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12654 be read a first, second and third time.

Carried

#### 6.14 Responsible Liquor Use in Parks

Staff:

- Displayed a PowerPoint Presentation outlining the program to allow responsible consumption of liquor in select parks and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Webber

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.

Carried

Councillor Lovegrove - Opposed

#### 6.15 BL12655 - Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Bylaw No. 12655 be read a first, second and third time.

Carried

Councillor Lovegrove - Opposed

#### 6.16 Regional Grant Funding Application - RDCO Emergency Operations Centre

Staff:

- Spoke to the grant application for the Regional District to manage the Regional Emergency Operation Centre.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Kelowna Fire Department dated May 6, 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.

Carried

#### 6.17 2024 UBCM Community Excellence Awards

Staff:

- Displayed a PowerPoint Presentation identifying the 2024 UBCM Excellence Award categories and City entries for each.



Moved By Councillor Cannan/Seconded By Councillor Singh

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)

Carried

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

**7.1 BL12557 - Road Closure Bylaw - Adjacent to 4710 Lakeshore Road**

City Clerk:

- Invited anyone from the gallery to come forward.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12557 be adopted.

Carried

**8. Mayor and Councillor Items**

Councillor Singh:

- Spoke to their attendance at the Indigenous Red Dress Day on May 5, 2024.
- Expressed condolences to Kelowna Orchardist Chris Turton's family.
- Canadian Relay Team, with a Kelowna runner, won World Championship and qualifies for the Olympics.
- Spoke to a Sport Programs Fundraiser for Ukrainian refugee children at the Red Bird Winery.

Councillor Wooldridge:

- Spoke to their attendance at the Indigenous Red Dress Day on May 5, 2024.
- Spoke to their attendance at the SILGA Conference and commended staff who attended.
- Spoke to their attendance at Ballet Kelowna's McBeth performance.
- Spoke to their attendance at the Grand Opening of Studio on Water on May 4, 2024.

Councillor Stack:

- Spoke to their attendance at the Pickleball season opening at the Parkinson Recreation Centre and commented on new pickleball courts being added at facilities in the City.

Councillor DeHart:

- Spoke to their attendance at the Pickleball season opening at the Parkinson Recreation Centre.
- Spoke to their attendance at the Okanagan College Cultivates event and commented that the Okanagan College plan to build a Culinary Arts Centre.

Councillor Hodge:

- Will bring forward a Notice of Motion for a letter of support for funding sniffer dogs that detect and prevent the spread of invasive mussels.
- Will bring forward a Notice of Motion to ban boats crossing the border.
- Will be attending the Okanagan Basin Water Board meeting tomorrow.
- Spoke to their attendance at a Fundraiser for a child with leukemia.
- Spoke to their attendance at the SILGA Conference; Kelowna's resolution regarding advocacy on Invasive Mussels was supported.

Councillor Lovegrove:

- Presented Mayor Dyas with the SILGA Social Responsibility Award for the City's PEOPLE Peer Program.
- Spoke to their attendance at the SILGA Conference and re-election to the SILGA Board.
- Will be attending the Sterile Insect Release facility tour in Osoyoos.
- Will be attending the Canadian Transportation Research Forum next week in Kelowna.

Councillor Cannan:

- Expressed condolences to Bill Scutt's family.
- Recognized Cherry Blossom Triathlon organizers and volunteers.

**9. Termination**

This meeting was declared terminated at 4:50 p.m.

\_\_\_\_\_  
Mayor Dyas



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

lb/acm

DRAFT

# REPORT TO COUNCIL

## OCP & REZONING



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1602 & 1855 Bennett Road  
**File No.:** OCP23-0008/Z23-0047

	Existing	Proposed
<b>OCP Future Land Use:</b>	NAT – Natural Areas	S-RES – Suburban Residential
<b>Zone:</b>	P3 – Parks and Open Space	RU1 – Large Lot Housing

### 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0008 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC and, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024 be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 13, 2024;

AND THAT Rezoning Application No. Z23-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 13, 2024 be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

### 2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to



rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate a large lot housing subdivision.

### 3.0 Development Planning

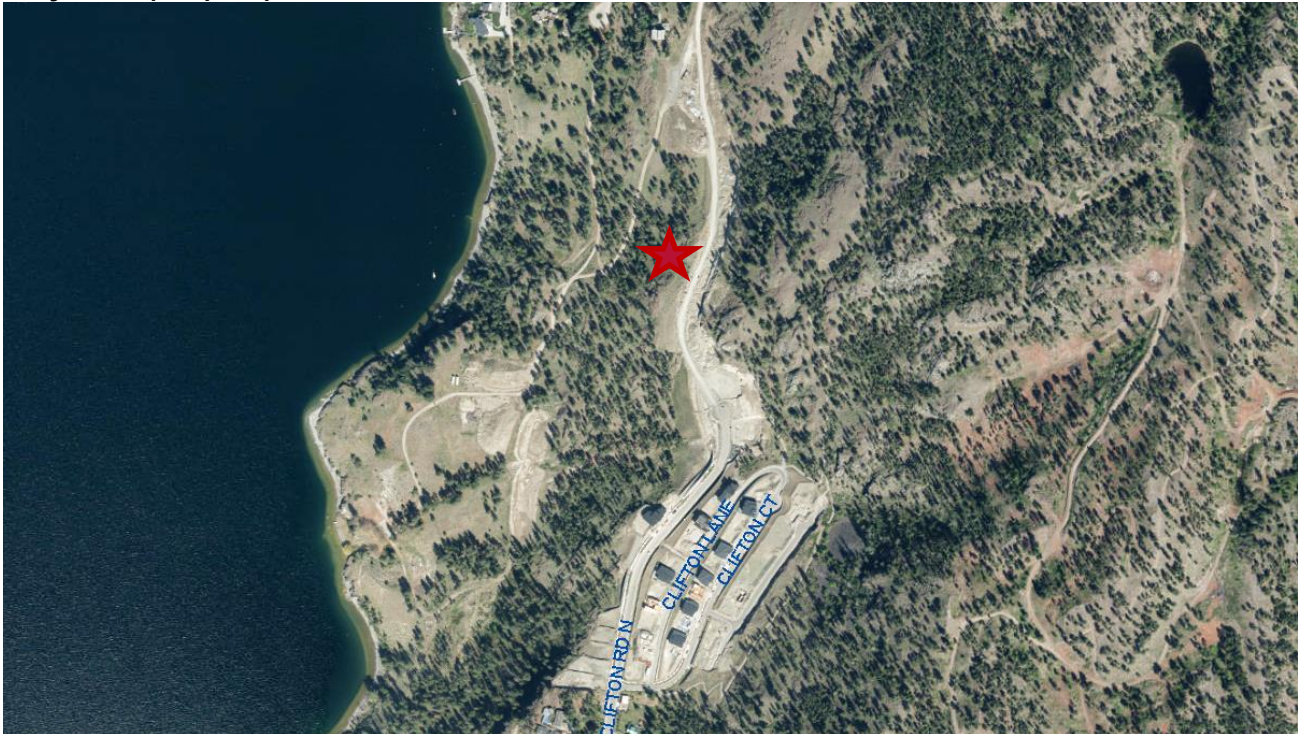
Staff recommend support for the proposed Official Community Plan and rezoning amendments to facilitate future residential development on the subject properties. The North Clifton Area Structure Plan was approved in 2014 and lays out single family development for the area. The proposed mapping amendments are considered minor in nature stemming from required road realignments due to topographic constraints. The first phase of development will dedicated 2.84 acres of parkland with additional parks and open space to be added in future phases. The unit count and layout is consistent with the ASP, the proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan

### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Vacant/Single Family Residential
East	A2 – Agriculture/Rural Residential	Vacant
South	RU1 – Large Lot Housing P3 – Parks and Open Space	Park/Single Family Residential
West	W1 – Recreational Water Use	Okanagan Lake

Subject Property Map: 1602 & 1855 Bennett Road



4.1 Background

The proposal is over two large development parcels approximately 35 ha and 15 ha in size. They are currently vacant and will eventually connect Clifton Road North with the McKinley Beach area.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>The Big Picture: 10 Pillars to Realize our Vision</b>	
1)	<b>Take Action on Climate / Protect and Restore Environment:</b> 2.84 acres of land will be dedicated as park in the first phase of development and will be added to an existing a future park and open space network.
2)	<b>Incorporate Equity into City Building / Promote more Housing Diversity:</b> The proposal provides single family housing to the area and works towards the ultimate connection of Clifton Road south to the McKinley neighborhood.

<b>Objective 7.1.1 Area Structure Plan Consistency</b>		
Policy	7.2.1	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.
Ground Oriented Housing.		<i>The unit count and layout is aligned with the original North Clifton ASP approved in 2014.</i>
<b>Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>		
Policy	7.2.3	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems
Integrate Nature		<i>The site will be integrated with natural areas and park trails as per established Parks Agreement and ASP.</i>

6.0 **Application Chronology**

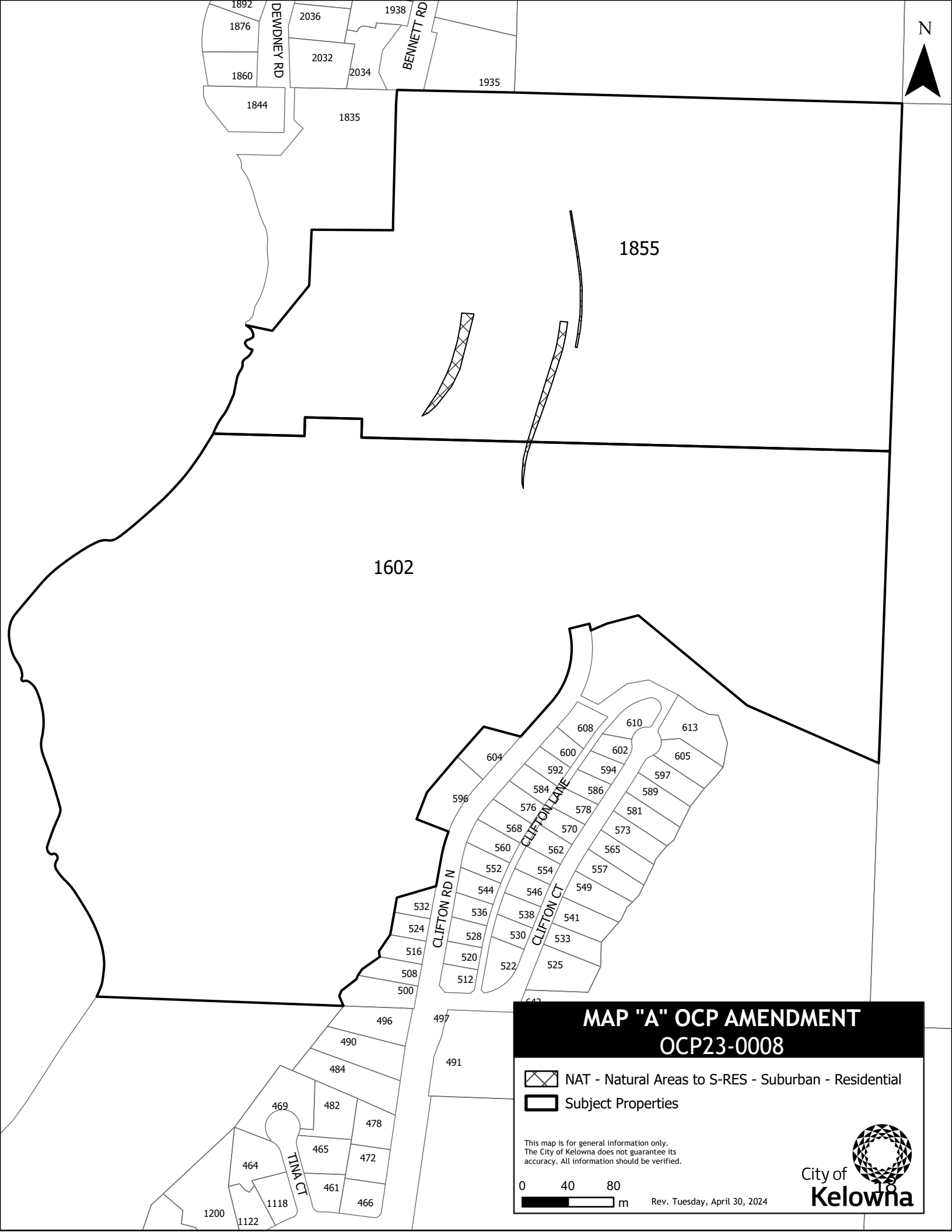
Application Accepted: August 2, 2023  
 Neighbourhood Notification Summary Received: November 21, 2023

**Report prepared by:** Wesley Miles, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services



**Attachments:**

Map A: OCP Amendment  
 Map B: Zoning Amendment

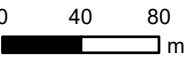
For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



# MAP "A" OCP AMENDMENT OCP23-0008

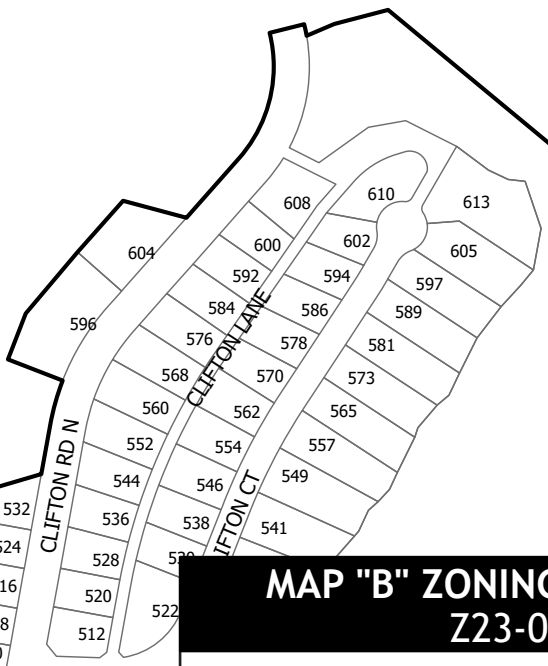
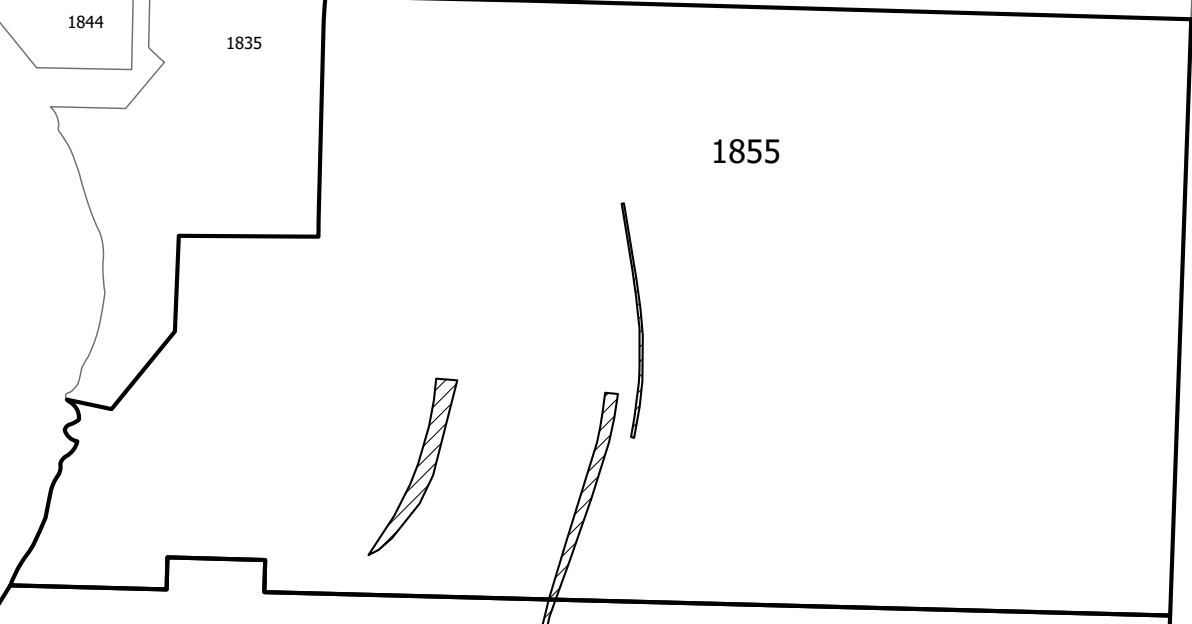
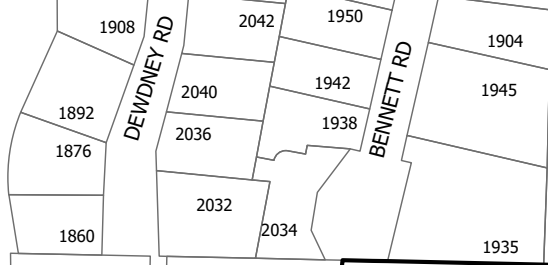
-  NAT - Natural Areas to S-RES - Suburban - Residential
-  Subject Properties

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



Rev. Tuesday, April 30, 2024





**MAP "B" ZONING AMENDMENT  
Z23-0047**

 P3 - Parks and Open Space to RU1 - Large Lot Housing  
 Subject Properties

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

0 40 80  
 m Rev. Wednesday, January 31, 2024

City of Kelowna 





City of  
**Kelowna**

# OCP23-0008/Z23-0047 1602 & 1855 Bennett Rd

OCP & Rezoning Application



# Proposal

- ▶ To amend the Official Community Plan and rezone to make minor mapping changes to portions of the subject properties to facilitate a large lot housing subdivision.

# Development Process

Aug 23, 2023

Development Application Submitted

Staff Review & Circulation

Nov 21, 2023

Public Notification Received

May 13, 2024

Initial Consideration

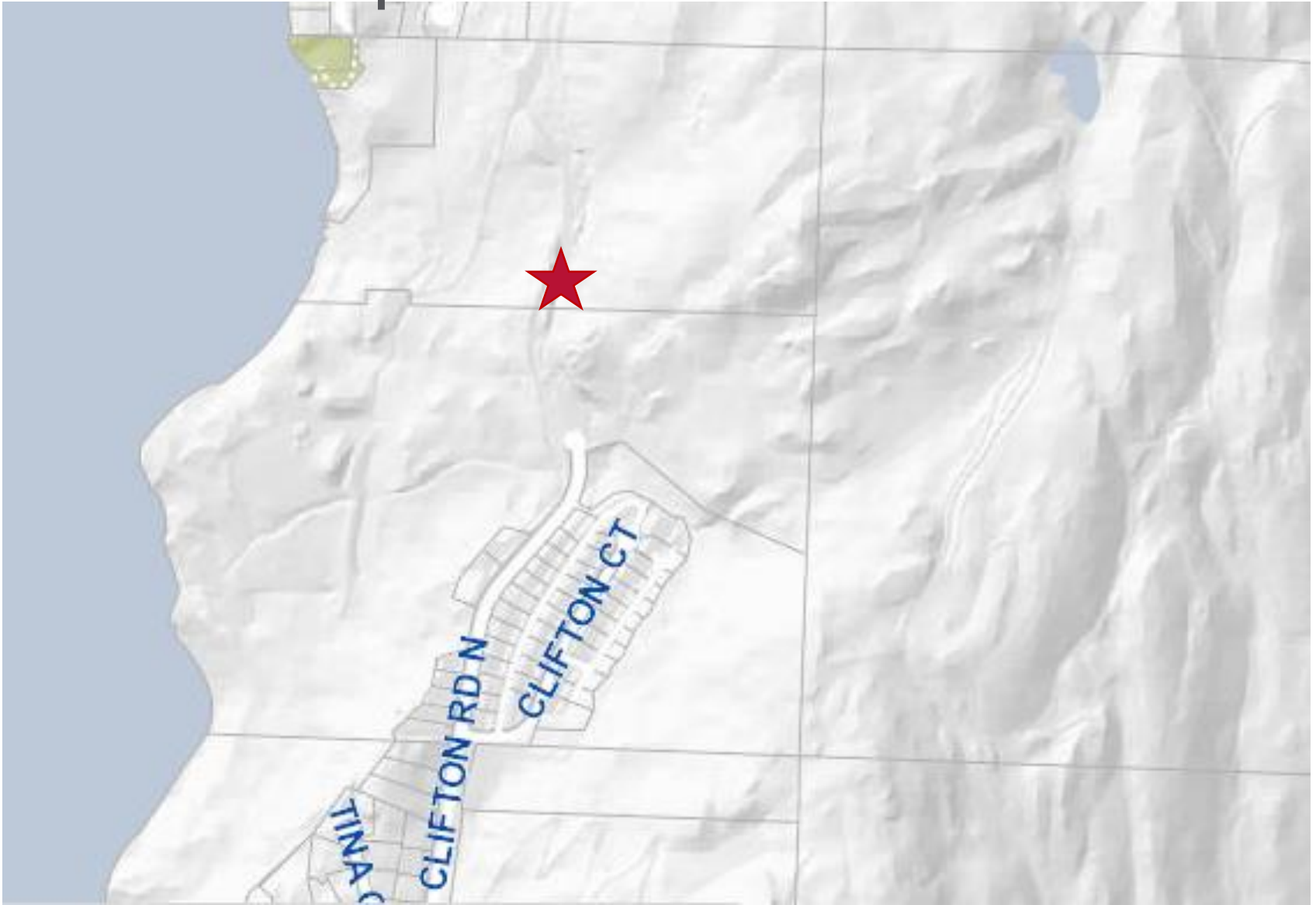
Public Hearing  
Second & Third Readings

Final Reading

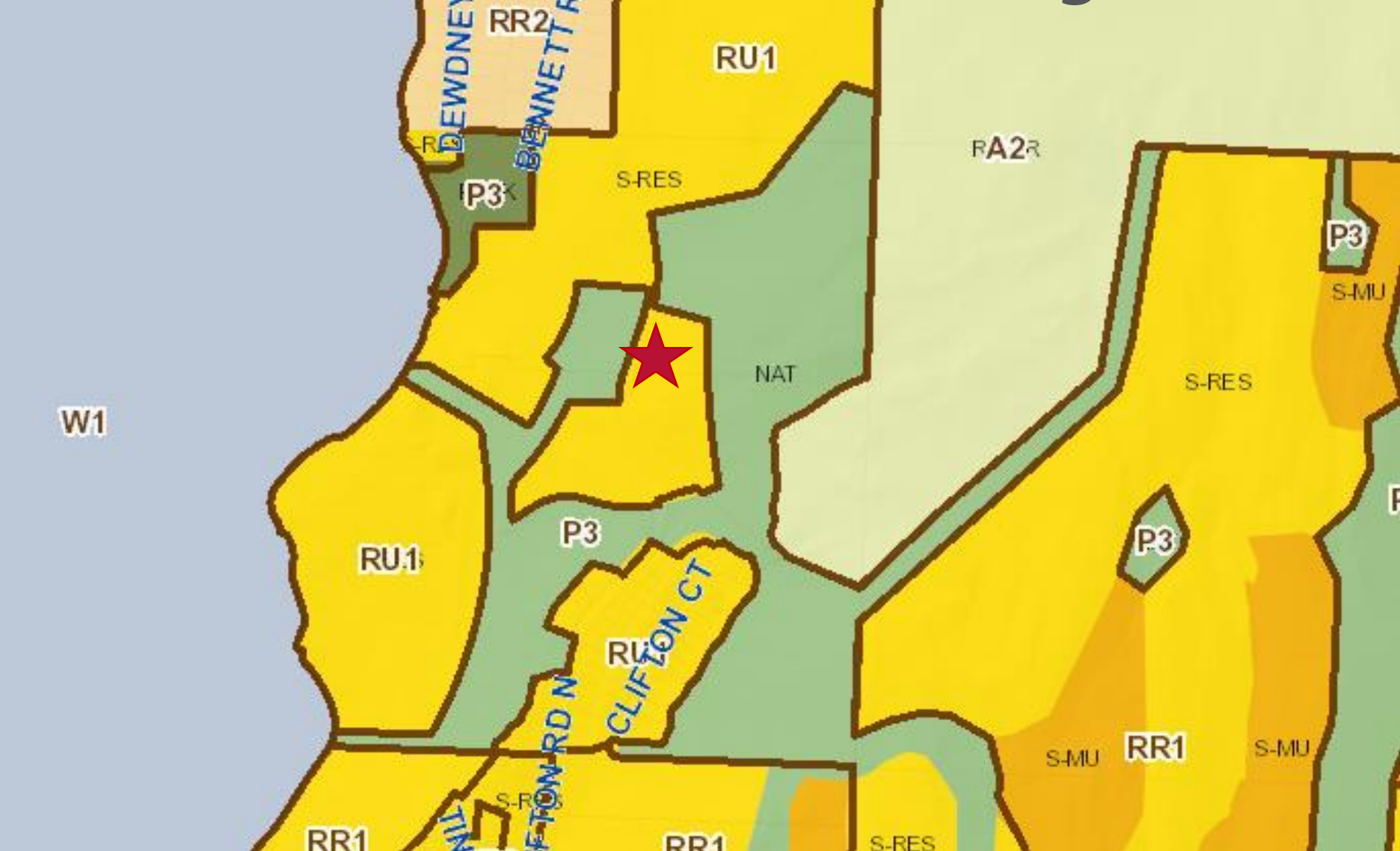
Development Permit/Building Permit

Council Approvals

# Context Map



# OCP Future Land Use / Zoning





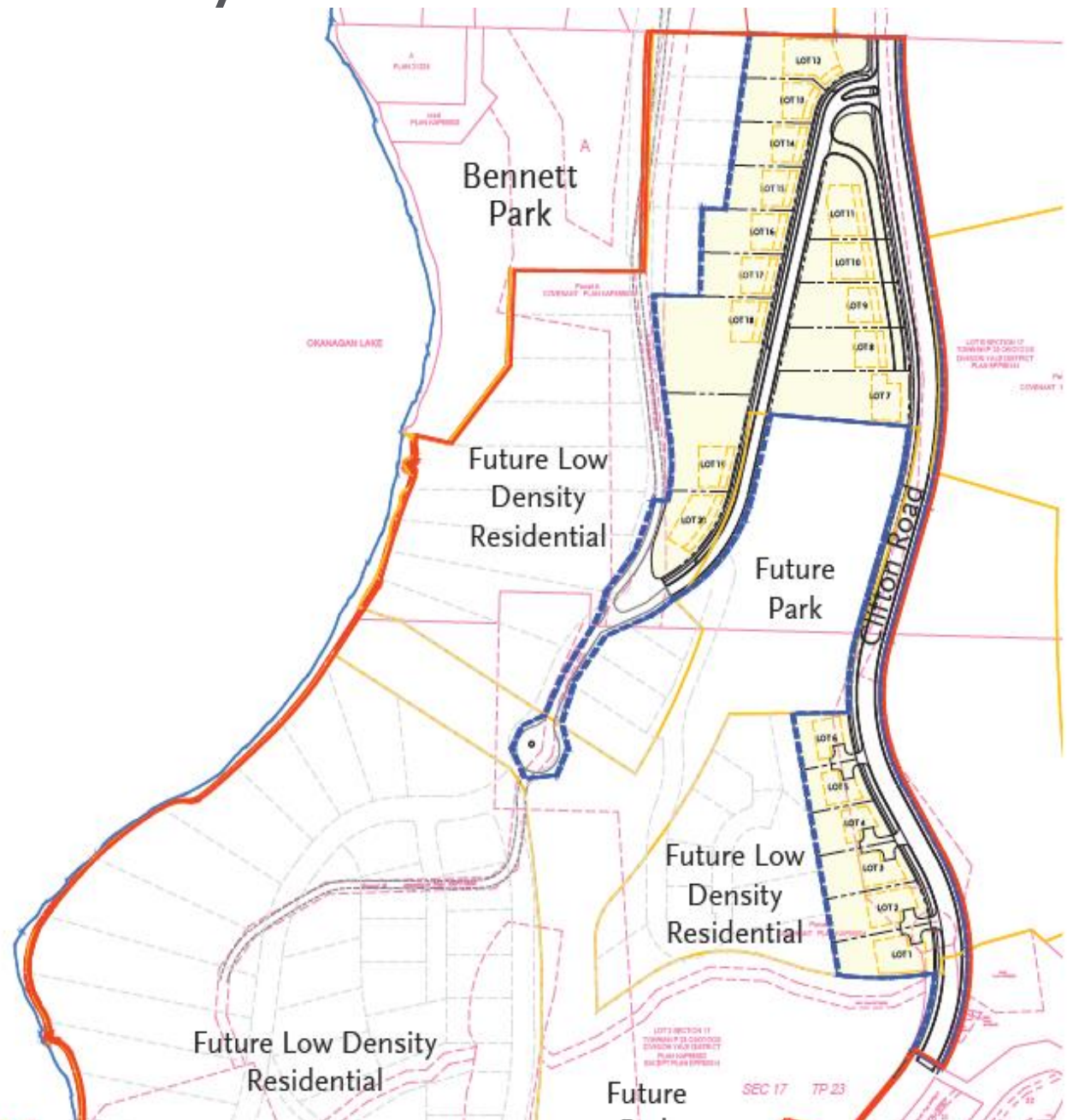
# Subject Property Map



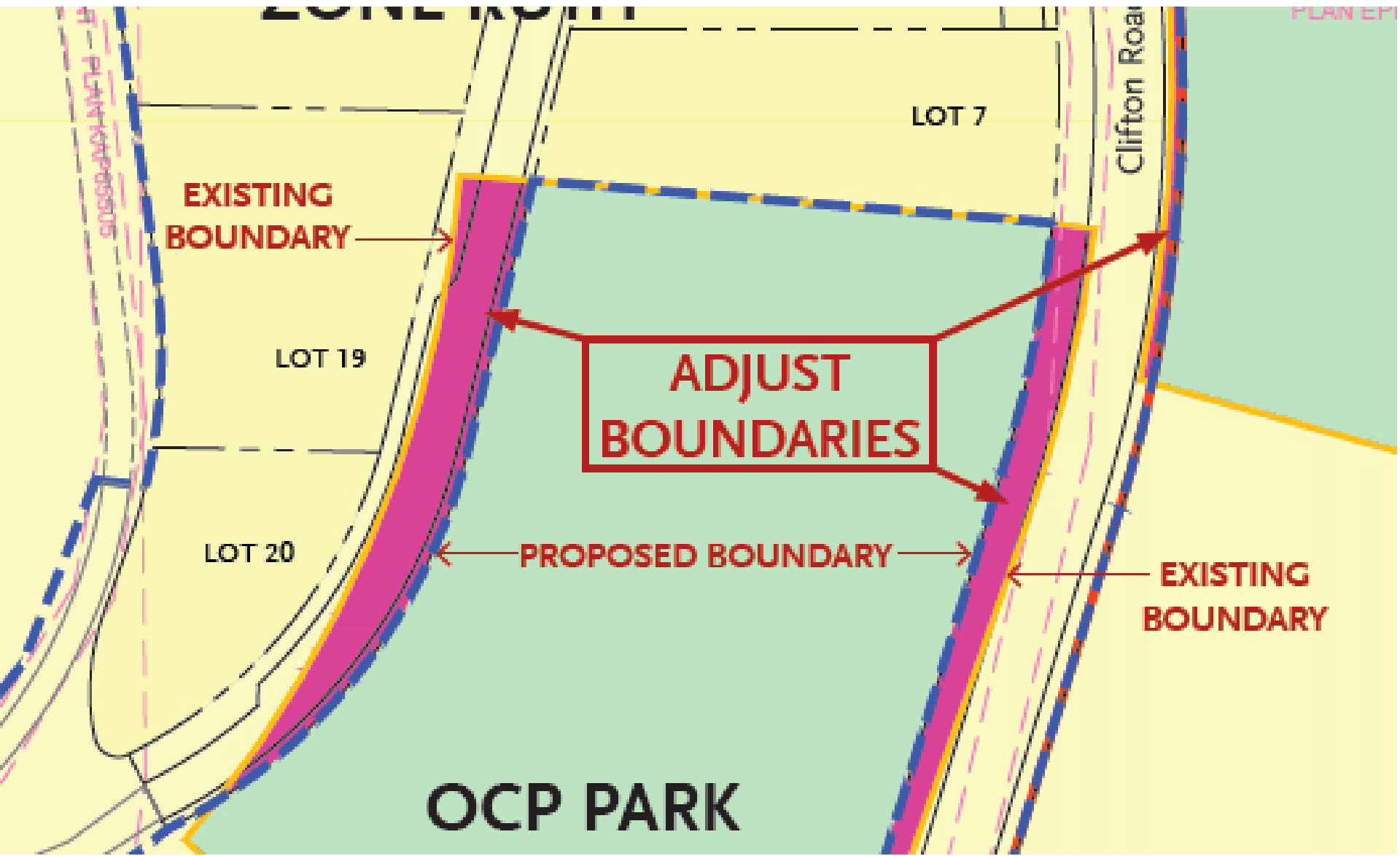
# Proposed Land Use Details

- ▶ North Clifton ASP approved in 2014
- ▶ Single family development
- ▶ First Phase has 20 lots
- ▶ Minor boundary adjustments
- ▶ Detailed designed required road realignment

# General Layout



# Land Use Boundary Adjustments





# Development Policy



## 5.1 Kelowna Official Community Plan (OCP)

### The Big Picture: 10 Pillars to Realize our Vision

- 1) **Take Action on Climate / Protect and Restore Environment:** 2.84 acres of land will be dedicated as park in the first phase of development and will be added to an existing a future park and open space network.
- 2) **Incorporate Equity into City Building / Promote more Housing Diversity:** The proposal provides single family housing to the area and works towards the ultimate connection of Clifton Road south to the McKinley neighborhood.

### Objective 7.1.1 Area Structure Plan Consistency

Policy	7.2.1	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.
Ground Oriented Housing.		<i>The unit count and layout is aligned with the original North Clifton ASP approved in 2014.</i>

### Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.

Policy	7.2.3	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems
Integrate Nature		<i>The site will be integrated with natural areas and park trails as per established Parks Agreement and ASP.</i>

# Staff Recommendation

- ▶ Staff are recommending support of the proposed OCP and rezoning amendment
  - ▶ Meets the intent of the Official Community Plan
  - ▶ Consistent with existing ASP



## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12664

### Official Community Plan Amendment No. OCP23-0008 – 1602 and 1855 Bennett Road

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A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of:
  - a) Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna, BC;
  - b) Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC; andfrom the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

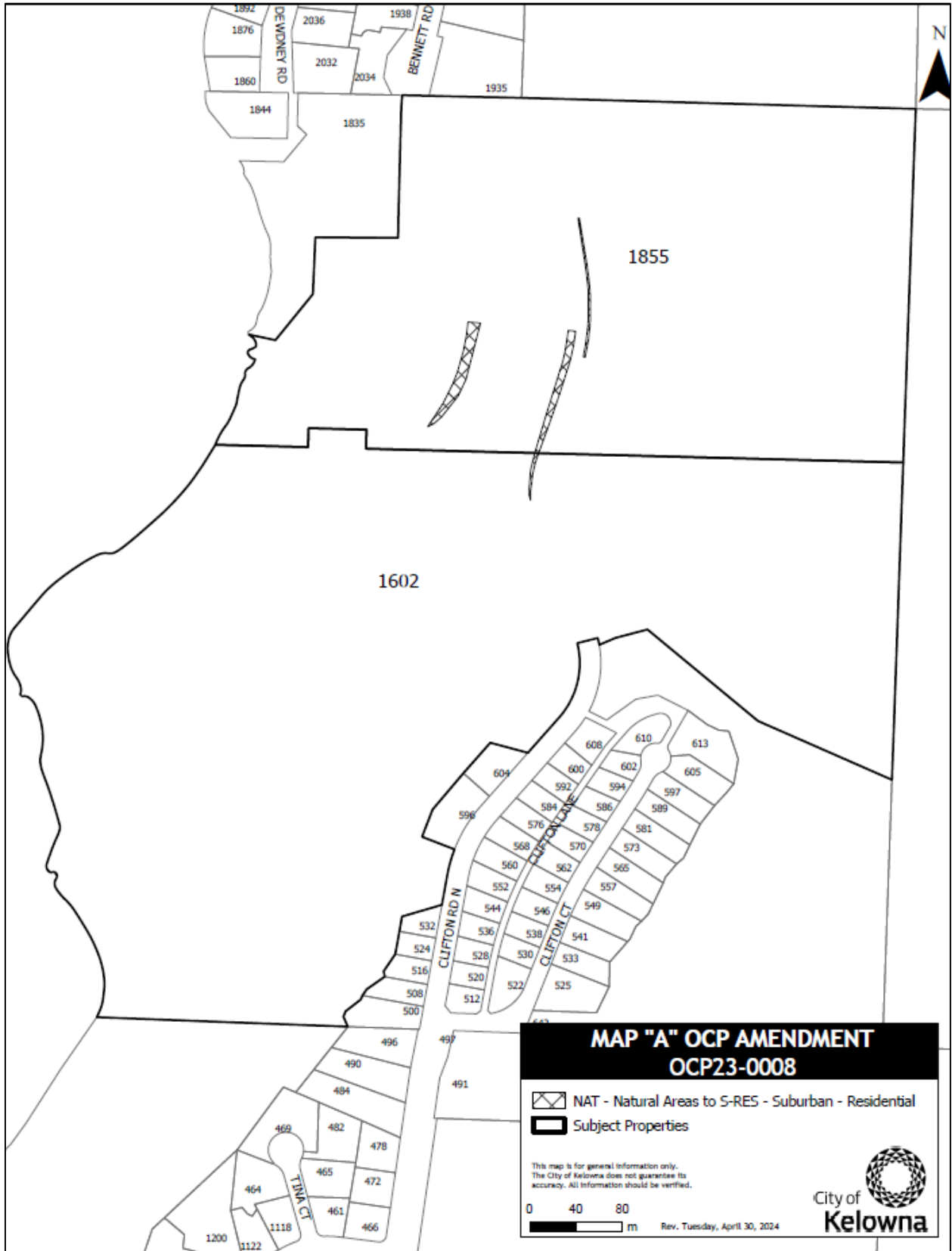
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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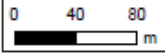
City Clerk



**MAP "A" OCP AMENDMENT  
OCP23-0008**

-  NAT - Natural Areas to S-RES - Suburban - Residential
-  Subject Properties

This map is for general information only.  
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Rev. Tuesday, April 30, 2024



**CITY OF KELOWNA**  
**BYLAW NO. 12665**  
**Z23-0047**  
**1602 and 1855 Bennett Road**

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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:
  - a) Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna, BC;
  - b) Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC; andfrom the P3 – Parks and Open Space to the RU1 – Large Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

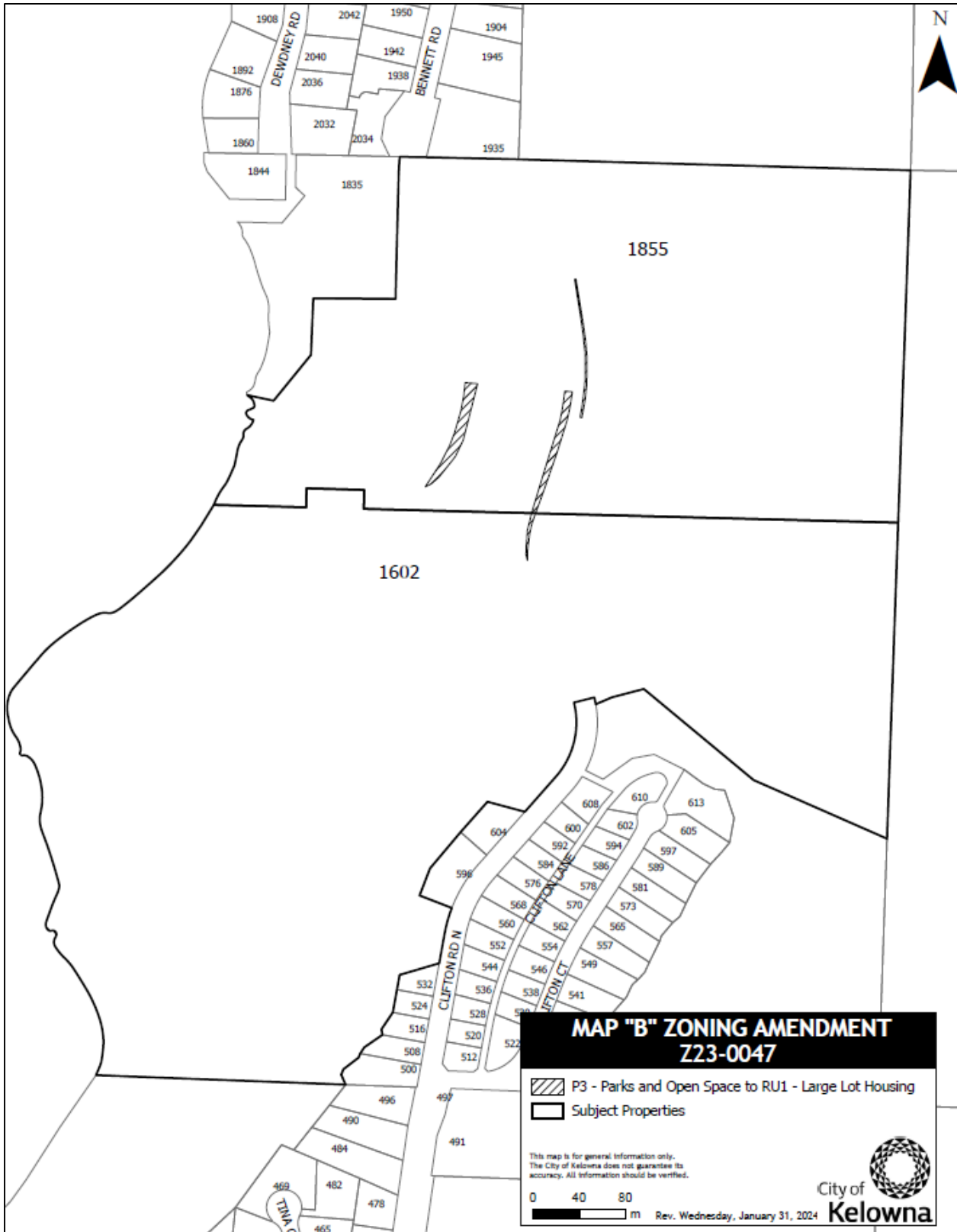
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# REPORT TO COUNCIL REZONING



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 380 Bubna Rd  
**File No.:** Z22-0039

	Existing	Proposed
<b>OCP Future Land Use:</b>	IND – Industrial	IND - Industrial
<b>Zone:</b>	I4 – Natural Resource Extraction A2 – Agriculture/Rural Residential	I2 – General Industrial

### 1.0 Recommendation

THAT Rezoning Application No. Z22-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Sections 1 and 2 Township 20 ODYD Plan KAP66741, located at 380 Bubna Rd, Kelowna, BC from the I4 – Natural Resource Extraction zone and the A2 - Agriculture/Rural Residential zone to the I2 – General Industrial zone as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

### 2.0 Purpose

To rezone the subject property from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone to facilitate a 60-lot subdivision to accommodate an industrial development.

### 3.0 Development Planning

Staff support the proposed application to rezone the subject property from I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential (non-ALR) zone to the I2 – General Industrial zone to facilitate a 60-lot general industrial subdivision development on the subject property. Located within the permanent growth boundary, the Official Community Plan (OCP) designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The I2 zone allows for a range of low-impact general industrial uses that are intended to act as a transition between the general industrial property and the surrounding lands. The permitted uses, development regulations, screening requirements, outdoor storage restriction, and other regulations within the I2 zone are designed to limit negative impacts to the nearby Okanagan Indian Band IR#7, the District of Lake Country (DLC) lands, and the ALR agricultural uses in the surrounding area.

The proposed rezoning and future development of the subject property is for the lands that are located within the City of Kelowna (Attachment B). There is a portion of the property that is also located within the DLC, to the east, as seen in the subject property map below. The applicant will make a separate application for that portion of the property with the DLC.

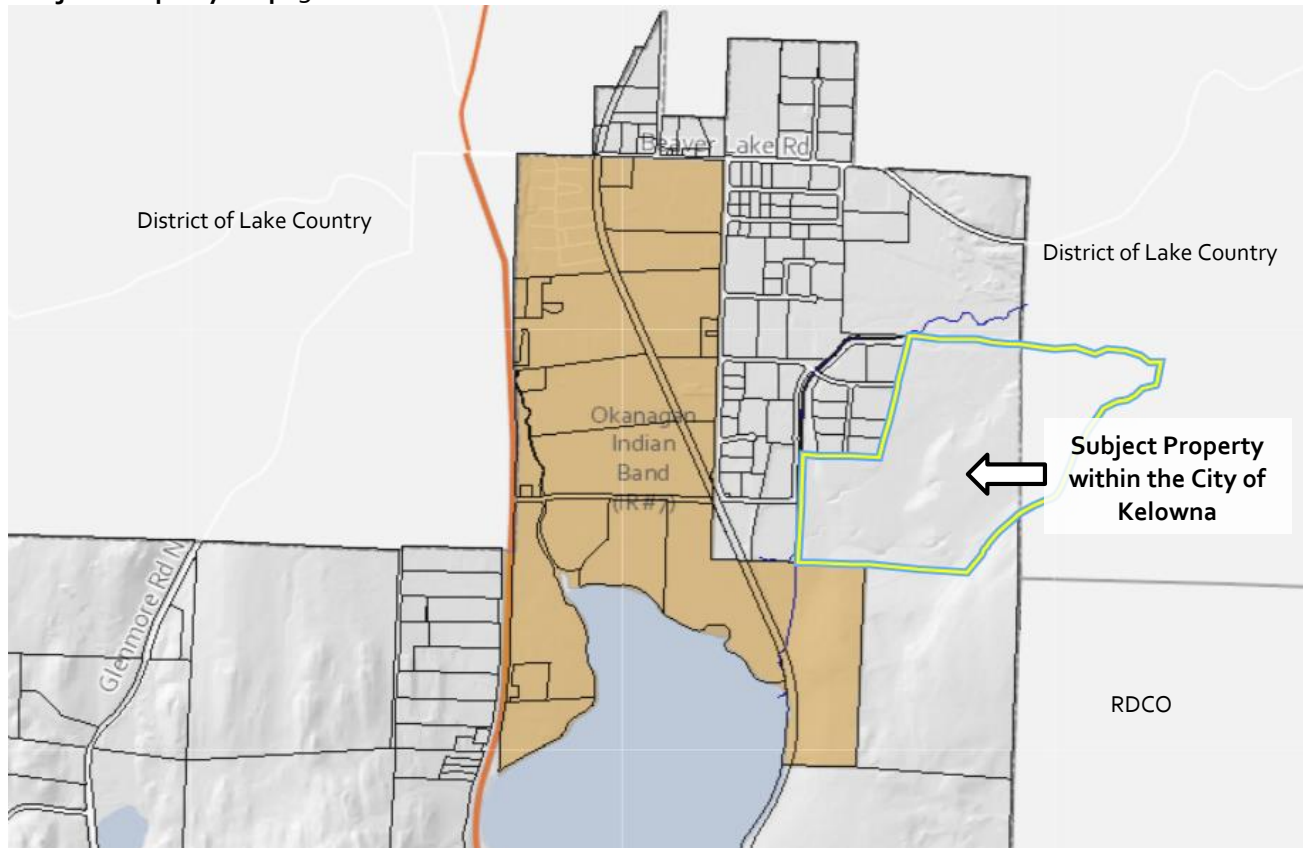


Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	585,588 m <sup>2</sup>
Undevelopable Area	Approx. 112,255 m <sup>2</sup>
Net Site Area	Approx. 473,333 m <sup>2</sup>

#### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A2 – Agriculture/Rural Residential (Non-ALR) I4 – Resource Extraction	Non-ALR agriculture lands Resource Extraction
East	District of Lake Country	Natural Area
South	A1 – Agriculture - ALR FNR – First Nations Reserve	ALR OIB IR#7
West	I2 – General Industrial I3 – Heavy Industrial	Various general and heavy industrial uses

#### Subject Property Map: 380 Bubna Rd



The subject property is a large parcel located in the Jim Bailey / Beaver Lake Industrial area and is within the Gateway Growth District. The property abuts the DLC to the east, ALR and OIB IR#7 lands to the south, and many existing industrial services to the north and west.

4.1 Background

The subject property is located within an area of the City with complex road and utility challenges which necessitates comprehensive and coordinated engineering solutions between the City of Kelowna, DLC, OIB IR#7, and the Ministry of Transportation and Infrastructure (MoTI). In order to develop the property to General Industrial zone in the future, a community water and sewer system is required to service the new industrial lands, as well the road network in the area and access to the subject property require review and upgrades; these requirements are being deferred to the Subdivision stage.

Initiated in 2020, the City, OIB, and the DLC have been working towards finalizing a Memorandum of Understanding (MOU) in relation to water supply, sanitary sewer, and transportation impacts and requirement for the area.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 6.4 Support the continued development of industrial lands</b>	
Policy 6.4.1 Jim Bailey / Beaver Lake Industrial Lands	<p>Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as a large-scale industrial area, by undertaking the following:</p> <ul style="list-style-type: none"> <li>• Encouraging heavy/large format industrial uses in this area, such as manufacturing and warehousing that may not transition well into other Kelowna neighbourhoods;</li> <li>• Discouraging the creation of small lot industrial properties;</li> <li>• Discouraging integration of residential uses; and</li> <li>• Planning for and coordinating the provision of utility and transportation infrastructure to service industrial growth.</li> </ul> <p><i>The proposed rezoning consists of large industrial lots and the area could play a unique role to meet the needs of large general industrial lands in the City and the surrounding region.</i></p>
Policy 6.4.7 Industrial Employment	<p>Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.</p> <p><i>The proposed rezoning and subsequent development of the subject property could provide opportunity for industrial employment and services needed by the City and the surrounding region.</i></p>

6.0 **Application Chronology**

Application Accepted: June 14, 2022  
 Neighbourhood Notification Summary Received: September 23, 2023

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Nelson Chapman, Development Engineering Manager  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager

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

**Attachments:**

Attachment A: Applicant's letter of rationale

Attachment B: Proposed subdivision plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



April 22, 2024

Aspen File: 2022-076

**City of Kelowna  
Planning and Development Department**

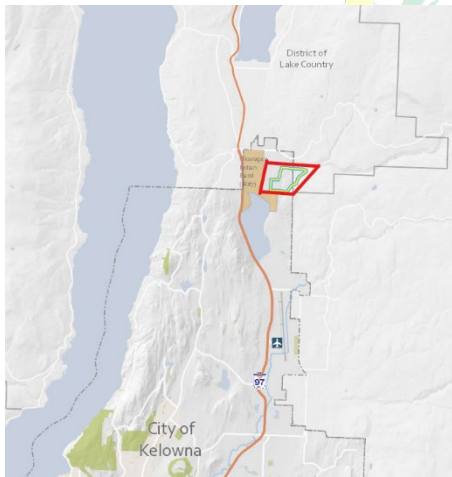
**Attention: Barbara Crawford**

**Re: 380 Bubna Road (formerly 8805 Jim Bailey Road)  
City of Kelowna File No.: Z22-0039, S22-0033  
Rezoning Application Rationale**

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**Aspen Lands Advisory Ltd.** represents the owner/developer of 380 Bubna Road, tasked with facilitating the rezoning and subdivision process.

James Kay of our firm submitted the rezoning application for this parcel to the City of Kelowna in April 2022, following the initial 2018 application. Since this time, extensive efforts have been made by the owner/developer and their consultants to align with staff recommendations provided in 2023 and the Kelowna Official Community Plan 2040.



The current zoning is A1-Agricultural/I5-Extraction, with a proposed zoning of I2-General Industrial, aiming to develop the land into an Industrial Park. The site area spans 585,588 m<sup>2</sup> and a concept plan for a 60-lot subdivision has been created.

Located conveniently between Kelowna and Lake Country, the area offers accessible employment opportunities and proximity to Highway 97N.

We look forward to working with Staff through the approval process and welcome any feedback regarding the application.

For further information, please contact Erika Kretchmer at 250-864-1605 or via email at [erika@aspenlands.ca](mailto:erika@aspenlands.ca).

Yours truly,

**ASPEN LANDS ADVISORY LTD.**

*Erika Kretchmer*

Erika Kretchmer  
V.P. of Operations

**ASPEN LANDS ADVISORY LTD.**

*James Kay*

James Kay, P.Eng  
Principal/ Project Manager



**ATTACHMENT B**

This forms part of application  
# Z22-0039



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **BC**

FOR APPROVAL



	NUMBER OF LOTS	TOTAL AREA (m <sup>2</sup> )
LOT AREA	60	405740.8
BUILDABLE AREA	60	235036.6

- NOTES:
- ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON AERIAL PHOTO INTERPRETATION AND FIELD SURVEY.
  - TYPICAL SLOPES:  
CUT SLOPE TO BE 2:1  
FILL SLOPE TO BE 2:1

LEGEND

LOT AREA	7	LOT NO.
BUILDABLE AREA	6144m <sup>2</sup>	
PLATFORM ELEV.	4524m	
	468.8	



CITY FILE # Z18-0088 17101

**THE CITY OF KELOWNA**  
ENGINEERING DEPARTMENT  
**INDUSTRIAL PARK**  
**PHASE 1**  
**SITE PLATFORM PLAN**

Division	MUNICIPAL
Drawing No.	DP-02
Rev No.	0

Drawn	TF
Design	TF/MHC
Approved	
Date	OCTOBER 2023
Scale	1:2000



No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd

Legend

- TOE OF FILL
- TOP OF CUT
- EXTENT OF GRADING




L:\General Data\Projects\2017\17101 - Industrial Park - Kelowna-Lake Country\CAD\DESIGN-SET\DP\17101-DP-02.dwg October 23, 2023 Tobi Friesen





**MAP "A" ZONING AMENDMENT**  
**File Z22-0039**

8355

-  A2-Agriculture / Rural Residential (non-ALR) to I2-General Industrial
-  I4-Natural Resource Extraction to I2-General Industrial
-  Subject Property

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



Rev. May 3, 2024



**CITY OF KELOWNA**

**BYLAW NO. 12663**

**Z22-0039**

**380 Bubna Road**

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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 1 Sections 1 and 2 Township 20 ODYD Plan KAP66741 located on Bubna Road, Kelowna, BC from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial 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

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Mayor

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City Clerk



**MAP "A" ZONING AMENDMENT**  
 File Z22-0039

-  A2-Agriculture / Rural Residential (non-ALR) to I2-General Industrial
-  I4-Natural Resource Extraction to I2-General Industrial
-  Subject Property

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



Rev. May 3, 2024







City of  
**Kelowna**

Z22-0039  
380 Bubna Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the I<sub>4</sub> – Natural Resource Extraction zone and the A<sub>2</sub> -Agriculture/Rural Residential (non-ALR) zone to the I<sub>2</sub> – General Industrial zone to facilitate a 60-lot subdivision to accommodate an industrial development.

# Development Process

June 14, 2022

Development Application Submitted



Staff Review & Circulation



Sep 23, 2023

Neighbourhood Notification Received



May 13, 2024

Initial Consideration

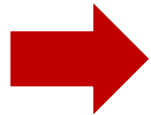


Reading Consideration and Final Reading



Subdivision PLR

Council  
Approvals





# Context Map



Walk Score  
**6**

Transit Score  
**0**

Bike Score  
**29**

District of  
Lake Country

Hwy 97

Jim Bailey Rd

Beaver Lake Rd

Okanagan  
Indian  
Band

Commonwealth Rd

DLC





RDCO



# OCP Future Land Use



District of  
Lake Country

	R-AGR – Rural Agricultural & Resource
	IND - Industrial
	PARK – Park and Open Space
	NAT – Natural Area

Hwy 97

Jim Bailey Rd

Commonwealth Rd

Okanagan  
Indian  
Band

DLC

RDCO





# Subject Property Map



District of  
Lake Country

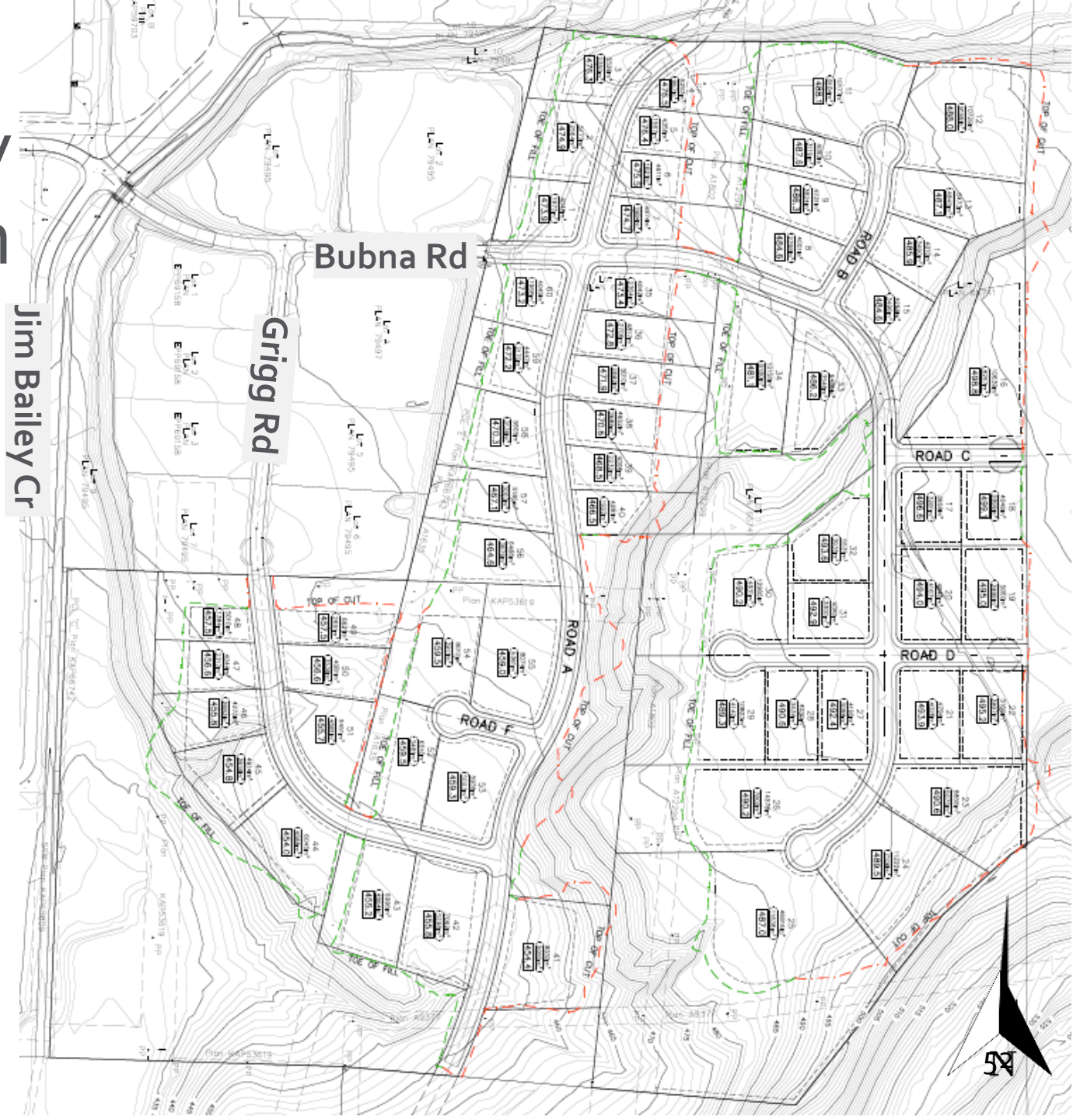
RDCO

# Project Details

- ▶ IND – Industrial
  - ▶ I2 – General Industrial
  - ▶ 60 lots subdivision
    - ▶ varying sized lots - ranging from 0.4 ha to 4.9 ha
    - ▶ Approx. 70% lot area
    - ▶ Approx. 20% green space
    - ▶ Approx. 10% roads
- ▶ Comprehensive & coordinated engineering solutions  
– CoK, DLC, OIB, IR#7, MoTI
- ▶ Memorandum of Understanding
  - ▶ 2023 Milestone – Water & Wastewater Service Agreement between CoK & DLC



# Preliminary Subdivision Plan





# OCP Objectives & Policies

- ▶ Policy 6.4.1: Jim Bailey/Beaver Lake Industrial Lands
  - ▶ Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as large-scale industrial area.
- ▶ Policy 6.4.7: Industrial Employment
  - ▶ Support development of industrial lands in the Gateway. Industrial activities play in meeting employment and service needs of the city and region.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use IND - Industrial
  - ▶ OCP Objectives in Chapter 6 - Gateway
    - ▶ Jim Bailey/Beaver Lake Industrial Lands
    - ▶ Industrial Employment
  - ▶ Subdivision PLR to follow

# REPORT TO COUNCIL SUPPLEMENTAL



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 436 Eldorado Rd  
**File No.:** Z23-0043

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban - Residential	S-RES – Suburban - Residential
<b>Zone:</b>	RU1 – Large Lot Housing	RU1 – Large Lot Housing RU2 - Medium Lot Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of a portion of Lot 2 District Lot 167 ODYD Plan 21142 located at 436 Eldorado Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

## 2.0 Purpose

To rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

## 3.0 Discussion

Staff support the proposed rezoning application to facilitate the development of a two-lot residential subdivision. The proposed rezoning aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential, has a sanitary sewer connection, and is within the City’s permanent growth boundary. This future land use is intended to accommodate most of the City’s single and two-dwelling residential growth. OCP Policy (Objective 7.6) speaks to consideration of a variety of low-density housing development to improve housing diversity and affordability.

## 4.0 Background

On February 12, 2024 a rezoning report for the subject property was brought before Council, seeking to rezone portion of the property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone to facilitate a two-lot subdivision. The proposal received initial consideration at that Council meeting. Following initial consideration, the applicant requested to pause the rezoning process, thus the bylaw did not receive readings. On March 18, 2024 Council adopted zoning amendments to reflect the changes brought on by the provincial legislation, which eliminated the RU4 - Duplex Housing zone.

Since then, the applicant has decided to resume the rezoning application process, however as the RU<sub>4</sub> zone no longer exists, the application has been revised to rezone portions of the subject property from the RU<sub>1</sub> - Large Lot Housing zone to the RU<sub>2</sub> – Medium Lot Housing zone to facilitate a two-lot subdivision.

The applicant recompleted the neighbourhood notification to reflect the revised proposed rezoning.

Previous Council Resolution	Date
THAT Rezoning Application No. Z23-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 District Lot 167 ODYD Plan 21142 located at 436 Eldorado Rd, Kelowna, BC from the RU <sub>1</sub> – Large Lot Housing zone to the RU <sub>2</sub> – Medium Lot Housing zone and the RU <sub>4</sub> – Duplex Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated February 12, 2024, be considered by Council.	February 12, 2024

**5.0 Application Chronology**

Application Accepted: June 28, 2023  
 Initial Consideration: February 12, 2024  
 Neighbourhood Notification Summary Resubmitted: April 22, 2024

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

**Attachments:**  
 Map A – Zoning Amendment  
 Attachment A – [Original report to Council](#), dated February 12, 2024

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

N



4477

4492

426

436




ELDORADO RD

WALKER RD

431

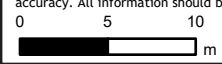
435

### MAP "A" ZONING AMENDMENT Z23-0043

-  RU1 - Large Lot Housing to RU2 - Medium Lot Housing
-  RU1 - Large Lot Housing
-  Subjecty Property

BC

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



Rev. Wednesday, January 24, 2024







City of  
**Kelowna**

# Z23-0043 436 Eldorado Rd

Rezoning Application



# Purpose

- ▶ To rezone portions of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

# Development Process



June 28, 2023

Development Application Submitted



Staff Review & Circulation



Apr 22, 2024

Public Notification Received



May 13, 2024

Initial Consideration



Reading Consideration



Final Reading



Building Permit



Council Approvals

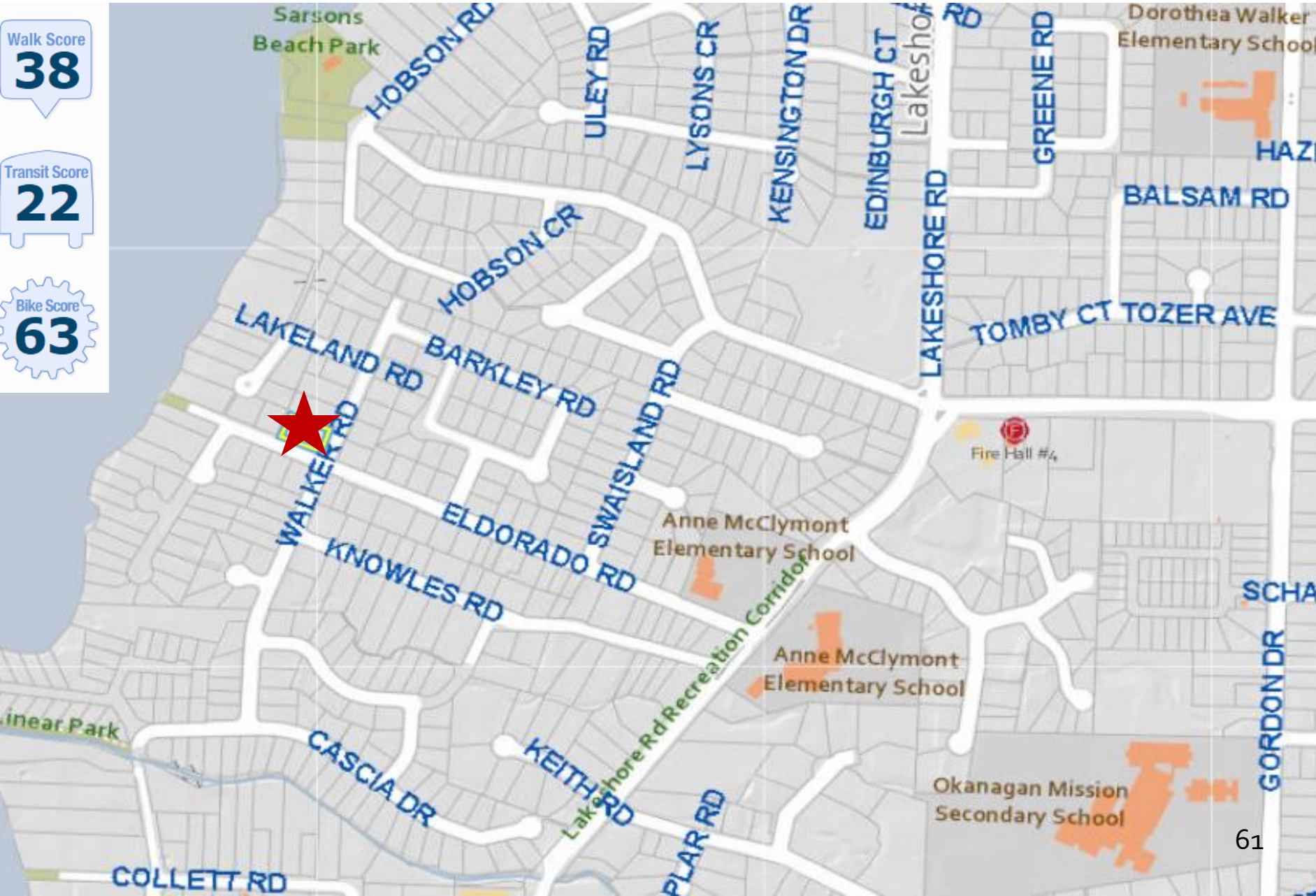
# Context Map



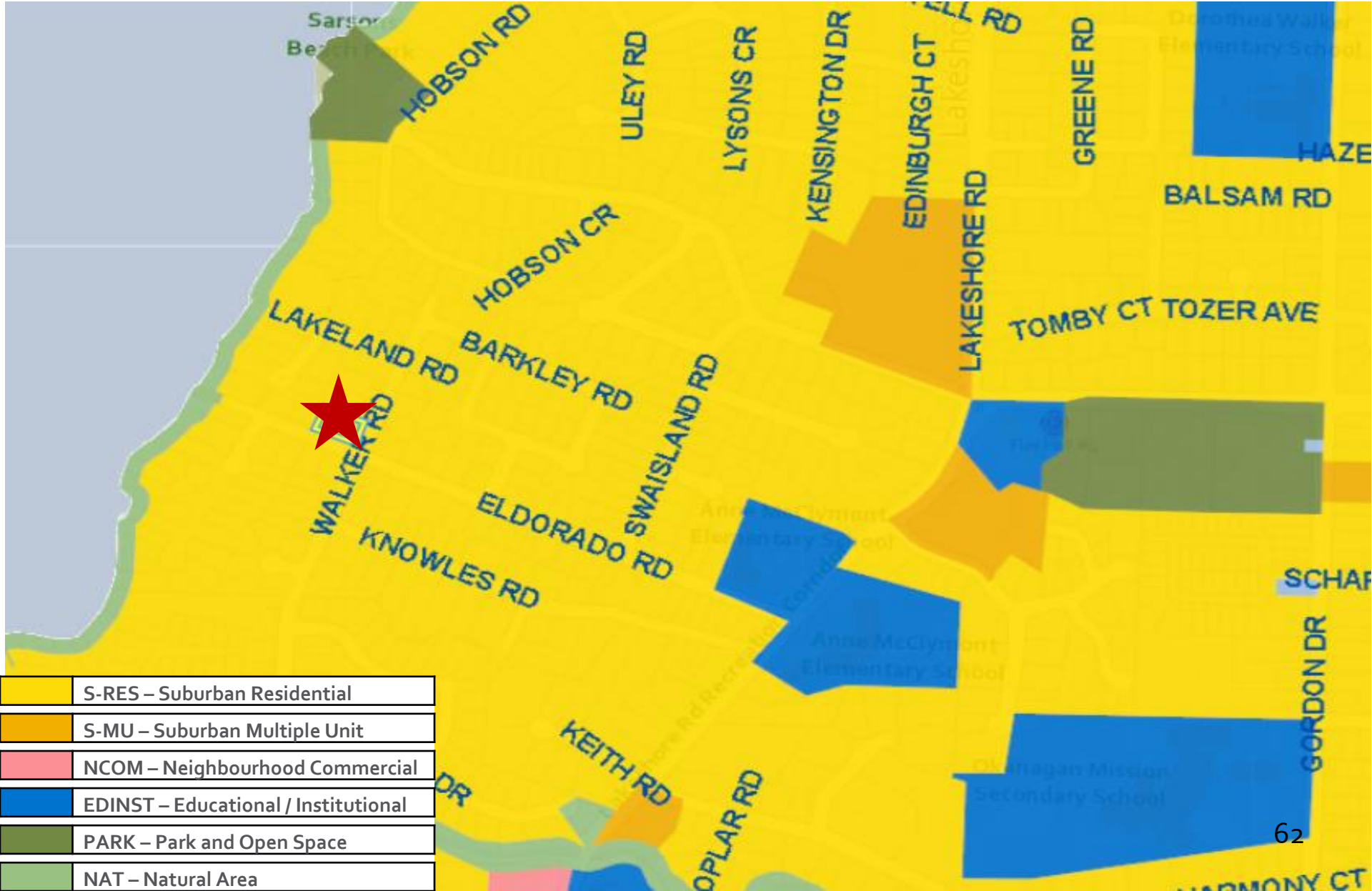
Walk Score  
**38**

Transit Score  
**22**

Bike Score  
**63**



# OCP Future Land Use



	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area



# Subject Property Map



ELDORADO CT

WALKER RD

ELDORADO RD

# Project Details

- ▶ S-RES – Suburban Residential
- ▶ Two Lot Subdivision
  - ▶ RU1 – Large Lot Housing
  - ▶ RU2 – Medium Lot Housing
- ▶ Close to two elementary schools, Okanagan Mission Secondary School, public beaches, Lakeshore Road Recreation Corridor, and transit stops

# OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
  - ▶ Consider a range of low-density ground-oriented housing development to improve housing diversity.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use S-RES
  - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
    - ▶ Additional low-density housing



# Report to Council



**Date:** May 13, 2024

**To:** Council

**From:** Chair, Audit Committee

**Subject:** 2024 Audit Committee Meeting review and Financial Statements for the Year Ending December 31, 2023

**Department:** Financial Services

---

**Recommendation:**

THAT Council receives, for information, the Report from the Audit Committee dated May 13, 2024 with respect to the Consolidated Financial Statements and Auditor’s Report for the City of Kelowna for the year ending December 31, 2023;

AND THAT the Consolidated Financial Statements and Auditor’s Report be reprinted in and form part of the City of Kelowna’s annual report.

**Purpose:**

To provide a high-level review of the information provided to the Audit Committee during the meeting on April 30, 2024, to present the Financial Statements to Council for acceptance per the legislative requirement, and to seek approval to include the Financial Statements in the annual report.

**Background:**

A detailed review of the draft City of Kelowna Financial Statements for the year ending December 31, 2023, Financial Health indicators, Auditor’s report, City Reserves and Debt, Surplus Balances and Appropriations was undertaken on April 30, 2024 by the Audit Committee, the City of Kelowna Auditor, Grant Thornton LLP, and Financial Services staff.

**Discussion:**

The Audit Committee was provided with an in-depth review of the consolidated financial statements for the year ending December 31, 2023. There was a key theme that emerged which contributed to the City’s strong financial position. The continued increase in the City’s operations were reflected in the

increases in operating revenue and expenses. As net cashflows increased, more cash could be spent on capital projects and also reinvested, maximizing our return on cash for future needs.

#### Consolidated Statement of Financial Position:

The Consolidated Statement of Financial Position shows the City's Financial Assets of \$1.05B exceeding its liabilities of \$533M, indicating that the City has sufficient financial assets to settle its existing liabilities. The extent to which the City's assets exceed liabilities represents liquidity and is a positive indicator of the City's financial strength. In 2023, there was a \$205 million increase in Financial Assets offset by a \$130 million increase in Liabilities.

The increase in Financial Assets resulted from a \$170 million increase in portfolio investments, a \$22 million increase in Accounts Receivable, and an increase of 17 million in Cash and Cash Equivalents. These increases are mainly due to increased cashflows generated from operations as well as increased federal grant funding. With the increase of cashflows, our treasury branch was able to continue their investment strategy which increased our investment portfolio in order to maximize our return on cash. Accounts receivable increased mainly due to an increase in Development Cost charge receivables from development applications received late in the year.

The offsetting increase in liabilities was the result of an increase of \$66 million in Deferred Development Cost charges, an increase of \$33M in Accounts Payable and Accrued Liabilities, and an increase of \$24 million in Deferred Revenue.

Non-financial assets increased \$94 million largely due to an increase of capital acquisitions.

#### Statement of Operations and Accumulated Surplus:

The Statement of Operations and Accumulated Surplus shows an increase of \$85 million in revenues totaling \$509M and a \$37 million increase in expenses totaling \$372 million. This has resulted in an annual surplus of \$137 million. These increases are a reflection of the continued increase in operations resulting in growth of non-taxation revenues combined with the higher operational output.

Fees and charges revenues increased by \$20 million, which can largely be attributed to some high value permits and an increase in passenger numbers at the Airport resulting in an increase in Airport Improvement fees and terminal fees.

Interest revenue increased \$12M as a result of higher interest rates and continued investment strategy.

Government transfers increased \$27 million mainly due to the receipt of the Growing Opportunities Fund Grant.

The increases in expenses such as salaries and wages, and facility maintenance and security contracts are also a product of the increase in operations across the organization. Cost escalations due to inflation was another contributor to the increase in expenses for 2023.

Total operating revenues over expenses has resulted in an annual surplus of \$137M and has increased the accumulated surplus to \$2.5 billion. This surplus supports the City in meeting its needs such as the

10-year capital plan and 20-year servicing plan. It also places the City in a good position to deal with catastrophic events or take advantage of opportunities without negatively impacting taxpayers.

Consolidated Statement of Cash Flows:

The Consolidated Statement of Cash Flows outlines the cash generated and used by the City's operations, capital, investing and financing activities. These activities resulted in a net increase of \$17 million in cash and cash equivalents, to end with balance of \$108 million.

Audit report:

The Audit report outlined the areas of review that took place and provided a clean audit opinion stating that the City of Kelowna's consolidated financial statements present fairly, in all material respects, the financial position of the City of Kelowna as at December 31, 2023, and the results of operations, its changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

**Conclusion:**

The preparation for year-end and the audit process provides a detailed review and assessment of the City's financial results for the year ended December 31, 2023 and compares those results to the previous year actuals and budget. An increase in operating activities are reflected in the favorable 2023 financial results. However, the City is still experiencing economic challenges such as higher inflation. The City's strong financial position at the end of 2023 enables the City to take advantage of opportunities and overcome challenges.

**Legal/Statutory Authority:**

The Community Charter section 167 "Annual Financial Statements" requires that municipal financial statements for a fiscal year must be presented to Council for its acceptance.

**Considerations not applicable to this report:**

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by:

Mayor Dyas, Chair, Audit Committee

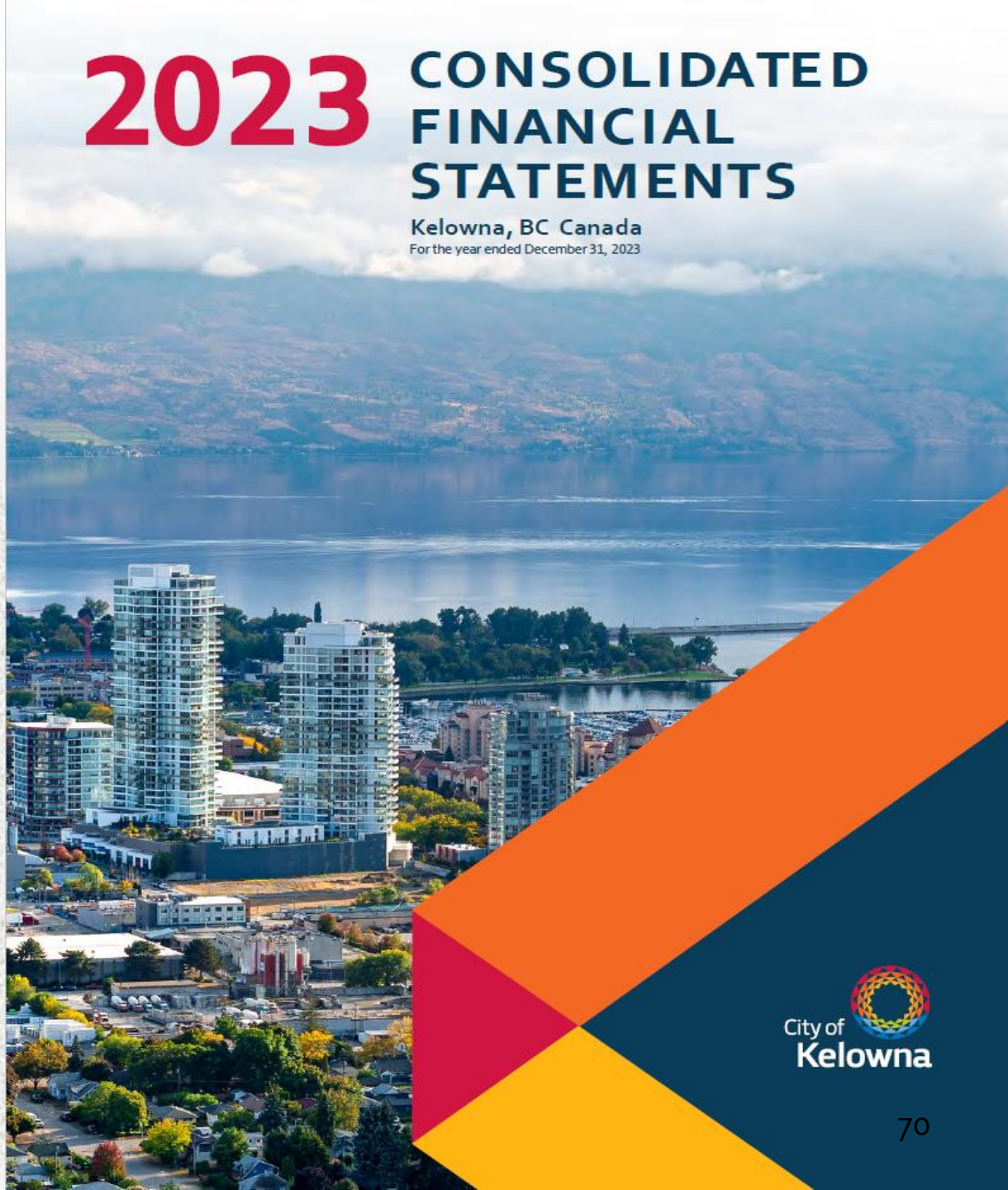
cc: Councillor R.Cannan – Audit Committee  
Councillor L. Stack – Audit Committee  
Divisional Director, Financial Services  
Controller  
Financial Planning Manager  
Grant Thornton LLP – Auditor - Mr. Tyler Neels, CPA, CA

# 2023 CONSOLIDATED FINANCIAL STATEMENTS

Kelowna, BC Canada  
For the year ended December 31, 2023

Report to Council

May 13, 2024





# Topics

- ▶ 2023 Audit Committee Review
- ▶ Audit Results
- ▶ Consolidated Financial Statements

# 2023 Audit Committee Review

- ▶ Consolidated Financial Statements
- ▶ Notes to the Financial Statements
- ▶ Financial Health Indicators
- ▶ Auditor's Report
- ▶ City Reserves and Surpluses
- ▶ Surplus Balances and Appropriations

# Audit Result

The City receives a clean audit



# Consolidated Financial Statements

- ▶ Financial Position
- ▶ Operations and Accumulated Surplus
- ▶ Cash Flow



# Financial Position

	<u>2023</u>	<u>2022</u>	<u>Change</u>
Financial Assets	\$1,049,400	\$844,400	\$205,000
Liabilities	<u>-\$532,800</u>	<u>-\$403,300</u>	<u>-\$129,500</u>
Net Financial Assets	<u>\$516,600</u>	<u>\$441,100</u>	<u>\$75,500</u>
Non-financial assets	<u>\$1,988,900</u>	<u>\$1,894,800</u>	<u>\$94,100</u>
Accumulated surplus	<u><u>\$2,505,500</u></u>	<u><u>\$2,336,000</u></u>	<u><u>\$169,500</u></u>

# Financial Position

## - *Drivers for change*

- ▶ Financial Assets
  - ▶ Cash and equivalents
  - ▶ Accounts Receivable
  - ▶ Portfolio investments
  
- ▶ Liabilities
  - ▶ Accounts payable and accrued liabilities
  - ▶ Deferred DCCs
  - ▶ Asset retirement obligations
  
- ▶ Non-financial assets
  - ▶ Acquisition of Tangible capital assets
  
- ▶ Accumulated Surplus



# Operations and Accumulated Surplus

	<u>Budget</u>	<u>Actual 2023</u>	<u>Actual 2022</u>	<u>Change</u>
Revenue	\$481,900	\$509,300	\$424,800	\$84,500
Expenses	<u>-\$311,200</u>	<u>-\$372,300</u>	<u>-\$335,700</u>	<u>-\$36,600</u>
Annual Surplus	<u>\$170,700</u>	<u>\$137,000</u>	<u>\$89,100</u>	<u>\$47,900</u>
Accumulated Surplus, beginning of year		<u>\$2,336,000</u>	<u>\$2,246,900</u>	<u>\$89,100</u>
Accumulated Surplus, end of year		<u><u>\$2,473,000</u></u>	<u><u>\$2,336,000</u></u>	<u><u>\$137,000</u></u>

# Operations and Accumulated Surplus – *Drivers for change*

- ▶ Revenue
  - ▶ Fees and charges
  
- ▶ Expenses
  - ▶ Increase in operations
  - ▶ Inflation and supply chain
  
- ▶ Annual Surplus





# Cash Flow

	<u>2023</u>	<u>2022</u>	<u>Change</u>
Operating	\$345,900	\$194,400	\$151,500
Capital	-\$156,800	-\$102,600	-\$54,100
Investment	-\$169,600	-\$95,600	-\$74,000
Financing	-\$2,900	-\$8,400	\$5,500
<b>Net increase in Cash</b>	<u>\$16,700</u>	<u>-\$12,200</u>	<u>\$28,900</u>
Cash - Beginning of year	\$91,500	\$103,800	-\$12,200
<b>Cash - end of year</b>	<u><u>\$108,200</u></u>	<u><u>\$91,500</u></u>	<u><u>\$16,700</u></u>

# In Summary

- ▶ Received clean audit opinion
- ▶ Strong Financial Results in 2023
- ▶ Positioned to take advantage of opportunities and overcome challenges



*Questions?*

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

# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** Chair, Audit Committee  
**Subject:** 2023 Surplus Appropriation  
**Department:** Financial Services

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**Recommendation:**

THAT Council approves the appropriation of \$10,967,854 of surplus generated from all general fund operations in 2023 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated May 13, 2024;

**Purpose:**

To provide Council with a recommendation on the appropriation of \$10,967,854 of surplus to general reserves and accumulated surplus.

**Background:**

City Administration has recommended the appropriation to reserves and accumulated surplus of 2023 surplus generated from all general fund operations, in the amount of \$10,967,854 in addition to those amounts that are normally appropriated through the budget process. The Audit Committee is in agreement with the reasons provided for the appropriation. This results in an unappropriated surplus for 2023 of \$224,654 and an accumulated surplus balance of \$5.25 million.

The recommended appropriations to reserves are:

Unspent budget reserves	\$ 5,243,200
Partnerships & Events	3,800,000
DCC Road Bundle Assist	1,700,000
Accumulated Surplus	<u>224,654</u>
	<u>\$10,967,854</u>



**Considerations applicable to this report:**

**Financial/Budgetary Considerations:**

The financial impact is that a total of \$10,743,200 will be transferred from surplus to reserves and \$224,654 will fall to accumulated surplus.

**Considerations not applicable to this report:**

*Internal Circulation:*

*Legal/Statutory Authority:*

*Legal/Statutory Procedural Requirements:*

*Existing Policy:*

*Consultation and Engagement:*

*Communications Comments:*

Submitted by:

Mayor Dyas, Chair, Audit Committee

cc: Councillor R.Cannan – Audit Committee  
Councillor L. Stack – Audit Committee  
Finance Director, Financial Services  
Controller  
Financial Planning Manager  
Grant Thornton LLP – Auditor - Mr. Tyler Neels, CPA, CA

# Surplus Appropriation - 2023

# 2023 General Fund Financial Results

- ▶ General Fund surplus is \$11M
  - ▶ 6% of operating budget \$177M
  - ▶ Appropriate \$10.7M to reserve to
    - ▶ Fund projects not completed in 2023
    - ▶ support upcoming projects
- ▶ General Fund accumulated surplus is \$5.25M
  - ▶ Represents approx. 3.0% of taxation demand
  - ▶ Emergency funding only

# Appropriation to Reserve for Future Use

Unspent Budget Reserves	\$5,243,200
Partnerships & Events	\$3,800,000
DCC Road Bundle Assist	<u>\$1,700,000</u>
	<u><u>\$10,743,200</u></u>



# Utility Funds & Airport Fund

- ▶ Water & Wastewater Funds surplus \$3M and \$4M
  - ▶ Infrastructure replacement
  - ▶ Mitigate fluctuations in utility rates
  - ▶ Ensure healthy and safe service delivery
  
- ▶ Airport surplus \$25M
  - ▶ Increase in passenger numbers
  - ▶ Expenditures \$700k less than budgeted



*Questions?*

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

# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** 2023 Financial Health Indicators  
**Department:** Financial Services

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**Recommendation:**

THAT Council receives, for information, 2023 Year end Financial Performance Report and Financial Health Dashboard from Financial Services as a continued approach of presenting timely and relevant financial information.

**Purpose:**

To receive key performance indicators and the overall financial health of the City for the year ended 2023.

**Background:**

Along with the quarterly reports provided to council by Financial Services, we present our Yearly Financial Health Indicators based on information in our annual Financial Statements.

Principles and Strategies for Financial Strength and Stability are used to guide decision-making within the City and to help realize financial goals and, ultimately, the vision for Kelowna.

The principles and strategies guide the development of detailed policies, setting boundaries for budgeting and planning decisions. Performance measures and Financial Reporting are the essential communication tools that tell us how the City is performing year to year.

The City also compares our performance to other Municipalities and the Okanagan region. These comparative figures were taken from provincially provided LGDE reports. The ratio analysis focuses on the 10 BC Municipalities with a population of greater than 100,000 (Abbotsford, Burnaby, Coquitlam, Delta, Langley, North Vancouver, Richmond, Saanich, Surrey and Vancouver) and the Okanagan Region (Kamloops, Penticton, Vernon and West Kelowna).

2023 Comparative figures for other local governments will be available in the fall of 2024 and will be included at next year's Audit Committee meeting.

As mentioned above, the current financial health indicators provide the Audit Committee with an overall picture of the City of Kelowna's financial position relative to other municipalities of similar size, as well as to other municipalities in the Okanagan region. While these comparisons provide beneficial information, it is important to note that the comparison to these other municipalities is not without its challenges. The difference between municipalities can sometimes be significant based on the services each municipality provides. To provide further value as to how the City of Kelowna is performing financially, benchmarks are included for certain financial indicators. There are no common benchmarks available due to the considerable differences in municipal services, therefore these benchmarks have been tailored for the City of Kelowna and are based on factors such as industry standards, trends, and commonly acceptable ratios. Future work in this area is being undertaken and the City has recently joined the Municipal Benchmarking Network in order to access additional levels of data to further compare ourselves to other municipalities.

The financial health indicators outlined in this report provide a way to measure how decisions made during the year have affected the sustainability and flexibility of the City, and how we compare to other municipalities. They also link the financial results to the overall economic and fiscal environment that the City operates in.

**Financial Health Indicators:**

**Financial Flexibility** – How much room we have to move in the short term

Indicator 1: Debt Service Ratio

This ratio measures the percentage of current revenues required to service debt incurred to fund past expenditures and the capacity for the City to incur additional debt. A smaller debt service to revenue ratio indicates that the City has greater flexibility in future borrowing decisions and more revenue to use for other opportunities. In 2022 3% of revenues were used to pay for debt service charges and that the amount remained relatively steady in 2023 at 2.5%. The decrease is due to increased revenues and the payment of long term debt. This shows that the City's borrowing ratio is currently in line with other municipalities. It should be noted that while there is significant borrowing room within the Province's legislative thresholds, upcoming authorized loans for the BSK and Airport Expansion projects will significantly impact this ratio.

<b>Debt Service Ratio</b>		<b>Kelowna</b> 2%	<b>Benchmark</b> <5%	<b>Pop &gt;100k</b> 1%	<b>Okanagan</b> 3%
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Indicator 2: Own Source Revenue to Total Revenue




Measures the extent to which own source revenues make up total revenues. This is a gauge for how much flexibility the City has to deal with changing revenue sources. In 2023 this ratio increased to 36%, which is in line with normal level over the past 5 years. 2023 saw increases in every source of revenue. An increase in Taxation revenue was offset with a significant increase in Grant revenue, as well as DCC revenue. Grant revenue increased almost \$40 Million dollars mostly related to a large Growing Communities Grant. There are also significant deferred grants received, providing some support for future years metrics.

<b>Own Source Revenue</b>		<b>Kelowna</b> 36%	<b>Benchmark</b> >40%	<b>Pop &gt;100k</b> 30%	<b>Okanagan</b> 34%
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Indicator 3: Government Transfers to Total Revenues

This ratio measures the dependence of the City on other levels of government for sources of funding. It is important to note that a balance needs to be achieved as a reduced dependence on government transfers may reduce vulnerability, but it could also impair sustainability if the City's tax base has to replace the revenues lost from a reduction in transfer payments. The City of Kelowna has a Grant strategy in place to create this balance.


Some government transfers are relatively consistent from year to year however, the City occasionally receives one-time funding typically for large infrastructure projects which will cause this ratio to fluctuate. This ratio has been fairly stable in the past 3 years but saw quite a large increase in 2023 due to the Growing Communities Grant mentioned above.

<b>Gov. Transfers Ratio</b>		<b>Kelowna</b> 13%	<b>Benchmark</b> <10%	<b>Pop &gt;100k</b> 4%	<b>Okanagan</b> 12%
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**Financial Sustainability** – The ability to maintain operations and services over the long term

Indicator 4: Financial Assets to Liabilities

Measures liquidity and the City's ability to meet financial obligations. A ratio > 1.0 indicates the City is well positioned to meet its financial obligations without the need to fund past expenditures with future revenues. This ratio has been trending upwards in recent years, with financial assets growing at a greater rate than that of financial liabilities. 2023 saw a slight decrease to this ratio as liabilities increased at a greater rate than assets. This is due to the new Asset Retirement Accounting standard, and a significant increase in Accounts Payable and Deferred Development Cost Charges.

<b>Fin. Assets/ Liabilities</b>		<b>Kelowna</b> 1.98	<b>Benchmark</b> >1.75	<b>Pop &gt;100k</b> 1.84	<b>Okanagan</b> 1.39
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Indicator 5: Net Financial Assets (Financial Assets-Liabilities) to Total Revenue

This ratio provides a measure of revenue that can be used to fund current and future expenditures. An increasing ratio normally indicates stability, and that the City is well positioned to meet its financial obligations now and in the future. This ratio has remained relatively stable in the past few years, decreasing slightly from 110% to 101% in 2023. In this case, this means that revenues increased at a slightly higher rate than Net Financial Assets in 2023.

Net Fin. Assets/Revenue		Kelowna	Benchmark	Pop >100k	Okanagan
		101%	>70%	75%	27%

Indicator 6: Accumulated Surplus/Deficit to Expenses

Measures reserve balances as a percent of operating expenses. Reserves are monies set aside for planned future needs, to smooth expenses, or for unexpected costs. This metric indicates the amount of funds available that could be used to fund City operations. This measure has been trending up over time, indicating that we are setting more money aside to fund future expenses. In 2023 this measure has remained similar to 2022, as the surplus and expenses have increased at roughly the same rate.

Accum Surplus & Reserves/Expenses		Kelowna	Benchmark	Pop >100k	Okanagan
		159%	>100%	137%	63%

**Competitiveness** – How do we fare financially on a representative house and per capita basis


Indicator 7: Municipal Portion of Taxes on a Representative House

Measures the municipal amount of property taxation per average house within a municipality. This measure has been trending up over the last 5 years in line with other comparators. The focus as a municipality is to keep the tax burden to an acceptable level while providing services for citizens and growing and maintaining infrastructure. The stability of this measure is dependent on well thought out fiscal planning and financial funding strategies, this ensures our citizens are getting an adequate level of service for each tax dollar they pay. (This graph is based on the most recent LGDE data)

Municipal portion on Representative House (LGDE)		Kelowna	Benchmark	Pop >100k	Okanagan
		\$2,681		\$2,902	\$2,340

Indicator 8: Debt Per Capita

Measures the amount of debt a municipality has per citizen. This has been trending downwards over the past 5 years indicating that the city is holding less debt per citizen now compared to 5 years ago. This will follow the same trend as the debt servicing ratio unless a significant change happens with the population in the region. With The City of Kelowna not taking on a significant amount of new debt in 2023 and paying down old debt, the trend on this ratio is favorable.

<b>Debt per Capita</b>		<b>Kelowna</b>	<b>Benchmark</b>	<b>Pop &gt;100k</b>	<b>Okanagan</b>
		<b>\$439</b>		<b>\$669</b>	<b>\$630</b>

**Indicator 9: Annual Surplus Per Capita**

Measures the amount of the City’s annual surplus per citizen. This metric indicates opportunity to add service capacity within existing taxation levels. This is trending up again after a downward trend from 2018 to 2021. While this indicator shows potential for additional service capacity within existing taxation levels, it is also important to note we do not want a significantly high annual surplus per capita as that means we are overtaxing our citizens.

**Conclusion:**

It is important to note and consider when making decisions around the above financial information that we are not comparing apples to apples in services and products between comparative municipalities. If the City shows significant differences, it may warrant further investigation.

The City’s strong overall financial health played a key part in recent years after being challenged in many areas by the COVID-19 pandemic, and then a period of significant inflation. In particular, stability of the City’s flexibility position is a great strength moving forward. This is due to revenue increases across all segments. 2023 was once again a period of economic uncertainty with inflation and interest rate hikes being the leading factors in an ever-changing environment. Future infrastructure replacement and expansion demands are at the forefront of future planning and funding strategies are always ongoing. When making determinations on funding, the City will need to take the above factors into consideration along with the financial strategies already in place.

The sustainability ratios show that the City has remained stable in meeting current financial obligations without increasing the debt and that the Accumulated Surplus has remained at a similar level compared to expenses for 2023.

The City of Kelowna’s vulnerability regarding its dependence on sources of funding outside of its control is currently being managed through its Grant Strategy and has shown to be within an acceptable range.

The City of Kelowna’s Financial indicators show that 2023 was a somewhat stable year as the city continues to adapt to changing economic climates. Challenges such as inflation and supply chain issues

have tested the city in recent years, however, the financial strategies in place have mitigated the effects and leave the city in a strong position going forward regardless of the challenges we face.

**Internal Circulation:**

**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:

Joe Sass, Divisional Director, Financial Services





# Measuring Financial Performance

Kelowna's Financial Health Measures – 2023 Year End

April 30th, 2024

# Introduction

As local government leaders, it is important for us to understand the financial health of our city and how it impacts the delivery of services to our community both now, and into the future.





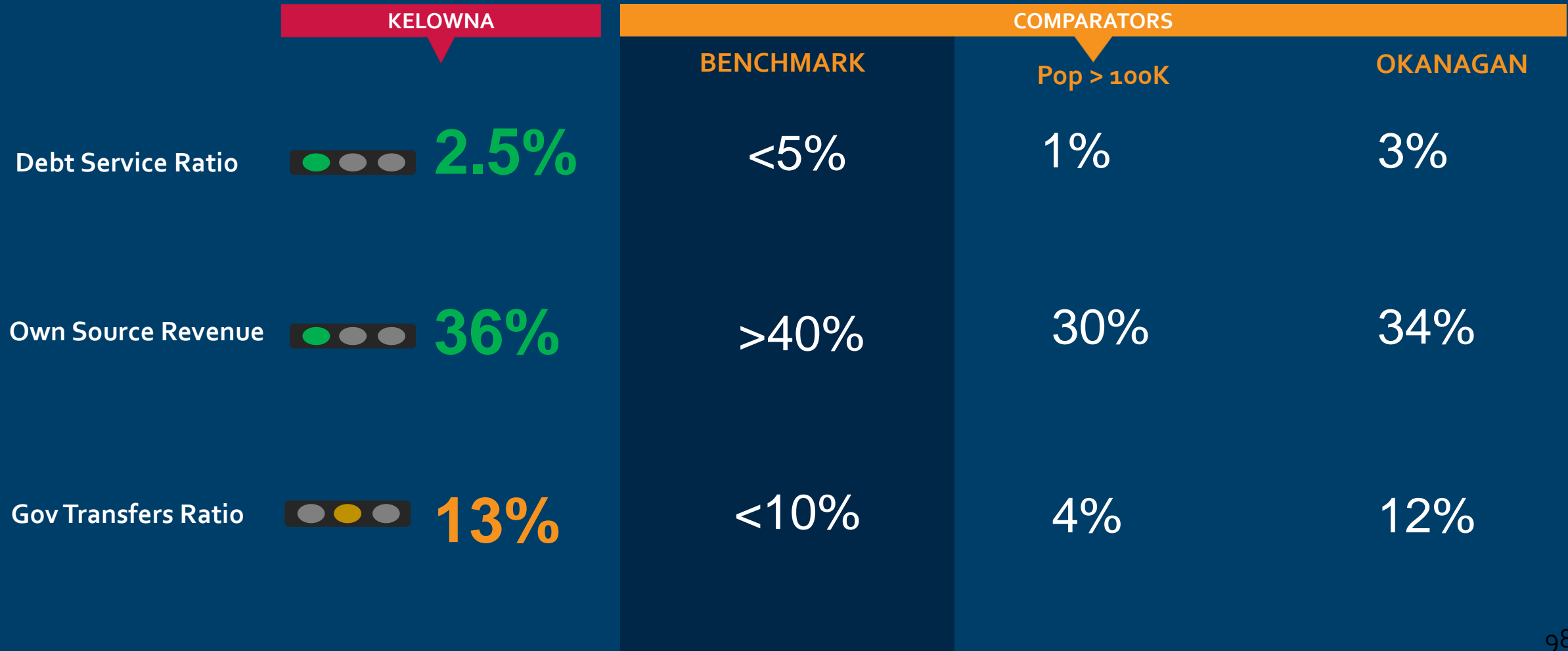


# Categories

- **Financial Flexibility** – How much flexibility in the short term, without direct tax increases?
- **Financial Sustainability** – Do we have ability to maintain operations and services over the long term?
- **Competitiveness** – How do we fare financially on a per capita basis relative to similar municipalities and the region?

# Financial Flexibility




How much room we have to move in the short term





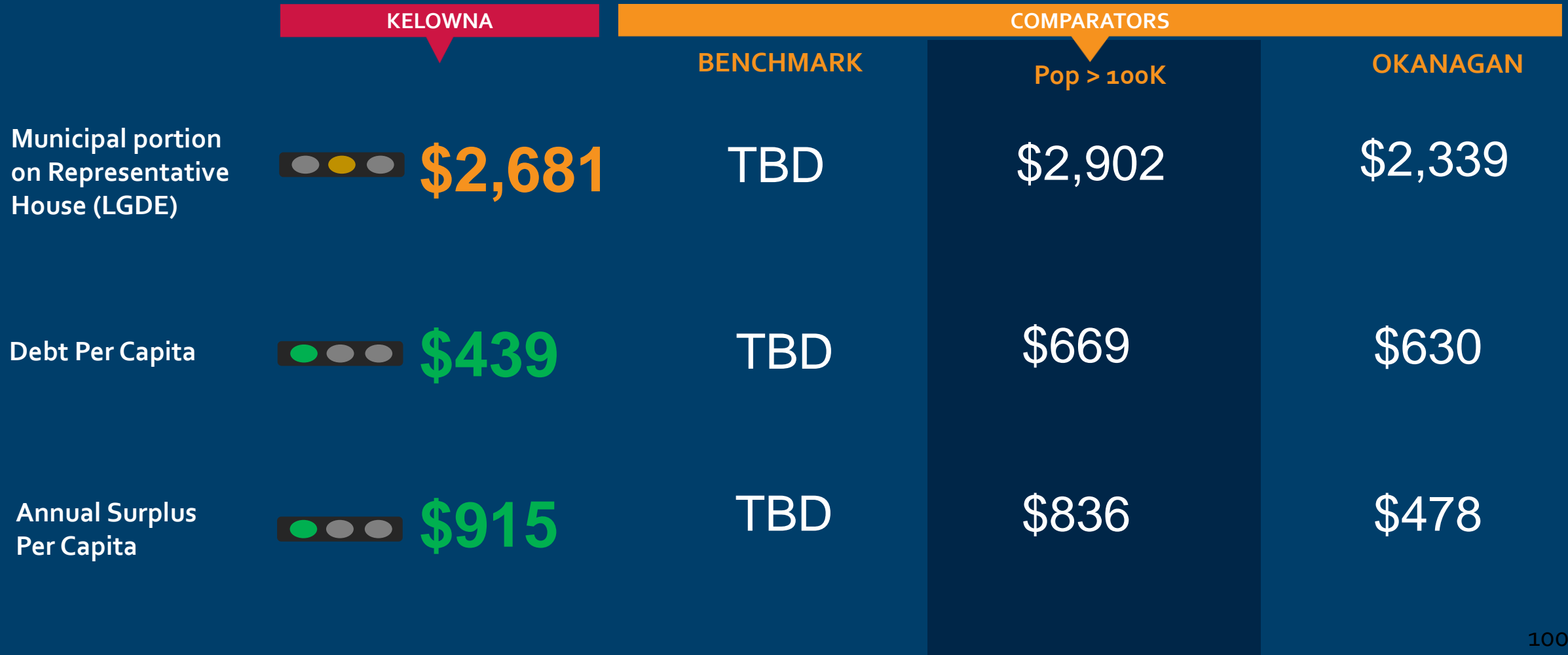
# Financial Sustainability

The ability to maintain operations and services over the long term

	KELOWNA	COMPARATORS		
		BENCHMARK	Pop > 100K	OKANAGAN
Financial Assets/Liabilities	 <b>1.98</b>	>1.75	1.84	1.39
Net Financial Assets/Revenue	 <b>101%</b>	>70%	75%	27%
Accum. Surplus & Reserves/Expenses	 <b>159%</b>	>100%	137%	63%

# Competitiveness

How do we fare financially on a per capita basis



# Conclusion

## Financial Flexibility

- Debt is low and decreasing relative to revenues.
- Own source revenues strong and improving over time (grants and partnerships).
- External sources of revenue forecasted to increase as strategic priority.



## Financial Sustainability

- Financial Assets and Liquidity VERY strong on all measures.
- City showing incredible resilience coming out of challenging few years.
- Infrastructure deficit is future headwind. (Future Measure)



## Competitiveness

- Kelowna is well positioned relative to similar sized cities.
- Fast growing population will improve per capita metrics quickly.
- Opportunity exists for maximization of annual revenues given surplus figures.



An aerial photograph of a suburban neighborhood at dusk. The houses have dark roofs and some have their lights on. In the background, there is a large body of water and a range of mountains under a twilight sky. The foreground shows tall grass on a hillside.

# Questions?



# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** First Quarter 2024 – Financial Performance  
**Department:** Financial Services

---

**Recommendation:**

THAT Council receives, for information, the First Quarter 2024 Financial Performance Report from the Financial Services Controller as a continued approach of presenting timely and relevant financial information.

**Purpose:**

To provide Council with information summarizing the City of Kelowna’s first quarter financial activity in alignment with the presentation of the 2024 Financial Plan reflecting activities through a service-based model.

**Background:**

The 2024 Financial Plan shifted from traditional budgeting to service-based budgeting, which is organized by service area, rather than departments and divisions. The service-based budget model increases transparency, accountability, and fiscal agility. This model empowers residents and council to gain a more holistic understanding of the services their government provides and the tradeoffs if other services are prioritized.

**Discussion:**

Performance to date

The Financial Services Department is committed to continuous improvement. As we navigate economic changes and a shifting macro environment, staff provide regular performance reporting throughout the year to improve governance and financial oversight. This report presents the first quarter financial performance against the budget.

The performance, as seen in the table below, indicates that both revenues and spending are trending close to target. Investment revenue is exceeding the target, and the remaining deviations from the

target are the result of anticipated variances in timing. For example, taxation revenue collection in the first quarter is near 0%. This is an anticipated variance as taxation collection predominantly occurs in the second quarter.

Activity Ratio	Description	First Quarter Performance
Revenue to Budget	Measures revenue performance against original and amended net budget. This metric allows management/Council to identify revenue gaps or surpluses, and to adjust where required to reach financial goals.	<b>Group: Revenue</b> <ul style="list-style-type: none"> <li>➤ <b>\$47M (10%)</b> <ul style="list-style-type: none"> <li>○ <b>Top Source: Fees &amp; Charges (\$36M)</b></li> <li>○ <b>Top Service: Enabling Services (\$14M)</b></li> </ul> </li> </ul>
Spending to Budget	Measures performance against original and amended net budget. This measure provides an indication of progress toward planned outcomes.	<b>Group: Expenditure</b> <ul style="list-style-type: none"> <li>➤ <b>\$63M (18%)</b> <ul style="list-style-type: none"> <li>○ <b>Top Type: Salaries &amp; Wages (\$33M)</b></li> <li>○ <b>Top Service: Enabling Services (\$21M)</b></li> </ul> </li> </ul>
Payroll Expenditure to Budget	Measures salary performance, the City's largest expenditure, against original and amended budget. This measure highlights challenges with recruitment and may be a leading indicator of other upcoming challenges.	<b>Group: Expenditure Type</b> <ul style="list-style-type: none"> <li>➤ <b>\$33M (27%)</b> <ul style="list-style-type: none"> <li>○ <b>Top Service: Enabling Services (\$8M)</b></li> </ul> </li> </ul>
Capital Expenditure Burn Rate	Measures the percentage of annual capital budget being used and indicates the City's ability to deliver on its capital program.	<b>Group: Capital Projects</b> <ul style="list-style-type: none"> <li>➤ <b>\$22M (9%)</b></li> </ul>
Investment Income to Budget	As a rapidly growing city, investment income will continue to be a greater part of our annual budget. A more specific metric than Revenue Earned/Budget, this metric specifically measures investment returns to allow management/Council to manage the ongoing impacts of economic volatility.	<b>Group: Revenue Sources</b> <ul style="list-style-type: none"> <li>➤ <b>\$8M (35%)</b></li> </ul>

Service Area budget target by year-end.

Airport	On Budget
Arts & Culture	On Budget
Community Development	On Budget
Community Safety & Bylaw	On Budget
Development Planning	On Budget
Development Services	On Budget
Enabling Services	Investment income above target
Fire Safety	On Budget
Governance & Leadership	On Budget
Parking	On Budget
Parks	On Budget
Partnerships & Relationships	On Budget
Police Services	On Budget
Solid Waste & Landfill	On Budget
Sport & Recreation	On Budget
Stormwater	On Budget
Transit	On Budget
Transportation	On Budget
Wastewater Utility	On Budget
Water Utility	On Budget

Risks Identified

The financial activities and progress to date have been stable and reveal no indication of potential future risks.

Budget adjustments

First quarter budget adjustments and transfers will be presented through a separate Report to Council. They include ten items across multiple service areas totaling \$5.4M with no impact to taxation demand.

**Conclusion:**

The first quarter's financial performance reflects a positive outlook for the organization, with most service areas successfully tracking on budget. The performance across multiple service areas demonstrates the effectiveness of our financial planning and resource allocation strategies.

**Internal Circulation:**

Financial Planning Manager

**Considerations applicable to this report:**

**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: M. Friesen, Controller Financial Services

**Approved for inclusion:** J. Sass, Divisional Director Financial Services

**Attachments:**

Appendix A. Presentation to Council





# Measuring Financial Performance

City of Kelowna's First Quarter Financial Activity

May 13, 2024

# Reporting Cycle 2024

## Year-end Reporting

Financial Performance and Health Check included as part of the Annual Financial Statement presentation to the Audit Committee.



## Quarter 2 Review

Q2 Activity Performance results to date presented as part of a regular Council Meeting. Recommendation for reallocation of identified annual surplus.



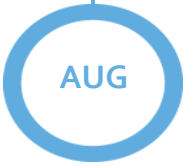
## Quarter 1 Review

Q1 Activity Performance results to date presented as part of a regular Council Meeting.



## Quarter 3 Review

Q3 Activity Performance results to date and financial health check presented as part of a regular Council Meeting. Recommendation for reallocation of identified annual surplus.



# Introduction

The data presented here will offer an understanding of our financial performance, enabling you to make informed assessments of our municipality's first quarter financial activity.

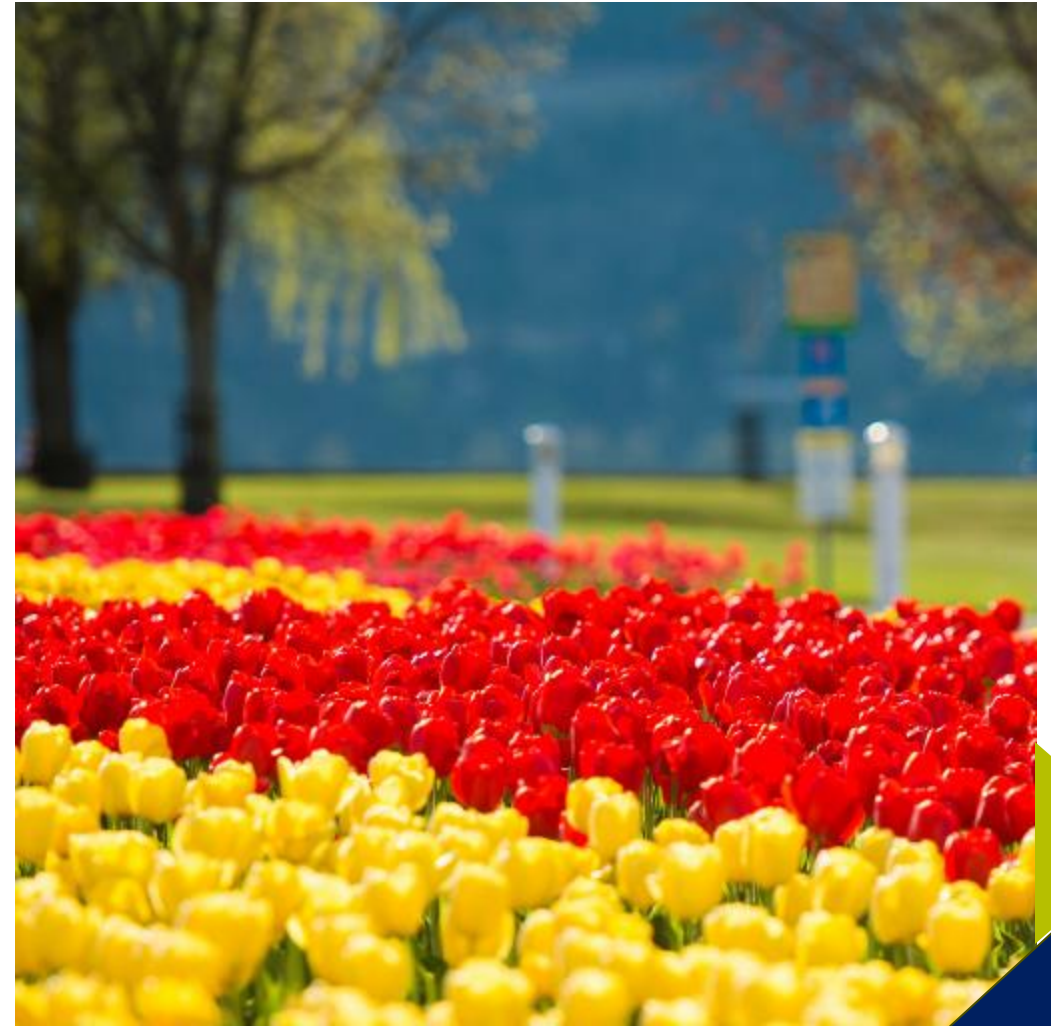
We will examine revenue and expenditure trends, delve into performance against budget and review capital spending to provide insights into the factors driving our financial performance.





# Financial Performance Measures

- Revenue Activity
  
- Spending Activity
  - Operating
  - Payroll
  - Capital
  
- Investment Activity
  
- Performance Summary
  
- Budget Adjustments





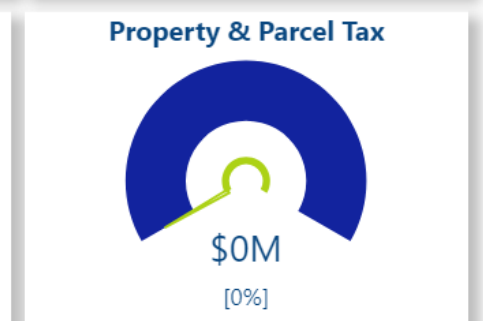
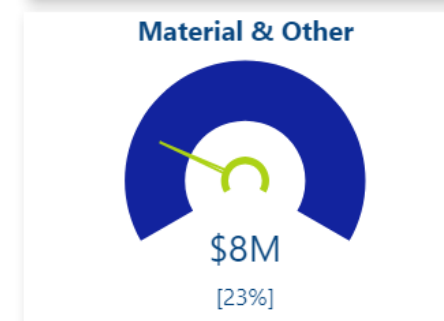
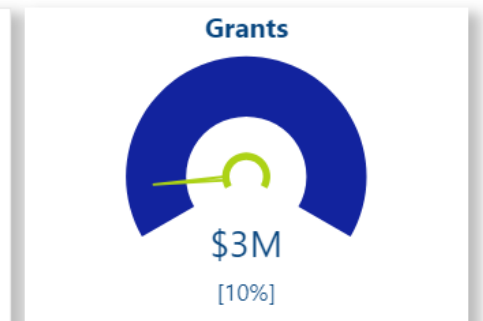
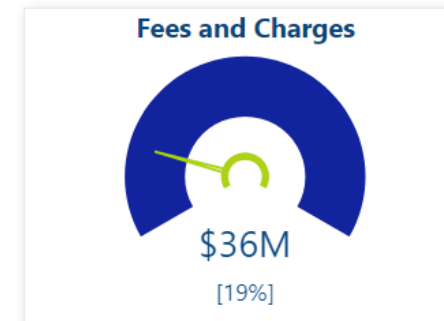
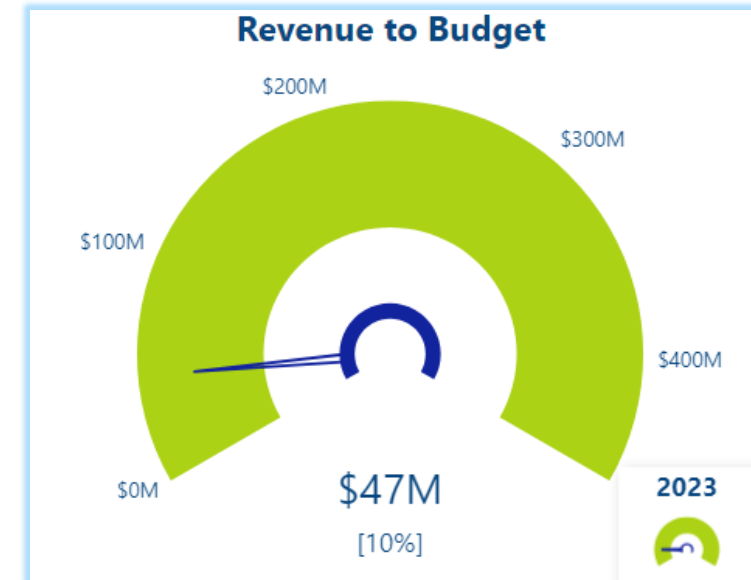
# Revenue By Source

## Revenue by source

The City of Kelowna has multiple revenue sources including:

- **Property taxes** that are levied on properties based on the municipal taxation demand;
- **Parcel taxes** which are levied through bylaw on properties receiving a specific service;
- **Fees & charges** for public services like water, parking, and building permits and fines for things like bylaw infractions;
- **Grants** are funds awarded to the City by various grantors to be used for a specific purpose;
- **Material and other** revenues earned in interest and through government transfers.

Year-to-date activity is trending on target with anticipated timing variances.

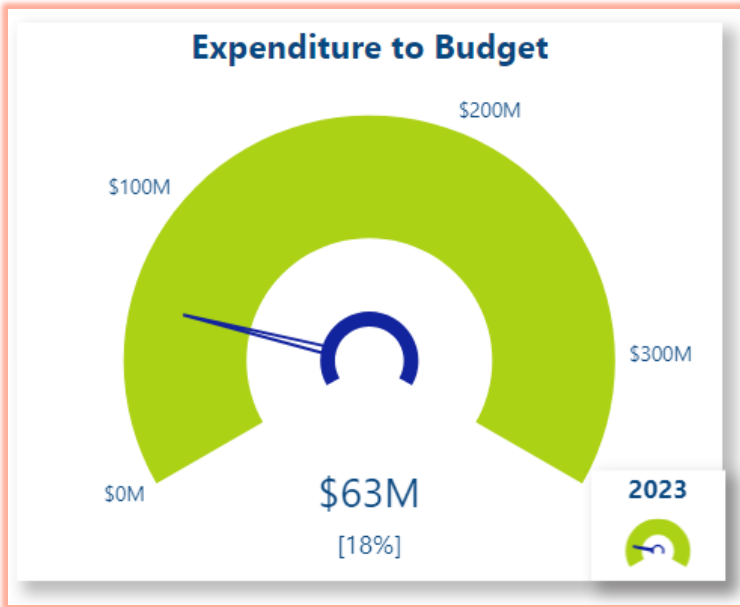


## Revenue by service

Service revenue is trending on target with observed variances driven by timing.



\* Other Services: Arts & Culture, Community Development, Development Planning, Governance & Leadership, Partnerships & Relationships and Stormwater. Exclusions: Capital and Transfers.



Exclusions: Capital, Transfers, and Internal Allocations..

## Spending by type

Operational expenditures by type can be grouped in the following categories:

- **Salaries & wages** payroll and fringe expenditures;
- **Materials & other** largely comprised of materials, supplies, travel, training and repairs;
- **Contract services** for operational contracts;
- **Debt servicing** including principal and interest payments.

Year-to-date activity is trending on target, with anticipated timing variances.

# Spending By Type

## Spending by service

Service spending is trending on target with expected variance driven by timing.

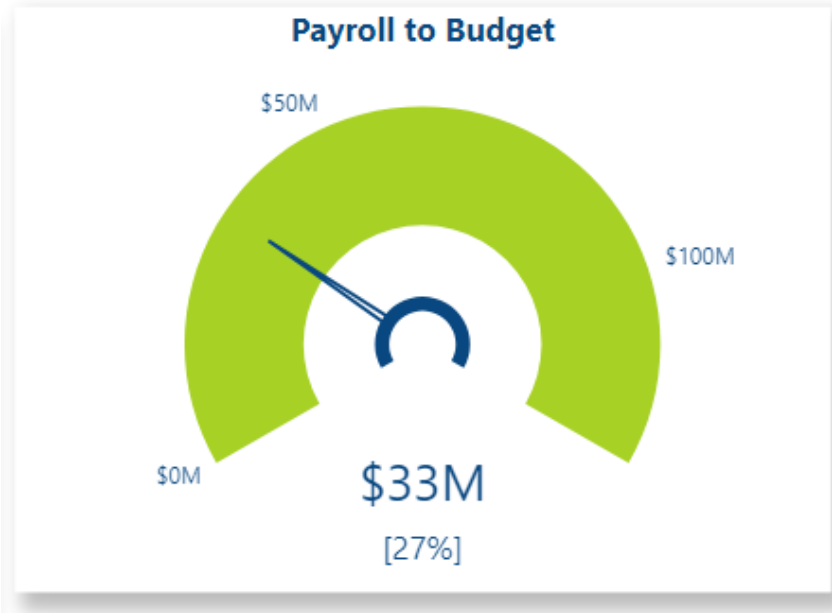


\* Other Services: Arts & Culture, Community Development, Development Planning, Governance & Leadership, Partnerships & Relationships and Stormwater. Exclusions: Capital, Transfers, and Internal Allocations.



# Payroll

Budget Analysis

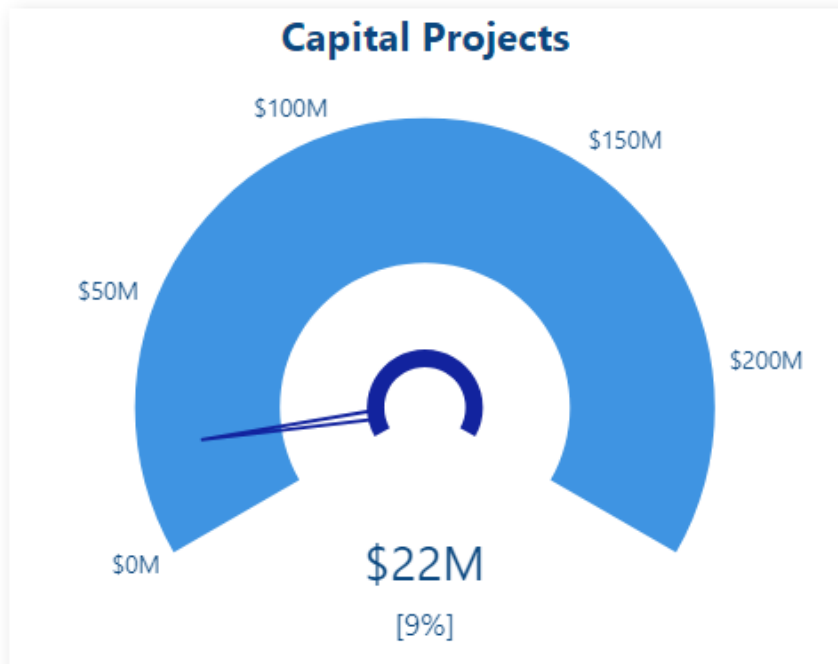


## Payroll Expenditures

A significant portion of the annual operating budget is for staffing. The City of Kelowna has four collective agreements for municipal staff, and a contract for RCMP services:

- **CUPE Local 338** – collective agreement ratified in 2023 for the term 2024 to 2025;
- **IAFF Local 953** – collective agreement was renewed in 2022 for 2020 to 2024;
- **CUPE Local 338 - Airport** – collective agreement was ratified in 2022 for the term 2020 to 2026;
- **IBEW Local 213** – collective agreement ratified in 2021 for the term;
- **RCMP contract** - the current RCMP collective agreement expired on March 31, 2023;
  - The 2024 contract staffing is at 240 members with a budgeted vacancy factor for 15 members.

Payroll expenditure are trending near budget with timing variances.



*Capital budget has been annualized.*

## Capital Spending

The City of Kelowna's capital structure includes twelve capital cost centres:

- Airport
- Fire Equipment
- Information Services
- Real Estate & Parking
- Buildings
- Parks
- Vehicles & Equipment
- Transportation
- Water
- Wastewater
- Solid Waste
- Storm Drainage

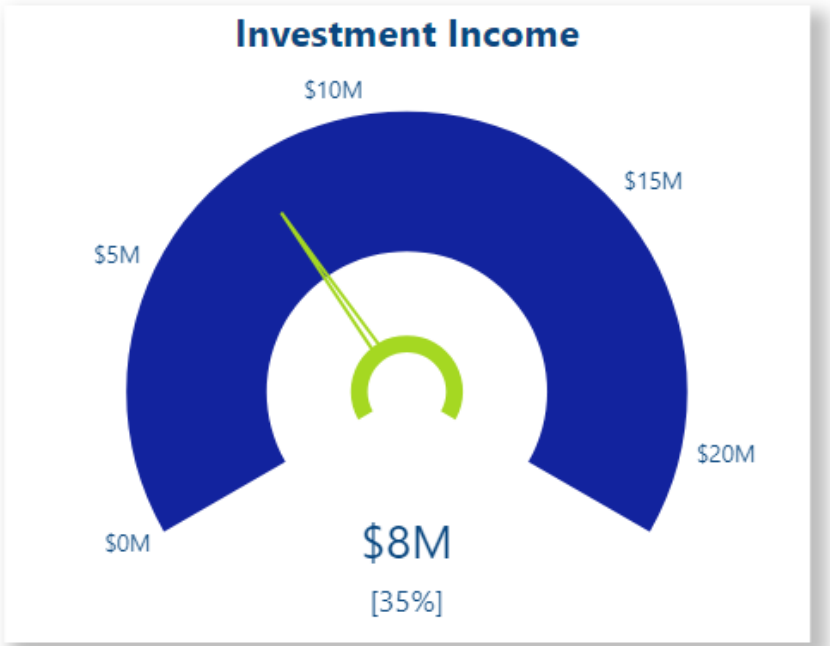
Funding for projects within these cost centres could come from a variety of sources including utility revenues, financial reserves, borrowing, grants or taxation.

Capital activities are expected to increase in the next two quarters.

# Investment Income

Investment income is generated through interest on the City's investments and banks accounts. Like other own source revenues, investment income serves as a reduction of taxation demand.

Investment income to date is trending above budget.



# Performance Summary

## Actual activity

- Income streams are diversified in support of our City's economic resilience
- Revenues and expenses are up over the prior year, as budgeted

## Budget utilization

- Trending similar to the prior year
- Operational budget utilization is on target, excluding timing variances
- Capital projects are underway



# Budget Adjustments

First quarter budget adjustments and transfers are comprised of ten items totaling \$5.4M. The amendments impact multiple service areas and, in all cases, do not impact the approved taxation demand.

A separate Report to Council will detail the first quarter budget adjustments and transfers.



*Questions?*

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

# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Quarter one Amendment to the 2024 Financial Plan  
**Department:** Financial Planning

---

**Recommendation:**

THAT Council receives, for information, the Report from Financial Services dated May 13, 2024 with respect to quarter one amendments to the 2024 Financial Plan;

AND THAT the 2024 Financial Plan be amended to include budget amendments detailed in this report.

**Purpose:**

To amend the 2024 Financial Plan to include quarter one budget changes outlined in this report.

**Background:**

Budget amendments and transfers are changes to the annual budget that reflect new or updated information, circumstances, or priorities and are frequently required after the City's Financial Plan has been approved by Council. Reasons for amendments vary and may include confirmed grant funding, emergent events, new Council-directed initiatives, new legislation or regulations, and when unforeseen expenditures are deemed necessary but were not included in the approved Financial Plan.

Budget amendments and transfers are permitted under section 165(1) of the Community Charter (Financial Management). The amendments in all cases do not impact the approved taxation demand but rather result in a shift of funding from one source to another and/or shifts in expenditures within, or from one municipal purpose area to another. Budget transfers and amendments included in the amended financial plan are permitted under Council Policies #262 Financial Plan Amendment Policy, and #261 Financial Plan Transfer Policy.

**Discussion:**

The following are transfers and amendments being recommended for quarter one of 2024.

*Enabling Services:*

City Protection Officer: The first City Protection Officer (CPO) was hired in July 2023 to support staff safety and City asset protection. The addition of this position has resulted in a reduction of staff safety incidents as well as decreased calls for Bylaw and Police assistance. The addition of a second CPO position will expand the hours of operation to 7 days a week as well as extended hours, ensuring coverage during vacation and/or sick leave. The City currently receives between approximately \$200k to \$250k each year as part of the WorkSafe BC Certificate of Recognition program that is contributed to reserve for future safety related projects. A budget redeployment of \$97k is requested to redirect a portion of this reserve contribution to the Risk Management service area to fund this second CPO position.

*Parks Services:*

The Queensway Transit Exchange, the Okanagan Heritage Museum, and City Park have faced many security and public safety issues. This is partially due to poor design features including the overhang around the museum and lack of lighting along Queensway, areas falling into disrepair such as Bennett Clock Plaza and the museum entrance, and finally low-use areas like the Southeast corner of City Park. The proposed projects aim to address these problems by creating a dog run in City Park, upgrading the exterior of the museum, and enhancing the Queensway Transit Exchange. These projects will improve each of those critical areas, increase activation of those spaces, increase sense of safety and reduce risks of vandalism, and have a net positive impact on the downtown area, including increasing transit ridership. These improvements should also lower the requirement for daily security, bylaw and police resources.

City Park - Dog Run: Budget of \$750k is requested funded from Public Works Reserves with anticipated completion in 2024.

Okanagan Heritage Museum Accessibility Upgrades: Budget of \$300k is requested funded from Public Works Reserves with anticipated completion in 2024.

Queensway Exchange Area Improvements and Masterplan: Budget redeployment of forecasted surplus in current base budgets of \$250k with anticipated completion in 2024.

*Sport & Recreation Services:*

Glenmore Recreation Park Lighting: To accommodate the growing needs of field-sport users, various lighting options are being considered in the City, including at Glenmore Recreation Park (GRP). Anticipated costs to light the two fields at GRP is \$1.1 Million. The Kelowna Men's and Women's Soccer Leagues (KMSL/KWSL) have offered to partner on this project to advance and improve seasonal play. The KMSL/KWSL funding of \$300k will be matched with existing City funding of \$800k through the GRP budget. The funding from KMSL/KWSL is being offered for the betterment of the field-sport community at large and is not contingent on any guaranteed usage levels to the two leagues. Budget amendment is requested to include the partnership funding of \$300k with anticipated completion being late 2024.

*Transportation Capital:*

Frost 1 DCC (Killdeer - Chute Lake): Design and cost estimates for the Frost 1 DCC project will be completed ahead of schedule allowing for the construction phase of the project to start earlier than expected. This project will extend Frost Rd from Killdeer Rd westward towards Chute Lake Rd (350m) and develop a roundabout at the intersection of Frost / Chute Lake to alleviate traffic issues surrounding South Kelowna. This will provide a new major road connection between Chute Lake Rd and Gordon Dr, connecting the Kettle Valley and Ponds neighbourhoods. The requested additional budget of \$1.0 Million

will allow staff to start construction in 2024 and deliver the scope of the project recommended and is planned to be fully expensed in 2024. A further \$4.8 Million has been approved and will be added to the budget through the 2025 preliminary process. The Frost 1 DCC (Killdeer – Chute Lake) project has a total project cost of \$5.76 Million in the 10-Year Capital Plan with \$290k spending to date. Budget of \$1.0 Million is requested to be advanced from 2025 to complete this portion of the project funded from a split of DCC and Transportation Reserves Funding.

KLO Road Mission Creek Bridge Replacement: KLO Road Mission Creek Bridge is at the end of its service life and an approved multiyear replacement project is in place with anticipated completion in 2026. Detailed design work is currently underway and there is an opportunity to begin pre-work which includes transmission main replacement in 2024, to allow more flexibility in 2025's construction schedule. The project has approved 2024 budget of \$1.4 Million and spending of \$152k to date with the total project cost of \$11.65 Million approved in the 10-Year Capital Plan. Budget of \$500k is being requested to be advanced from 2025 to complete this portion of the project funded from Community Works Reserves.

McKinley Road Re-alignment: The McKinley Road Re-alignment project is requested to improve the road geometry for increased safety around the Shayler Rd intersection area. The City wishes to complete this work in 2024 due to the opportunity to partner with a nearby construction project for cost efficiencies and subsequent cost savings. A budget amendment of \$540k is requested with funding of \$258k from deferred revenue previously for construction and \$282k from Development Reserves. Anticipated completion of this project is 2024.

*Water Capital:*

Summit Reservoir: The estimated cost of construction for this 2.0 million litre reservoir expansion has increased beyond the original DCC budget due to significant earthworks, rock removal, and park restoration. This reservoir has been designed to accommodate fire protection, future development in this area and potential interconnection with Glenmore Ellison Improvement District (GEID). The project has approved budget of \$2.13 Million and spending of \$146k to date. Additional budget of \$1.5 Million is requested with funding from a split of DCC and Utility Funding for a revised total project cost of \$3.6 Million.

Rio Clifton: This watermain upsizing is in coordination with Traffic Signals and Roundabouts DCC at Rio and Clifton intersection. This budget will replace the existing 200mm asbestos cement watermain with 300mm polyvinyl chloride (PVC) and extend beyond the limits of the intersection. There are significant cost efficiencies realized with completing this work now and avoiding future impacts to this intersection and signals. The Clifton (Rio-Boppart) project has a total project cost of \$2.8 Million in the 10-Year Capital Plan. Budget of \$140k is requested to be advanced from 2028 to complete this portion of the project funded from a split of DCC and Utility Funding.

**Internal Circulation:**

- Infrastructure
- Active Living & Culture
- Corporate & Protective Services
- Partnerships & Investments

**Legal/Statutory Authority:**

Community Charter section 165.



**Considerations not applicable to this report:**

**Conclusion:**

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

***Existing Policy:***

***Financial/Budgetary Considerations:***

***Consultation and Engagement:***

***Communications Comments:***

Submitted by:

J. Jean, Budget Supervisor

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

cc: M. Antunes, CPA Financial Planning Manager

Attachment:

Quarter one Amendment to the 2024 Financial Plan Presentation



# 2024

## Q1 Amendment to the Financial Plan

May 13, 2024  
Council Chambers

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







# Quarterly amendment report background

- ▶ Detail requested changes to Financial Plan
- ▶ Changes during the year
  - ▶ Confirmed grant funding
  - ▶ Emergent events
  - ▶ New Council directed initiatives
  - ▶ New legislation or regulations





# Financial Plan changes

- ▶ Financial Plan changes permitted under:
  - ▶ Transfer Council Policy #261
  - ▶ Amendment Council Policy #262







# Financial Plan changes



Adjustment Request	<i>\$ thousands</i>	Ongoing / One-time	Funding Source
City Protection Officer	97	Ongoing	Existing Budget
City Park – Dog Run	750	One-time	Reserves
Okanagan Heritage Museum Accessibility Upgrades	300	One-time	Reserves
Queensway Exchange Area Improvements & Masterplan	250	One-time	Existing Budget
Glenmore Recreation Park Lighting	300	One-time	External Contribution
Frost 1 DCC (Killdeer – Chute Lake)	1,000	One-time	DCC & Reserves
KLO Road Mission Creek Bridge Replacement	500	One-time	Reserves
McKinley Road Re-alignment	540	One-time	Reserves
Summit Reservoir	1,500	One-time	DCC & Utilities
Rio Clifton	140	One-time	DCC & Utilities





City of

**Kelowna**

Questions?

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

# CITY OF KELOWNA

## BYLAW NO. 12641

### Annual Tax Rates Bylaw, 2024

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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

Amended at third reading this

Adopted by the Municipal Council of the City of Kelowna this

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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	2.4402	0.0862	0.1037	0.1907	0.1997	0.0166
02	Utilities	11.0220	0.3894	0.4685	0.6676	0.6988	0.0581
03	Supportive Housing	2.4402	0.0862	0.1037	0.1907	0.1997	0.0166
04	Major Industrial	20.3409	0.7187	0.8645	0.6485	0.6789	0.0565
05	Light Industrial	5.0502	0.1784	0.2146	0.6485	0.6789	0.0565
06	Business/Other	5.0502	0.1784	0.2146	0.4673	0.4892	0.0407
08	Recreation/Non-Profit	2.4402	0.0862	0.1037	0.1907	0.1997	0.0166
09	Farm:						
	a) Land	0.5288	0.0188	0.0225	0.1907	0.1997	0.0166
	b) Improvements	1.2499	0.0442	0.0531	0.0000	0.0000	0.0000

**SCHEDULE 2**

**CITY OF KELOWNA**

**2024 LOCAL SERVICE AREA TAX RATES**

<b>PROPERTY CLASS</b>	<b>A DOWNTOWN BUSINESS IMPROVEMENT AREA</b>	<b>B UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA</b>
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	0.8204	0.8024
6. BUSINESS	0.8204	0.8024
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM a) LAND  b) IMPROVEMENT	0  0	0  0

# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Revitalization Tax Exemption Program Bylaw No. 12561 – Amendment No. 1  
**Department:** Development Planning

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**Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department, dated May 13, 2024, with respect to amending the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a Revitalization Tax Exemption;

AND FURTHER THAT Bylaw No. 12666 being Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561 be advanced for reading consideration.

**Purpose:**

To consider amendments to the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a for Revitalization Tax Exemption.

**Council Priority Alignment:**  
**Affordable Housing**

**Background:**

The Revitalization Tax Exemption Program Bylaw No. 12561 was adopted on August 28, 2023.

**Discussion:**

A new Revitalization Tax Exemption Program Bylaw was adopted last summer. After implementing the new bylaw, Staff recommend an amendment to require a project to have zoning for rental-only tenure for any project that includes purpose-built rental housing to be eligible to receive a Revitalization Tax Exemption. This will simplify the administration of the program and will avoid the requirement to use restrictive covenants or housing agreements.

The rental-only subzone was created in Zoning Bylaw No. 12375 to ensure long-term rental housing is protected in perpetuity. Council authorization is required to rezone and/or remove a rental-only subzone from a property. Additional Zoning Bylaw incentives for properties that utilize the rental-only subzone include: reductions to on-site parking requirements; additional permitted floor area ratio; and a reduction in electrical vehicle charging requirements. Amending the Revitalization Tax Exemption Program Bylaw



to require zoning for rental-only tenure as a condition of issuance of a Revitalization Tax Exemption is a natural alignment of the programs.

**Conclusion:**

An update report on the Revitalization Tax Exemption program will be brought forward to Council in September 2024, and again in 2025, with a monitoring report every other year following that.

**Internal Circulation:**

Long Range Policy Planning

**Considerations applicable to this report:**

***Legal/Statutory Authority:*** Section 226 of the Community Charter provides authority to exempt property from municipal property value taxes and sets the basic requirements for a revitalization tax exemption program. Council may include requirements in its revitalization program bylaw that must be met before an exemption certificate may be issued.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements***

***Existing Policy***

***Financial/Budgetary Considerations***

***Consultation and Engagement***

***Communications Comments***

**Submitted by:** K. Brunet, Planner Specialist

**Approved for inclusion:** R. Smith, Divisional Director, Planning, Climate Sustainability and Development Services

**Attachments:** Schedule A – Proposed Amendments

### Schedule A – Proposed Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 8 – Other Provisions	<p>8.1 A Project which falls under Section 6.1.4 which does not have zoning for rental-only tenure must register a restrictive covenant on the title of the Property.</p> <p>8.1.1 A restrictive covenant is not required for a Project with an operating agreement of 15 years or greater in length with the Provincial Rental Housing Corporation (BC Housing).</p> <p>8.1.2 A restrictive covenant will limit residential uses to long-term (30 days or greater) rental only tenure, prohibit stratification, prohibit individual sale, and prohibit short-term rentals.</p> <p>8.1.3 A restrictive covenant will have effect for the same duration as the Agreement.</p> <p style="padding-left: 40px;">(a) Except for a Project which includes a single-detached or semi-detached dwelling unit where a restrictive covenant will have effect for 15 years.</p>	<p>8.2 A Project which falls under Section 6.1.4 <u>is required to</u> <del>which does not</del> have zoning for rental-only tenure <del>must register a restrictive covenant on the title of</del> <u>for</u> the Property.</p> <p><del>8.1.1 A restrictive covenant is not required for a Project with an operating agreement of 15 years or greater in length with the Provincial Rental Housing Corporation (BC Housing).</del></p> <p><del>8.1.2 A restrictive covenant will limit residential uses to long-term (30 days or greater) rental only tenure, prohibit stratification, prohibit individual sale, and prohibit short-term rentals.</del></p> <p><del>8.1.3 A restrictive covenant will have effect for the same duration as the Agreement.</del></p> <p style="padding-left: 40px;"><del>(b) Except for a Project which includes a single-detached or semi-detached dwelling unit where a restrictive covenant will have effect for 15 years.</del></p>	To require a property with purpose built rental housing to have zoning for rental-only tenure to be eligible for a Revitalization Tax Exemption
2.	SCHEDULE "B"  Revitalization Tax Exemption Agreement  Section 5 - Conditions	<p>5. <b>Conditions</b> – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:</p> <p>a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";</p> <p>b. <i>[If necessary]</i> The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto; and</p> <p>c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.</p>	<p>5. <b>Conditions</b> – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:</p> <p>a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A"; <u>and</u></p> <p><del>b. <i>[If necessary]</i> The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto; and</del></p> <p>c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.</p>	Appendix "B" was used when a restrictive covenant was required for a Project that did not have zoning for rental-only tenure. With the proposed change to require a property with purpose built rental housing to have zoning for rental-only tenure to be eligible for a Revitalization Tax Exemption, this clause is no longer required.
3.	SCHEDULE "B"  Revitalization Tax Exemption Agreement  Execution Block	<p>Appendix "A": Plans and Specifications Appendix "B": Performance Criteria [<i>Restrictive Covenant if necessary</i>]</p>	<p>Appendix "A": Plans and Specifications <del>Appendix "B": Performance Criteria [<i>Restrictive Covenant if necessary</i>]</del></p>	The inclusion of an Appendix "B" (restrictive covenant) will no longer be required and this can be deleted from the appendix list.





City of  
Kelowna

# Revitalization Tax Exemption Program Bylaw No. 12561 – Amendment No. 1

# Purpose

- ▶ To consider amendments to the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a for Revitalization Tax Exemption.



# Background

- ▶ Current Revitalization Tax Exemption Program Bylaw No. 12561 was adopted in August 2023
  - ▶ RTE's are a tool granted by Section 226 of the Community Charter
  - ▶ Overall program has been in place since 2006
- ▶ The RTE Bylaw has four different incentive areas that exempt part or all of property tax that would normally be collected on the increased value of the land due to a new project.
- ▶ The value of the 2023 Revitalization Tax Exemptions was 1.775m



# Proposed Amendments

- ▶ Require zoning for rental-only tenure for any project that includes purpose-built rental-housing to be eligible for an RTE
  - ▶ Simplify administration
  - ▶ Remove requirement for restrictive covenants or housing agreements
  - ▶ Better alignment of the program with Zoning Bylaw incentives for rental-only projects
- ▶ Staff to provide an update on the RTE program in September 2024



## *Questions?*

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

# CITY OF KELOWNA

## Bylaw No. 12666

### Amendment No. 1 to Revitalization Tax Exemption Bylaw No. 12561

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 12561 be amended as follows:

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

1. THAT **Section 8, Other Provisions, 8.1** be amended by deleting the following  
"A Project which falls under Section 6.1.4 which does not have zoning for rental-only tenure must register a restrictive covenant on the title of the Property.";  
and replace it with  
"A Project which falls under Section 6.1.4 is required to have zoning for rental-only tenure for the Property.";
2. AND THAT Section 8, Other Provisions, 8.1.1, 8.1.2 and 8.1.3 be deleted in their entirety that read  
"8.1.1 A restrictive covenant is not required for a Project with an operating agreement of 15 years or greater in length with the Provincial Rental Housing Corporation (BC Housing).  
8.1.2 A restrictive covenant will limit residential uses to long-term (30 days or greater) rental only tenure, prohibit stratification, prohibit individual sale, and prohibit short-term rentals.  
8.1.3 A restrictive covenant will have effect for the same duration as the Agreement. (a) Except for a Project which includes a single-detached or semi-detached dwelling unit where a restrictive covenant will have effect for 15 years.".
3. AND THAT **Schedule "B" Revitalization Tax Exemption Agreement, 5b** be deleted in its entirety that reads:  
"*if necessary* The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto; and";
4. AND FURTHER THAT **Schedule "B" Revitalization Tax Exemption Agreement** be amended by deleting "Appendix "B": Performance Criteria [*Restrictive Covenant if necessary*]" from the end of the schedule.
5. This bylaw may be cited as "Bylaw No. 12666, being Amendment No. 1 to Revitalization Tax Exemption Bylaw No. 12666."
6. 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

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Mayor

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City Clerk

# Report to Council



**Date:** May 6, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Options to Address Construction Noise  
**Department:** Office of the City Clerk

**Recommendation:**

THAT Council receives, for information, the report from the Office of the City Clerk dated May 6, 2024, with respect to options for addressing construction noise;

AND THAT Council directs staff to prepare the necessary bylaw amendments in accordance with Option 1 as described in the report from the Office of the City Clerk dated May 6, 2024.

**Purpose:**

To consider options to amend construction noise times and the noise variance procedure.

**Background:**

At its meeting of February 12, 2024 Council directed staff to review construction noise restrictions and associated procedures for granting variances in other communities, and to propose options for amending Kelowna’s own bylaws and procedures to mitigate the impact of construction noise on residents.

*Previous Council Resolution*

Resolution	Date
<p>THAT Council direct staff to review construction noise restrictions in other communities, and the current noise variance procedure,</p> <p>AND THAT Council direct staff to bring forward for Council consideration options for amending current construction noise times and the noise variance procedure.</p>	<p>February 12, 2024</p>



## Discussion:

Section 8 – Construction Noise of the [Good Neighbour Bylaw](#) provides the following regulations for construction noise within the city:

- Construction noise is permitted between 7:00 am and 9:00 pm (the “Construction Noise Window”).
- Construction noise is permitted seven days a week, year-round, including statutory holidays.
- An individual may apply to vary the Construction Noise Window. Variances may be granted by the Public Works Manager (for construction noise on public spaces or streets), or by the Development Engineering Manager (for construction noise on private property).

Variances to the regulations may be granted when one of the following criteria is met:

- public safety or traffic considerations make it necessary or expedient that the work commence or continue beyond the Construction Noise Window; or
- it is impossible or impractical to carry out, within the Construction Noise Window, the following works:
  - excavation;
  - concrete pouring or finishing;
  - major structural or mechanical component delivery or placement; or
  - relocation of a building.

Staff may additionally impose terms and restrictions to mitigate the impact of construction noise on residents of the neighbourhood and may also require that impacted residents are notified.

Between Jan 1, 2023 and April 3, 2024, a total of approximately 132 variances were granted in relation to construction activity on private property. Over 80% of variances in this period were related to concrete pouring or finishing activities which are impractical to carry out within the hours of the Construction Noise Window. In recent years staff have also begun to grant variances in the summer months when extreme heat is anticipated to create potentially unsafe working conditions. Heat-related variances typically allow work to begin earlier in the day when temperatures are lower.

Variances have been geographically concentrated in areas of the city with large ongoing developments such as downtown and the South Pandosy/Lakeshore Road corridor. Over 80% of variances granted in the period referenced above were associated with developments in these neighbourhoods. A further 13% were associated with developments in the Rutland area, with the remainder scattered throughout other areas of the city.

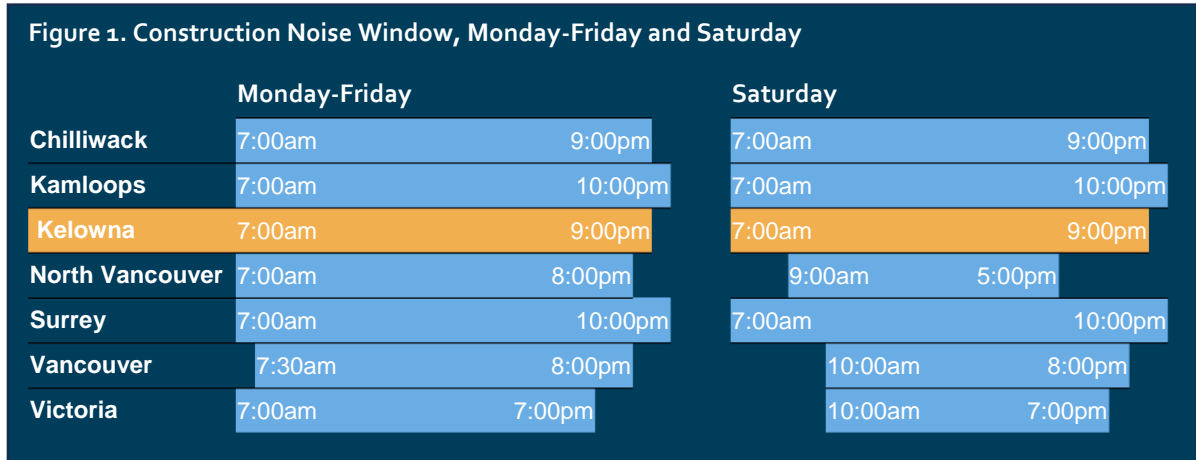
### *Comparison with Peer Municipalities*

As directed by Council, staff conducted a comparative review of relevant bylaws and procedures from a sample of municipalities across British Columbia. In addition to Kelowna, the review included Chilliwack, Kamloops, North Vancouver, Surrey, Vancouver, and Victoria.

Key findings of this review include the following:

- a) Kelowna’s approach of permitting construction noise within a uniform window for all days of the week, 365 days per year is a partial outlier among this sample. Only one other municipality (Kamloops) has adopted this approach.

- b) For non-holiday weekdays, Kelowna’s Construction Noise Window is broadly in line with those of the other municipalities in the sample (Figure 1).
- c) While all municipalities in the sample allow construction noise on Saturdays, three of them (North Vancouver, Vancouver and Victoria) have adopted a narrower Construction Noise Window applying to Saturdays only (Figure 1).



- d) Apart from Kelowna, only one other municipality in the sample (Kamloops) permits construction noise on Sundays in the absence of an approved variance.
- e) Four of the sampled municipalities allow construction noise on statutory holidays (Kelowna, Chilliwack, Kamloops and Surrey), while the other three (North Vancouver, Vancouver and Victoria) do not.
- f) Every municipality in the sample empowers one or more municipal officials to grant variances which authorize construction noise outside the regular Construction Noise Window. Kelowna’s Good Neighbour Bylaw goes further in limiting the discretion of the delegate by providing a list of specific criteria under which a variance is appropriate. The relevant bylaws of other municipalities typically provide more open-ended discretionary power to grant variances where the delegate determines that one is necessary.

**Summary of Options**

The table below summarizes the options for amending the Good Neighbour Bylaw based on the considerations outlined above.

	Daily Window	Statutory Holidays	Variance Procedure
<b>Current Bylaw</b>	Monday-Sunday: 7:00am-9:00pm	Allowed on all statutory holidays	As described above
<b>Option 1: Recommended Option</b>	Monday-Friday: No change Saturday and Sunday: 9:00 am-8:00 pm on both days	Prohibit	-Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations
<b>Option 2</b>	Monday-Friday: No change Saturday: 10:00 am-5:00 pm	Prohibit	-Adopt narrower grounds for granting of variances

	Sunday: Prohibit		-Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations
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Staff recommend proceeding with Option 1, allowing construction noise during a reduced window on weekends and prohibiting construction noise on statutory holidays except as authorized by the granting of a variance. A 9:00 am start on Saturday and Sunday will provide flexibility in circumstances where unavailability of materials or trades requires construction work to be shifted into the weekend. It is also recommended that potentially unsafe heat conditions be added to the bylaw as a basis for granting a variance.

**Conclusion:**

Through a modest set of amendments to the Good Neighbour Bylaw, the impact of construction noise on residents can be mitigated without compromising the development industry’s ability to complete much-needed housing and other construction projects in a timely manner.

**Internal Circulation:**

Development Engineering  
 Development Planning  
 Infrastructure Operations

**Considerations applicable to this report:**

*Existing Policy:* [Good Neighbour Bylaw No. 11500](#)

**Considerations not applicable to this report:**

- Financial/Budgetary Considerations:*
- Legal/Statutory Authority:*
- Legal/Statutory Procedural Requirements:*
- External Agency/Public Comments:*
- Communications Comments:*

Submitted by:  
 M. Jud, Deputy City Clerk

**Approved for inclusion:** L. Bentley, City Clerk

cc:  
 R. Smith, Divisional Director, Planning, Climate Sustainability and Development Services  
 G. Bos, Infrastructure Operations Department Manager

# Options to Address Construction Noise

May 6, 2024

# Background

February 12, 2024 Council resolution:

THAT Council direct staff to review construction noise restrictions in other communities, and the current noise variance procedure,

AND THAT Council direct staff to bring forward for Council consideration options for amending current construction noise times and the noise variance procedure.



# Good Neighbor Bylaw No. 11500

- ▶ Construction Noise Window
  - ▶ 7:00am-9:00pm for all days of the week, year-round, including statutory holidays.
- ▶ Construction Noise Variance
  - ▶ Staff delegated authority to vary construction noise window when conditions are met

# Review of Other Municipalities

## Construction Noise Window, Monday-Friday and Saturday

	Monday-Friday	Saturday
<b>Chilliwack</b>	7:00am - 9:00pm	7:00am - 9:00pm
<b>Kamloops</b>	7:00am - 10:00pm	7:00am - 10:00pm
<b>Kelowna</b>	7:00am - 9:00pm	7:00am - 9:00pm
<b>North Vancouver</b>	7:00am - 8:00pm	9:00am - 5:00pm
<b>Surrey</b>	7:00am - 10:00pm	7:00am - 10:00pm
<b>Vancouver</b>	7:30am - 8:00pm	10:00am - 8:00pm
<b>Victoria</b>	7:00am - 7:00pm	10:00am - 7:00pm

# Review of Other Municipalities

## Construction Noise Window: Sunday

<b>Chilliwack</b>	<b>None</b>
<b>Kamloops</b>	7:00am 10:00pm
<b>Kelowna</b>	7:00am 9:00pm
<b>North Vancouver</b>	<b>None</b>
<b>Surrey</b>	<b>None</b>
<b>Vancouver</b>	<b>None</b>
<b>Victoria</b>	<b>None</b>

## Construction Noise Permitted on Statutory Holidays?

<b>Chilliwack</b>	<b>Yes</b>
<b>Kamloops</b>	<b>Yes</b>
<b>Kelowna</b>	<b>Yes</b>
<b>North Vancouver</b>	<b>No</b>
<b>Surrey</b>	<b>Yes</b>
<b>Vancouver</b>	<b>No</b>
<b>Victoria</b>	<b>No</b>

# Considerations

- ▶ Mitigating the impact of construction noise on residents
- ▶ Avoiding disruptive restrictions on housing construction
- ▶ Ensuring that construction noise variances are granted where appropriate

# Options

	Daily Window	Statutory Holidays	Variance Procedure
<b>Current Bylaw</b>	Monday-Sunday: 7:00am-9:00pm	Allowed	-As described above
<b>Option 1: Recommended Option</b>	Monday-Friday: No change Saturday and Sunday: 9:00 am-8:00 pm	Prohibit	-Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations
<b>Option 2</b>	Monday-Friday: No change Saturday: 10:00 am- 5:00 pm Sunday: Prohibit	Prohibit	-Adopt narrower grounds for granting of variances -Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations



# Staff Recommendation

- ▶ Option 1 – Balanced approach which reduces noise impact on residents without major disruption for construction industry
- ▶ Staff will prepare the required amendments to the Good Neighbour Bylaw

	Daily Window	Statutory Holidays	Variance Procedure
<b>Option 1: Recommended Option</b>	Monday-Friday: No change Saturday and Sunday: 9:00 am-8:00 pm	Prohibit	-Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations



*Questions?*

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

# Report to Council



**Date:** May 6, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Kelowna Heritage Conservation Area Review Phase 1 and 2 Results and Next Steps  
**Department:** Policy and Planning

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**Recommendation:**

THAT Council receives, for information, the report from the Policy & Planning Department, dated May 6, 2024, outlining findings from a review of Kelowna’s Heritage Conservation Areas;  
 AND THAT Council direct Staff to proceed with Phase 3 of the Kelowna Heritage Conservation Area Review.

**Purpose:**

To provide an update on a review of Kelowna’s Heritage Conservation Areas and outline next steps.

**Background:**

On February 8, 2021, staff presented a report to Council regarding heritage management options. The report reviewed various heritage planning tools and proposed interim updates for consideration ahead of a comprehensive Heritage Strategy update, which is identified as a long term implementation action in the 2040 OCP. At that meeting, Council endorsed an approach whereby most of the current framework for heritage management would be maintained but staff would undertake updates to optimize and modernize heritage planning tools, including Kelowna’s Heritage Conservation Areas (HCA).

Between 2021-2023, City staff completed a review of the Abbott Street and Marshall Street HCA and the corresponding Development Guidelines. Kelowna is the first municipality in B.C. to complete an HCA review of this nature.

*Previous Council Resolution*

Resolution	Date
THAT Council directs staff to bring forward a report and additional workshop to advance the actions identified in option two, as described in the report from the Policy and Planning Department dated February 8, 2021.	February 8, 2021

## Discussion:

Staff retained the services of a registered heritage consultant to undertake this review of Kelowna's Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines ("the *Guidelines*"). The *Guidelines* serve as a single component within the city's holistic approach to heritage preservation. These *Guidelines* also make up Chapter 23 – Heritage Conservation Area of the 2040 Official Community Plan. This report provides an overview of Phase 1 and Phase 2 of the HCA Review and next steps in Phase 3 – Recommendations.

### **Provincial Housing Legislation Impacts**

The introduction and implementation of Bills 44 and 47, which speak to Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA) legislation, have impacted the scope of the Review. The newly adopted RU1 – Large Lot Housing and MF4 – Transit Oriented Areas zones impact the HCA and allow multi-unit housing – a change from previous direction in these neighbourhoods. As Heritage Conservation Areas were not exempted from the legislative changes, additional amendments to the *Guidelines* to align with these new directions are necessitated.

While this transition represents a departure from the current (primarily) single-family neighbourhood, it's important to recognize that Heritage Conservation Areas (HCAs) in other cities have adeptly incorporated density through inventive multi-dwelling conversions, all while maintaining the distinct charm and character of their heritage neighborhoods.

### ***HCA Review – Background***

HCAs, enabled by provincial legislation in the 1990s, allow local governments to manage change in areas with heritage value. The primary tool used to manage change in HCAs is the Heritage Alteration Permit (HAP). The City of Kelowna adopted the Abbott Street and Marshall Street HCAs and associated *Guidelines* in 1998. At that same time, the City considered formal protection of all properties within the HCA through Heritage Designation. However, this proposal lacked support from property owners, leading to Kelowna's HCAs not being formally protected under Heritage Designation Bylaw. Only eight of the 369 properties within the HCA boundary are protected<sup>1</sup> by Heritage Designation Bylaw and/or a Heritage Revitalization Area (HRA) Bylaw.

### ***HCA Review – Phase 1 (Quantitative Review)***

Phase 1, completed in 2021, involved a quantitative analysis to assess how well the *Guidelines* aligned with their defined objectives and intended outcomes. When compared to the original purpose of the *Guidelines* (see background section above), the single / two family residential character has generally been maintained in the HCAs and the number of lots and lot pattern remains similar to when the HCAs were established. Most development has been in the form of low-density residential infill<sup>2</sup>. In terms of retaining and renovating existing development, there has been a lower proportion of demolitions and a higher proportion of renovations in the last 25 years. Permitted renovations have resulted in instances of buildings that are larger, closer to the street, and different architectural styles compared to original buildings.

### ***Key Findings – Phase 1***

- The *Guidelines*:

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<sup>1</sup> Protected by bylaw. Heritage Designation and HRAs travel with the title and must be registered with the provincial Land Titles Office.

<sup>2</sup> There is an exception on Royal Avenue fronting Kelowna General Hospital where multiple dwelling housing and hospital-related services are permitted – the integration of hospital-related services into this specific area was noted in the 1993 *South Central Neighbourhood Structure Plan*, which laid the foundation for the establishment of the HCAs.

- Offer guidance for alterations and redevelopment without guaranteeing heritage protection or conservation.
  - Allow demolition of buildings within the Heritage Conservation Area (HCA) and replacement with new builds adhering to established Guidelines
  - Provide flexibility in altering HCA properties in terms of form, scale, and style, prioritizing the overall aesthetic of HCAs over specific heritage values of properties
  - Lack alignment with the Standards and Guidelines for the Conservation of Historic Places in Canada (2003)
- HCA Changes:
    - The HCAs have seen relatively low numbers of demolitions (13.5%)
    - The number of demolitions has recently more than doubled, rising from an average of 2 per year between 1998 and 2021 to 5 per year in 2022 and 2023
    - Among the 74 heritage buildings identified within the HCAs, listed on either the Heritage Inventory or Heritage Register, 5 (6.75%) have been lost as a result of demolition.

### ***HCA Review – Phase 2 (Consultation)***

Phase 2 of the Review – Consultation, was completed in the fall of 2023 offering an opportunity to gather additional qualitative data through targeted engagement activities. Given the specific nature of the topic and its impact to a select neighbourhood, these initiatives were directed towards area residents, heritage preservation organizations, City staff, partners, and professionals with involvement in HCA policies and Development Guidelines.

On November 25<sup>th</sup>, 2023, City staff organized an interactive walking tour of the Abbott Street Heritage Conservation Area. Participants had the opportunity to delve into the intricacies of the HCA Development Guidelines, discuss heritage conservation values in group settings, pose questions to staff, and provide feedback. Additionally, a survey made accessible online through the “Get Involved” platform for a period of 5 weeks, spanning from November 8<sup>th</sup> to December 3<sup>rd</sup>, 2023, and garnered 117 individual responses. Direct mail advising of the survey was disseminated to all addresses within the HCAs and to owners of HCA properties residing elsewhere.

Several themes emerged from the feedback from Phase 2, including the following:

- The HCAs are valued community assets and tourist destinations worth protecting.
- The HCAs are perceived to be changing in a manner that negatively impacts what makes them unique, including but not limited to historic character and sense-of-place.
- There is a sense that the HCA Development Guidelines and zoning offer little protection from this change.
- HCAs can and do accommodate multi-unit and denser housing than their original single-family intent.
- Concern that the Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Development Areas (TOA) policies will disincentivize the retention of historic buildings and landscape elements in the HCAs and negatively impact their valued character.
- Kelowna’s HCA bylaw and Development Guidelines should be updated to align with best practices in heritage conservation.
- Retention of historic buildings and other resources such as mature trees in the HCAs need to be incentivized and demolition disincentivized.



More detailed results from the Phase 2 consultation can be found in Attachment 1.

### **HCA Review – Phase 3 (Recommendations)**

The recommendations outlined below are based on the conclusions from the previous two phases of this review, comparative research, and provincial housing legislative requirements. The proposed recommendations aim to strike a balance between accommodating provincial legislation, integrating community feedback, and modernizing the City's approach to heritage conservation based on current best practice.

1. **Recommendation: Neighbourhood Statement of Significance & Statement of Future Character.** Follow the Local Government Act Part 15 – section 614 (3) and best practices in heritage conservation to:
  - a. Define the uniqueness of the HCA with a Statement of Significance (SOS). Develop a Statement of Future Character for the neighborhood(s) in the Heritage Conservation Area. These statements will greatly assist in managing the HCAs and adapting them to comply with new provincial housing legislation.
  - b. Categorize all properties within the HCAs as 'contributory' or 'non-contributory'. This distinction will help to guide the retention and protection of the attributes that give the neighbourhood its valued character.
2. **Recommendation: Update HCA Vision and Intent.** Using the SOS, the Statement of Future Character and feedback from the Consultation Phase, create an updated Vision and Intent to guide conservation, development, and changes within the HCA.
3. **Recommendation: Integrate Canada's Standards & Guidelines for Historic Places.** Update the HCA Development Guidelines to match Canada's Standards and Guidelines for the Conservation of Historic Places. This ensures best practices in heritage conservation, provides clarity for permit applicants and planners, and supports meaningful conservation in the city's heritage areas.
4. **Recommendation: Update HCA Development Guidelines.** Update the HCA Development Guidelines to include general guidelines for all HCA properties, guidelines for contributory properties and guidelines for non-contributory properties. This updated approach will reflect speak to the new housing directions in the neighbourhood. Explore creation of guidelines for contributory trees.
5. **Recommendation: Explore Additional Tools and Incentives to Preserve Heritage Assets.** Investigate the potential utilization of additional regulatory tools and policies to strengthen heritage preservation efforts. In addition, explore additional incentives that promote heritage retention and discourage demolition.

### **Next Steps:**

Later this summer, Staff will present the recommendations in Phase 3, including the proposed updates to the Heritage Conservation Area Development Guidelines and HCA updates, to Council. These documents will serve as cornerstones in the City's ongoing efforts to uphold modern heritage conservation principles while fostering sustainable urban development.

In addition, information about the *Guidelines* and regulations will be direct mailed to residents and property owners in the HCA to ensure awareness. The project webpage will have updated information with a Q&A function. Given that OCP Amendments are required to adopt these updates, a Public Hearing will be held.

**Conclusion:**

What initially began as a comprehensive review of the heritage conservation area and its supporting *Guidelines* evolved significantly due to the impact of provincial housing legislation changes. While the original intent was to assess development changes, guideline efficacy, and heritage values within the area, the focus shifted towards understanding the implications of increased density and devising strategies to effectively manage conservation amidst evolving urban landscapes. This shift underscores the dynamic nature of heritage preservation efforts and the necessity of adapting strategies to manage growth.

With careful consideration, heritage conservation principles can effectively coexist with increased density and facilitate urban growth. Through the adoption of adaptive reuse, mixed-use developments, and conscientious infill projects, Kelowna's HCA can preserve its heritage values while addressing the needs of a growing population. This approach not only upholds the historical significance of the area but also fosters a dynamic, inclusive and equitable urban environment for both current and future residents.

**Internal Circulation:**

Development Planning  
Community Engagement

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

*Local Government Act*, Part 15 – Heritage Conservation

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

*Heritage Procedures Bylaw*

***Existing Policy:***

*Official Community Plan Objective 11.4. Conserve Kelowna's historic neighbourhoods.*

*Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines*

***Financial/Budgetary Considerations:***

The Policy & Planning departmental budget has predominantly financed the activities detailed in this report. However, the adjustments in scope, including those necessitated by changes in provincial legislation requirements, are being partially funded through the Housing Capacity Fund Grant.

***Consultation and Engagement:***

Consultation was targeted to reach those most directly invested in and impacted by any potential changes to guidelines, with a strong focus on HCA residents as a result. It is recognized that heritage conservation is perceived by participants to have community value and recommendations attempt to strike a balance between multiple inputs and priorities alongside provincial legislation and housing challenges.

***Communications Comments:***

The Report to Council will be made available to public via Council highlights and shared on Get Involved. Notices will be sent to area residents to ensure they can stay informed about the recommendations and how they will be applied, learn more about heritage best practice, and ask staff questions.

**Attachment:**

Attachment 1: HCA Review Phase 2 Consultation Summary

Submitted by:

L. Sanbrooks – Planner II

**Approved for inclusion:** R. Miles, Acting Department Manager, Policy and Planning

## Phase 2 – Consultation (conducted/co-led by the City of Kelowna)

### Community Consultation Summary

As part of its Heritage Conservation Areas (HCA) Review - Phase 2, the City of Kelowna invited input from community partners, City staff and the general public to help shape the HCA's future. This input, along with technical considerations and best practices in urban planning and heritage conservation, was gathered to inform the update to the Development Guidelines.



Screenshot of City of Kelowna engagement page on the HCA Guidelines Review, where information about the process and the public survey were available in Nov-Dec, 2023.

Source: <https://getinvolved.kelowna.ca/heritage-conservation-area-guideline-review>

### Key Themes

Shared themes raised consistently from the community partners, public survey and workshop consultations included:

#### 1. Community value

- The HCAs are valued community assets and tourist destinations worth protecting. Their unique community value goes beyond the historic buildings and includes the streetscapes, the mature tree canopy, the bike route and their unique sense of place that hasn't yet been well-defined and for this reason is being progressively lost.

#### 2. Growth/density

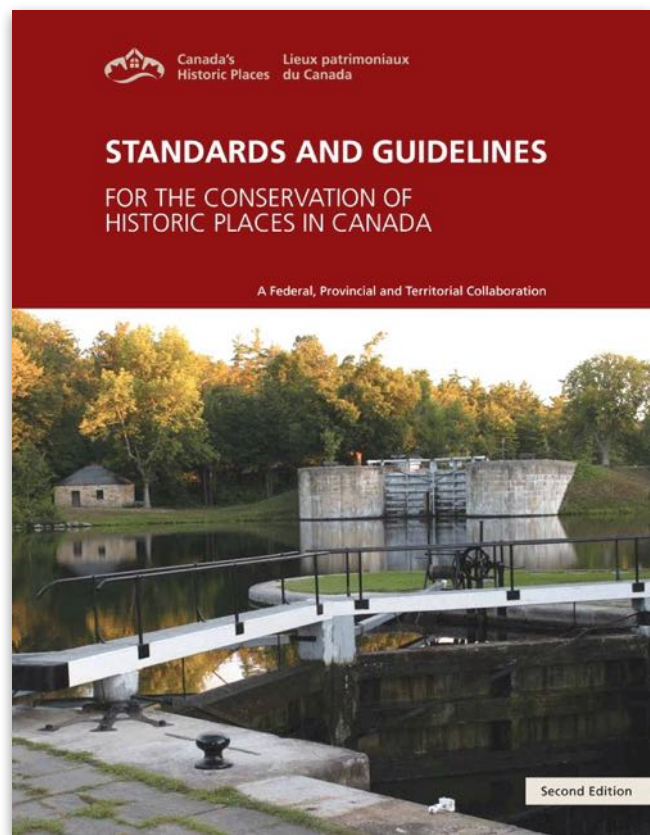
- HCAs can and do accommodate multi-unit and denser housing than their original single-family intent. There is successful precedent in historic districts all

over Canada for the conversion of existing historic buildings into multiple units as well as units added via infill buildings and additions.

- The introduction of density and/or new buildings in the HCA needs to be done thoughtfully and differently than it would in a non-heritage area.
- There is concern that the recently announced provincial Small Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Development Areas (TOA) policies will disincentivize the retention of historic buildings and landscape elements in the HCAs.

### 3. Administration

- Standards & Guidelines for the Conservation of Historic Places is the best-practices, national framework for managing historic places and should be used in Kelowna's HCAs to help guide thoughtful, good design and additions, and to distinguish approaches between new builds and conservation projects.
- The HCAs need a neighbourhood-wide Statement of Significance (SOS)\* to help inform the HAP process and to help Kelowna meet the legislative requirements for HCAs. An SOS will help define the true and comprehensive history of the neighbourhood. The current Guidelines refer to the aesthetic historical character of the houses alone and that is a gap in our understanding of this area. The SOS would identify the landscapes and mature trees as Character Defining Elements worthy of conservation, as this is an aspect of the neighbourhood valued by the vast majority of respondents.



*\* A Statement of Significance (SOS) is one of the first steps in understanding historic places. The SOS was created by the federal Historic Places Initiative (HPI) in 2001 as a succinct and consistent format to express the heritage values of places that matter to Canadian*



communities. An SOS, in its simple, non-technical language, is “a declaration of value that briefly explains what a historic place is and why it is important”. It is both a starting point and a guide for communities, property owners, architects, developers, planners and anyone who may be planning the future of a historic place. Completed SOSs are submitted by the local government to the province of BC, and from there to the Canadian Register of Historic Places ([historicplaces.ca](http://historicplaces.ca)).

- The process for managing properties in the HCAs needs to be clearly outlined and timed on the City’s website so that expectations for applicants are clear and future HAPs can be processed in a more streamlined manner. The requirement for a Heritage Review by a CAHP professional should be positioned as a preliminary step, to be conducted before or concurrently with design development.
- Give the historic buildings in the HCAs heritage status (add them to the Heritage Register) so that conversion of old houses to multiple-units can access the alternate solutions allowed in the BC Building Code for heritage buildings.
- HCA Guidelines and zoning should be updated together and align with each other to create a clearer and more enforceable planning framework
- New Guidelines should be consistent, enforceable and leave some flexibility to the discretion of planners



City of Kelowna Information Bulletin: An Introduction to the Kelowna Heritage Register - March 2012.

Source: City of Kelowna

#### 4. Retention/preservation

- Retention of historic buildings and other resources such as mature trees in the HCAs need to be incentivized, especially in light of the new provincial housing policies. Ideas for incentives are more units in the HCAs than allowed outright under the new SSMUH policy, allow smaller units, small lot subdivision, parking relaxations, the expansion of Kelowna's Heritage Grants, tax incentives, lowered or free permit fees, DCCs, and applying Housing Accelerator Funds to HCAs
- Properties incentivized should in return be protected via heritage designation bylaw or HRA.
- Demolitions should be discouraged with deconstruction permits and fees. Buildings that are coming down should be deconstructed, not demolished, and their materials salvaged for conservation projects.
- Set different tenure allowances and restrictions for retention versus new build developments in a revised HCA zoning to incentivize retention and disincentivize demolitions in the HCAs



Aerial view of the 1800 block of Abbott Street, the bridge and the lake. Source: Jane Hoffman Realty

## **Engagement Approach**

Targeted audiences were sent background context via e-mail or mailouts which included links to the 1997 Abbott Street and Marshall Street Heritage Conservation Areas (HCA) Development Guidelines, which are still currently used, as well as to the City's Heritage Planning webpage where additional information about the HCAs in general, and this Phase 1 Data Review report was, and remains available for their review.

Engagement efforts were focused on those individuals and groups most affected by the HCA update, namely area residents and organizations with a high degree of interest or involvement in heritage preservation, as well as City staff, partners and professionals who have a working relationship with the HCA policies and their Development Guidelines.

## **Public Engagement**

Engagement with the general public was offered in two formats: the opportunity to respond to a survey (Nov 8 - Dec 3, 2023) and the opportunity to participate in an HCA neighbourhood 'walkshop' which took place on Saturday, Nov 25, 2023. The survey was available on City's public engagement webpage - Get Involved, Kelowna, where a page dedicated to the HCAs Review offered extensive background context and numerous linked documents for participants to review. Contact information for planning staff was also provided on this page.

## **Survey**

The public survey was advertised via direct mail outs to all addresses in the HCAs as well as to owners of HCA properties that live elsewhere. The online survey was open on "Get Involved" for 5 weeks between Nov 8 and Dec 3, 2023 and received 117 individual responses during that time.

## **Limitations**

Due to the opt-in nature of public participation, results may not be representative of all HCA residents. Input is typically reflective of those who hold the strongest, often polarized, views on any given topic. While all feedback is valuable, some input may not have been relevant or applicable within the scope of this project.

## What Was Asked & What Was Heard

The survey questions and responses were as below:

1. What makes the Abbott Street and Marshall Street Heritage Conservation Areas unique and/or special in your opinion? Skipped: 14 | Answered: 103 (88%)

A tourist/visitor attraction/destination 19.41%  
Authentic historic neighbourhood/tangible history 31.06%  
Walkable proximity to park/s 9.70%  
Walkable proximity to cultural district 7.76%  
Walkable proximity to lake/beach access 22.33%  
Walkable proximity to downtown 11.65%  
Walkable proximity to the hospital 6.79%  
Large, old trees/tree canopy 60.19%  
Unique charm distinguishing it from other neighbourhoods 33.00%  
"village" within the city 1.94%  
Peaceful and quiet/sanctuary 14.56%  
Pedestrian and bike paths (recreation corridor) 40.77%  
Old/heritage houses 44.66%  
Diversity and uniqueness of house styles 29.12%  
Modest house sizes 7.76%  
Large lots and/or setbacks 10.67%  
Well-kept gardens and prominent landscaping, green neighbourhood 27.18%  
Preservation-oriented residents 8.73%  
Interpretive signage (for homes and trees) 16.50%  
Discreet garages and power lines 1.94%  
Welcoming/friendly vibe 9.70%  
Low-rise character 5.82%  
Family-friendly 3.88%  
Non-generic, subdivision, strata character like the rest of Kelowna 9.70%  
Lack of multi-family units 6.79%  
Limited car traffic 10.67%  
Street lamp style 3.88%  
Lack of commercial uses/buildings 1.94%  
Lack of renters 1.94%  
Walking tour/brochure 1.94%  
Sense of community 2.91%

2. Before completing this survey, have you used or reviewed the HCA Development Guidelines? Skipped: 5 | Answered: 112 (95.7%)

Yes 70.54%

No 29.46%

3. Were the guidelines easy to understand? Skipped: 38 | Answered: 79 (67.5%)

Yes 35.44%

Mostly 43.04%

Somewhat 17.72%

No 3.80%

4. What did you use them for? Skipped: 42 | Answered: 75 (64.1%)

For a Heritage Alteration Permit (HAP) or as part of the development process 52.00%

Some other purpose 49.33%

5. Please describe the other purpose: Skipped: 82 | Answered: 35 (29.9%)

For interest, information, education, realtor wanting information, to respond to this survey, past member of HAC, KSAN review

6. Is there anything that might make them easier to use / understand?

Skipped: 79 | Answered: 38 (32.5%)

Too general/too open to interpretation 15.78%

Use Standards & Guidelines for the Conservation of Historic Places in Canada 10.52%

These should be enforceable requirements not guidelines 28.94%

Include case studies and example pictures of dos and don'ts 7.89%

Address on site and off-site tree conservation 2.63%

Tighter definitions of height, massing and appropriate siting 5.26%

Clear and not long-winded 13.15%

Homeowner-friendly language 5.26%

Interpretation by planners should be consistent and not always varied 7.89%

Summary of key components 2.63%

How the zoning and other bylaws are linked to the guidelines 2.63%

Clear vision and purpose 2.63%

Distinguish between heritage buildings and non 10.52%

A section outlining the review process including heritage professionals and staff 2.63%



7. There are many things to consider when guiding additions and new development within the HCA. Prioritize the following considerations by most important to least important. Skipped: 29 | Answered: 88 (75.2%)

	1	2	3	4
Site Layout	8.05%	12.64%	37.93%	41.38%
Building Height and Size	39.08%	25.29%	25.29%	10.34%
Architectural Style and Materials	38.64%	37.50%	11.36%	12.50%
Streetscape and Landscaping	14.94%	24.14%	25.29%	35.63%

8. Heritage conservation can include preservation of assets other than individual buildings. Of the options below, which do you feel is most important to consider for conservation within the HCA development guidelines?

Skipped: 3 | Answered: 114 (97.4%)

- Trees 56.14%
- Groups of buildings 19.30%
- Natural landscapes 9.65%
- Archeological sites 3.51%
- Not sure 1.75%
- Other 9.65%

9. Please describe other:

Human Scale, Landscaping, Blend of mature trees with a variety of shrubbery, Beach park access

10. Is there anything else that should be considered as the City updates the HCA Development Guidelines? Skipped: 29 | Answered: 88 (75.2%)

- Restrict density and resist multi-family developments 12.5%
- Improve street lighting 2.27%
- Improve pedestrian paths 3.40%
- Re-establish the Heritage Advisory Committee to review applications and not require Heritage Professional review at the homeowners' expense 2.27%
- No commercial uses 2.27%
- Commercial uses OK when they contribute to heritage value of HCAs 1.13%
- Consult with residents 1.13%
- Protect tree canopy (both on private and City property) 12.5%

Listen to all views 1.13%  
 Write enforceable guidelines 9.09%  
 Retain authenticity and diversity of architecture 3.40%  
 No monster homes 3.40%  
 Flexibility 2.27%  
 Maintain green space in the neighbourhood 4.54%  
 Limit rentals and renters 1.13%  
 Simple and streamlined permitting in HCAs 2.27%  
 Guidelines for new builds 1.13%  
 Thoughtful, good design for new builds 5.68%  
 Specific zoning for HCAs 1.13%  
 Preservation of parking bylaws and permit parking 2.27%  
 Protect beach access 1.13%  
 Comprehensive city staff training on heritage planning 1.13%  
 Traffic calming 3.40%  
 Prioritize heritage conservation 12.5%  
 Align with new provincial policies 1.13%  
 Boardwalk from Strathcona Beach Park up to the access to City Park 1.13%  
 Consider Safety, noise, pollution 1.13%  
 New builds should be in a traditional style 5.68%  
 Benches and points of interest 1.13%  
 Address colour of finishing 1.13%  
 Remove Pandosy from HCAs 1.13%  
 Safer means for pedestrians and bikers to cross highway in the heritage area 1.13%  
 Walkway along the shoreline 1.13%  
 Removal of the dark park at Lake street 1.13%  
 Address affordability and inclusivity 1.13%

11. Are you currently a member associated with any of the following heritage organizations or resident associations? Skipped: 46 | Answered: 71 (60.7%)

Kelowna Museums Society (KMS) 1.41% - 1 person  
 Okanagan Historical Society (OHS) 1.41% - 1 person  
 Central Okanagan Heritage Society (COHS) 16.90% - 12 people  
 (Friends and Residents of the Abbott Street Heritage Conservation Area Society (FRAHCAS) 64.79% - 46 people  
 Kelowna South-Central Association of Neighbourhoods (KSAN) 53.52% - 38 people  
 Other 8.45% - 6 people

12. What is your relationship to the Heritage Conservation Area?  
 Skipped: 2 | Answered: 115 (98.3%)

Live in the area 81.74%  
Work in the area 16.52%  
Recreate in the area 43.48%  
Travel through the area (walk, bike, drive) 46.96%  
Visit the area socially 18.26%  
Other 7.83%

13. What are the first three digits of your postal code?

V1P - 0%  
V1V - 1.71%  
V1W - 5.13%  
V1X - 0%  
V1Y - 92.31%  
Other - 0.85%

**“Walkshop”**

A walkshop was held on Nov 25, 2023, co-led by four members of the City’s Planning staff and the author of this report. It involved a 1.5 hour 1-km guided consultation walk in the Abbott Street HCA starting at Abbott and Riverside and ending at Abbott and Glenwood. A total of 28 participants attended the walkshop, plus the 4 City staff members.

Topics of discussion that were addressed during the walk were:

- Defining the significance of Heritage Conservation Areas (HCAs)
- An overview of the current HCA Development Guidelines and their purpose and function
- A clarification of Local Government Act tools including Heritage Conservation Area vs. Heritage Register vs. Heritage Designation
- The distinctive characteristics of the Abbott Street HCA

The group stopped at 7 different points to hear about these topics from the consultant and Planning staff, and to ask questions and engage in discussion. Specific blocks, properties and even trees were pointed at and discussed in the context of the walkshop.

A follow-up feedback e-mail was sent to all participants, 9 of which submitted replies.

## What Was Asked & What Was Heard

Were staff able to answer participants' questions?

Yes 5

Mostly 4

Was the information presented in a way that was easy to understand?

Yes 6

Mostly 2

Somewhat 1

Do you feel attending this event was worthwhile?

Yes 8

Mostly 1

Did you like the in-neighbourhood format of the event?

Yes 9

Was there enough opportunity to ask questions and participate in discussion?

Yes 7

Mostly 2

Did you learn something new?

Yes 9

How might we improve this type of event in the future?

- Perhaps meet in a hall afterwards for a more comfortable discussion, it was cold
- Allow more participants
- Be more clear on the purpose of the walkshop
- The interactive format was great
- Hold in better weather

## Community Partner Engagement

The community partners consultation was conducted through focused interviews, both with individuals and in small groups, to gather opinions and suggestions regarding the Heritage Conservation Areas and their Development Guidelines.

The community partners interviewees were:

- BC Association of Heritage Professional (BCAHP) members who have worked professionally in Kelowna on reviewing Heritage Alteration Permits (HAPs) for Kelowna's HCAs or who are heritage planners that manage HCAs in other municipalities
- Representatives of the Central Okanagan Heritage Society (COHS) board and staff
- Staff at the Kelowna Museums Society (KMS)
- A Kelowna-based UDI (Urban Development Institute) member
- A representative of the Kelowna Tree Protectors

Interviews and other opportunities to provide feedback were also extended to the Canadian Home Builders Association – Okanagan Chapter (CHBA), the Association of Interior Realtors and to the Okanagan Historical Society (OHS), but these groups didn't reply or submit any feedback.

## What We Asked & What We Heard

*What is your working experience with the HCA development guidelines?*

- Heritage Reviews of HAPs (Heritage Alteration Permits) in Kelowna's HCAs by CAHP members are a difficult task because of the conflict between the Development Guidelines and Standards & Guidelines for the Conservation of Historic Places in Canada.
- Heritage Reviews need to be conducted before a design or even site plan is proposed for a property in Kelowna's HCAs. Provide a standardized example or template for the Heritage Review
- The process for managing properties in the HCAs needs to be outlined and timelined on the City's website so that expectations for applicants are clear.



- The HAC (Heritage Advisory Committee) was not the best vehicle for reviewing HAPs (Heritage Alteration Permits). Most involved found the HAC involvement in the HCAs frustrating and ineffective.

What is your opinion of the guidelines?

- The approach of managing HCAs using form & character principles, where replica historic house types and styles are permitted and encouraged is outdated. Best practices now align with Standards & Guidelines which require that each property is understood for its unique heritage value and its development is informed by this.
- The Development Guidelines were aimed at new builds and don't guide conservation in a meaningful way. There should be separate Guidelines for new builds versus retention/conservation projects.

What do you think of the Guidelines purpose\* - in today's context?

*\*The purpose of these guidelines is to maintain the existing single or two family residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas. They encourage new development or additions to existing development which are compatible with the form and character of the existing context, and advocate retention and renovation of existing development.*

- It's essential to reframe the Guidelines purpose and it comes off as exclusionary of renters and newcomers.
- City should take a lead stance on equity lens

The new provincial housing policy will allow a minimum of 4 units on every lot in the HCAs with possibly six-storey buildings allowed in the TOA areas of the HCA. How do we address this in updating the guidelines to incentivize the important features of these historic neighbourhoods including buildings, trees etc? And what other ideas do you have for updated guidelines?

- The HCAs need neighbourhood-wide SOSs to help inform and simplify the HAP process and to help Kelowna meet the legislative requirements for HCAs.
- Guidelines and zoning should be updated together to address issues of setback for example.

- Conservation of historic houses and mature trees need to be incentivized. The Heritage Grants program could be expanded to include grants for the conservation and maintenance of heritage landscaping. Demolitions should be disincentivized in the HCAs.
- Buildings that are being replaced should be deconstructed, not demolished, and their materials salvaged for conservation projects.
- HCAs can accommodate multi-unit and dense housing. In other historic areas this is often achieved through conversion of existing historic buildings into multiple units. Explore how this can be done without significantly impacting the character of an individual historic property and its integration in the neighbourhood.
- Heritage development proposals are always unique, as they are based on the unique context and heritage value of a heritage site. The solutions for achieving density and multiple units are going to need to involve creativity and customization.
- Concerns that the perceived cost of renovation and conversion will be higher than demolition and building new, so the conservations will need to be incentivized.
- We shouldn't adapt our heritage principles to what we think will be best supported politically, but we should stay committed to implementing whatever is best for heritage.
- The strong green aspects of heritage conservation need to be highlighted in this update.
- Density in the HCAs in the form of coach houses, additions, secondary buildings and conversion of homes to multiple units is a good idea, but needs to be guided.
- New materials should be allowed in the HCAs as long as there is visual similarities with traditional materials.

## City Staff Engagement

As development planners at the City process Heritage Alteration permits (HAPs) and manage the HCAs, and building inspectors are involved in supervising the developments, we consulted with staff members at Development Planning and the Building Department to gather their working insight, knowledge and recommendations for the review.

### What We Asked & What We Heard

#### What is your working experience with the HCA development guidelines?

- The current Guidelines are outdated and hard to apply. They are also full of loopholes and subjective interpretation which has degraded the heritage value of the neighbourhood over time.

#### What is your opinion of the guidelines?

- The current guidelines refer to the aesthetic historical character alone and that is a gap in our understanding of this area.

#### What do you think of the Guidelines purpose\* - in today's context?

*\*The purpose of these guidelines is to maintain the existing single or two family residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas. They encourage new development or additions to existing development which are compatible with the form and character of the existing context, and advocate retention and renovation of existing development.*

- The retention of the single family character as an objective seems inapplicable and restrictive in today's context. This intent is no longer relevant to Kelowna today and our OCP. Our DEI policies needs to be considered moving forward.
- The new provincial housing policy will allow a minimum of 4 units on every lot in the HCAs with possibly six-storey buildings allowed in the TOA areas of the HCA. How do we address this in updating the guidelines to incentivize the important features of these historic neighbourhoods including buildings, trees etc? And what other ideas do you have for updated guidelines?
- The HCAs need an SOS and to be managed under conservation Standards & Guidelines. They are the Canadian standard for managing a heritage area. An SOS

will help define the true and comprehensive history of the neighbourhood, including some of its dark aspects.

- Part of the neighbourhood's history is that it has evolved overtime. New forward-thinking Guidelines could be a new chapter in Kelowna's history.
- We should incentivize the retention of old houses and trees and can obtain lots of new heritage designations in return for the incentives. Demolition should be a last resort and penalized with deconstruction permits and fees.
- The Guidelines should address the most valued elements of the neighbourhood, the streetscapes, the tree canopy, the bike route, the diversity of house styles, the lack of driveways, the site lines into the depth of the properties etc.
- The new Guidelines shouldn't be so prescriptive, less is more, so the planner can still use their discretion.
- Heritage capacity training is needed for Development Planners when the new Guidelines are out.
- The HCAs can absolutely take density in the form of house conversions, additions at the back and infill buildings.
- Development Planners rely heavily on the Heritage Reviews which need a standard template so that they are effective and consistent.
- Give the neighbourhood heritage status so that the conversions can access the alternate solutions for heritage buildings.
- A percentage of the units could have commercial uses could be an incentives - offices, businesses, bike and paddle board rentals, restaurants etc.
- Some of the Housing Accelerator Fund needs to go towards the HCAs to augment the Heritage Grants and compensate for the cost of the conversion. Consider a free development permit if you are retaining the house.
- The Building Department could support a new set of Guidelines and incentives by reviewing and endorsing bulletins, tips or case studies.



# Kelowna Heritage Conservation Areas Review

Phase 1 & 2 Results and Next Steps

*May 13, 2024*



# Purpose

- To provide an update on a review of Kelowna's Heritage Conservation Areas (HCA) and outline next steps.

# Heritage Conservation Areas

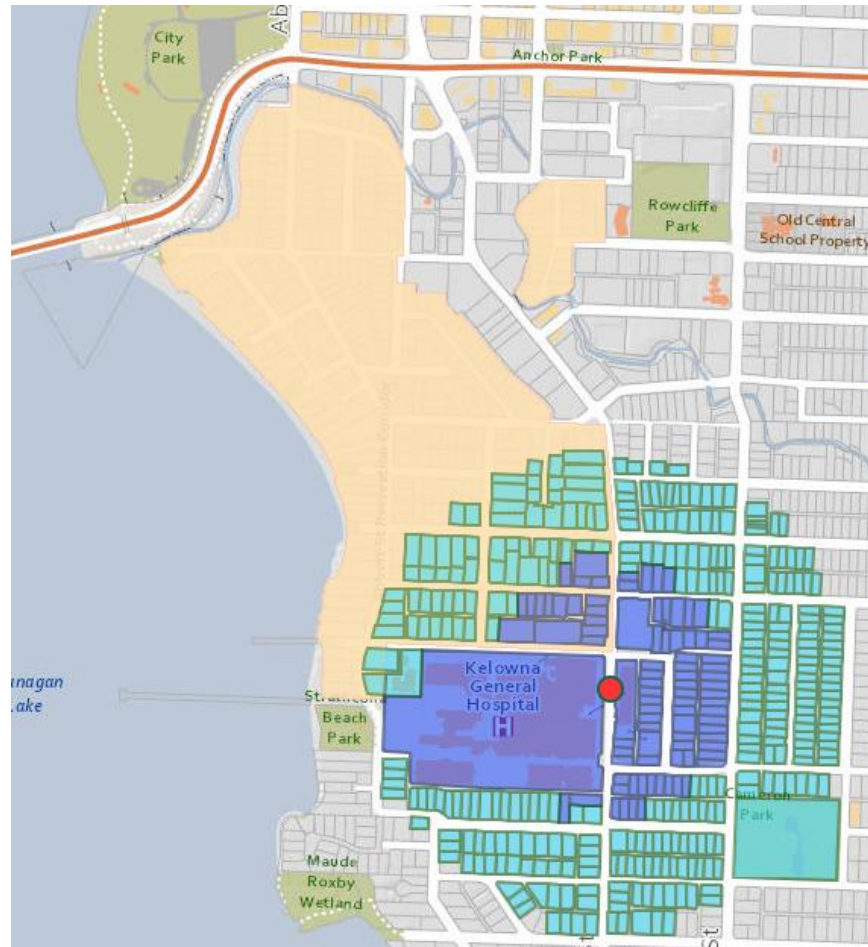


- 366 residential properties in HCA
- 52 properties on the Kelowna Heritage Register
- 8 properties protected by HRA and/or Heritage Designation

# HCA Review

- Phase 1 – Quantitative Review (2021)
- Phase 2 – Qualitative Review (2023)
- Phase 3 – Recommendations (2024)

# Housing Legislation Changes



# Phase 1 – Quantitative Review

## HCA Development Guidelines:

- Offer guidance for alterations and redevelopment without heritage protection or conservation
- Allow demolition of buildings and replacement with new builds
- Prioritize the overall aesthetic over specific heritage values
- Lack alignment with the *Standards and Guidelines* (2003)

*The neighbourhood is experiencing a low but increasing rate of demolition*



# Phase 2 - Consultation

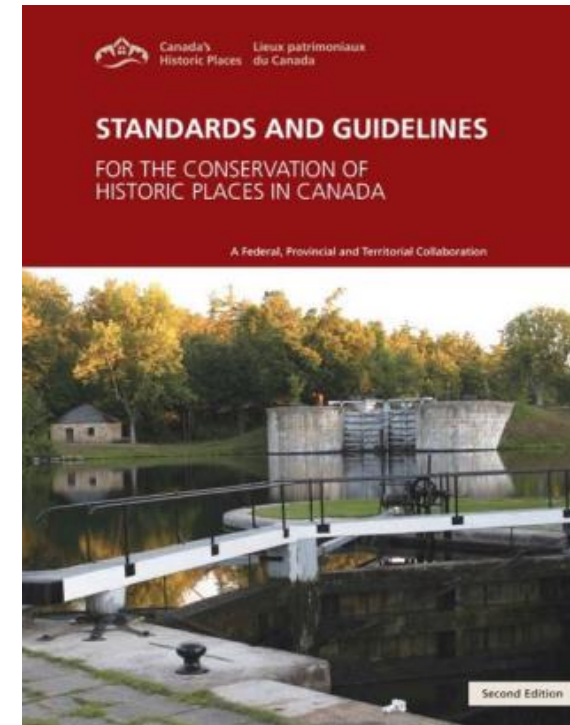
- The HCAs are valued community assets and tourist destinations worth protecting.
- The HCAs are perceived to be changing in a manner that negatively impacts what makes them unique, including but not limited to historic character and sense-of-place.
- There is a sense that the HCA Development Guidelines and zoning offer little protection from this change.
- HCAs can and do accommodate multi-unit and denser housing than their original single-family intent.

# Phase 2 - Consultation

- Concern that the Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Development Areas (TOA) policies will disincentivize the retention of historic buildings and landscape elements in the HCAs and negatively impact their valued character.
- Kelowna's HCA bylaw and Development Guidelines should be updated to align with best practices in heritage conservation.
- Retention of historic buildings and other resources such as mature trees in the HCAs need to be incentivized and demolition disincentivized.

# Phase 3 - Recommendations

1. Neighbourhood Statement of Significance & Statement of Future Character
2. Update HCA Vision and Intent
3. Integrate Canada's Standards & Guidelines for Historic Places
4. Updated HCA Development Guidelines
5. Additional Tools and Incentives





# Kelowna Heritage Conservation Areas Review

Phase 1 & 2 Results and Next Steps

*May 13, 2024*

# CITY OF KELOWNA

## BYLAW NO. 12662

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

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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

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Mayor

---

City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12639

### Five-Year Financial Plan 2024-2028

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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

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Mayor

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City Clerk

**Schedule "A"**  
**Financial Plan 2024 - 2028**

	2024	2025	2026	2027	2028	2029-2031
<b>Revenue</b>						
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
<b>Transfer between Funds</b>						
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
<b>Total Revenues</b>	<b>854,903,112</b>	<b>813,138,824</b>	<b>748,563,601</b>	<b>740,973,636</b>	<b>717,488,117</b>	<b>2,176,771,703</b>
<b>Expenditures</b>						
<b>Municipal Debt</b>						
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
<b>Other Municipal Purposes</b>						
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
<b>Transfers between Funds</b>						
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
<b>Total Expenditures</b>	<b>854,903,112</b>	<b>813,138,824</b>	<b>748,563,601</b>	<b>740,973,636</b>	<b>717,488,117</b>	<b>2,176,771,703</b>

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%
<b>Total</b>	<b>854,903</b>	<b>100%</b>

**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
	<b>Total Revenues</b>		<b>191,220</b>	

## 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**

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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

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Mayor

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City Clerk

# 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

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12643

### Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024

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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

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12644

### Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2024

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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

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Mayor

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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

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Mayor

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City Clerk

**CITY OF KELOWNA**

**BYLAW NO. 12654**

**Sterile Insect Release Program Parcel Tax Bylaw 2024**

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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

<b>Folio</b>	<b>Property Address</b>	<b>Legal Description</b>	<b>Adjusted Acres</b>	<b>x162.68</b>
21703108010	1355 LATTA, KELOWNA	LOT 10, PLAN KAP1611, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 39146	<b>6.26</b>	<b>\$ 1,018.38</b>
21703121000	2355 MCKENZIE, KELOWNA	LOT A, PLAN KAP15859, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.18</b>	<b>\$ 354.64</b>
21703121010	2295 MCKENZIE, KELOWNA	LOT 2, PLAN KAP33255, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>10.24</b>	<b>\$ 1,665.84</b>
21703205000	2635 SEXSMITH, KELOWNA	LOT 1, PLAN KAP12772, SECTION 3&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	<b>8.01</b>	<b>\$ 1,303.07</b>
21703210125	2517 SEXSMITH, KELOWNA	LOT 10, PLAN KAP21431, SECTION 3&4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>6.84</b>	<b>\$ 1,112.73</b>
21703210210	705 VALLEY, KELOWNA	LOT B, PLAN KAP31659, SECTION 3, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.97</b>	<b>\$ 808.52</b>
21703236002	770 PACKINGHOUSE, KELOWNA	LOT 1, PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.05</b>	<b>\$ 496.17</b>
21703245000	590 BRENDA, KELOWNA	LOT 25, BLOCK 5, PLAN KAP896, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.85</b>	<b>\$ 789.00</b>
21703255321	1982 UNION, KELOWNA	LOT A, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21703255322	1980 UNION, KELOWNA	LOT B, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21703262000	2389 LONGHILL, KELOWNA	LOT 13, BLOCK 9, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 33 TWP 26	<b>5.77</b>	<b>\$ 938.66</b>
21703263000	2206 LONGHILL, KELOWNA	LOT 2, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	<b>7.33</b>	<b>\$ 1,192.44</b>
21703264000	185 VALLEY, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	<b>3.77</b>	<b>\$ 613.30</b>
21703266000	143 VALLEY, KELOWNA	LOT 5, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20854	<b>3.84</b>	<b>\$ 624.69</b>
21703267000	1 - 127 VALLEY, KELOWNA	LOT 6, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	<b>9.27</b>	<b>\$ 1,508.04</b>

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	<b>5.64</b>	<b>\$ 917.52</b>
21704161000	3641 HART, KELOWNA	LOT 7, PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.11</b>	<b>\$ 505.93</b>
21704167000	3286 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP978, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>6.46</b>	<b>\$ 1,050.91</b>
21704173000	3020 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP1517, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1212 B5633	<b>1.47</b>	<b>\$ 239.14</b>
21704174002	3099 MCCULLOCH, KELOWNA	LOT B, PLAN KAP71621, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.91</b>	<b>\$ 473.40</b>
21704176000	3591 HART, KELOWNA	LOT 3, PLAN KAP1589, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.33</b>	<b>\$ 541.72</b>
21704179000	3635 REEKIE, KELOWNA	LOT A, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>11.36</b>	<b>\$ 1,848.04</b>
21704180000	3695 FITZGERALD, KELOWNA	LOT B, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>24.89</b>	<b>\$ 4,049.11</b>
21704181000	3520 REEKIE, KELOWNA	LOT 1, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 73821	<b>3.95</b>	<b>\$ 642.59</b>
21704183000	3680 REEKIE, KELOWNA	LOT 2, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>6.11</b>	<b>\$ 993.97</b>
21704184000	3096 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP2957, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10713 & KAP46590	<b>1.00</b>	<b>\$ 162.68</b>
21704194000	3275 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP6530, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>12.18</b>	<b>\$ 1,981.44</b>
21704198000	3524 ROSE, KELOWNA	LOT A, PLAN KAP11840, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 078725	<b>4.77</b>	<b>\$ 775.98</b>
21704199100	3564 ROSE, KELOWNA	LOT A, PLAN KAP18708, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>11.96</b>	<b>\$ 1,945.65</b>
21704199156	3269 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP90496, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.06</b>	<b>\$ 335.12</b>
21704199180	3301 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP28811, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 10	<b>14.83</b>	<b>\$ 2,412.54</b>
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)	<b>10.10</b>	<b>\$ 1,643.07</b>

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	<b>8.44</b>	<b>\$ 1,373.02</b>
21706515000	545 RIFLE, KELOWNA	LOT 7, BLOCK 21, PLAN KAP1249, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>6.11</b>	<b>\$ 993.97</b>
21706524000	30 - 2300 SILVER, KELOWNA	LOT 8, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.43</b>	<b>\$ 557.99</b>
21706527000	2255 ROJEM, KELOWNA	LOT 11, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.42</b>	<b>\$ 719.05</b>
21706528000	2309 ROJEM, KELOWNA	LOT 12, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.36</b>	<b>\$ 709.28</b>
21706529000	2323 ROJEM, KELOWNA	LOT 13, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.04</b>	<b>\$ 169.19</b>
21706533000	2379 ROJEM, KELOWNA	LOT 17, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6651	<b>1.97</b>	<b>\$ 320.48</b>
21706554140	2400 LONGHILL, KELOWNA	LOT A, PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	<b>2.41</b>	<b>\$ 392.06</b>
21706557002	2710 LONGHILL, KELOWNA	LOT B, PLAN KAP88097, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
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	<b>13.49</b>	<b>\$ 2,194.55</b>
21706612672	2614 LONGHILL, KELOWNA	LOT 1, PLAN KAP40166, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.17</b>	<b>\$ 353.02</b>
21706645000	610 MOYER, KELOWNA	LOT 26, PLAN KAP425, SECTION 35&36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.61</b>	<b>\$ 587.27</b>
21706647000	610 CORNISH, KELOWNA	LOT 28, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 36	<b>7.94</b>	<b>\$ 1,291.68</b>
21706658000	355 CORNISH, KELOWNA	LOT 41, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.64</b>	<b>\$ 592.16</b>
21706661000	298 CORNISH, KELOWNA	LOT 45, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.31</b>	<b>\$ 701.15</b>
21706723000	310 FITZPATRICK, KELOWNA	LOT 2, PLAN KAP9092, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21706773003	1685 RUTLAND, KELOWNA	LOT 3, PLAN KAP18313, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.05</b>	<b>\$ 333.49</b>
21706773440	585 CORNISH, KELOWNA	LOT 1, PLAN KAP19142, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>3.86</b>	<b>\$ 627.94</b>

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 LATTA, KELOWNA	LOT 25, PLAN KAP4218B, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>4.37</b>	<b>\$ 710.91</b>
21706828500	1750 MCKENZIE, KELOWNA	LOT B, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP90335	<b>10.24</b>	<b>\$ 1,665.84</b>
21706828524	1700 MCKENZIE, KELOWNA	LOT D, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21706828618	1301 LATTA, 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	<b>1.00</b>	<b>\$ 162.68</b>
21706828642	837 MCCURDY, KELOWNA	LOT 2, PLAN EPP14181, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
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	<b>8.04</b>	<b>\$ 1,307.95</b>
21706960185	5681 LAKESHORE, KELOWNA	LOT 1, PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21707143000	559 BARNABY, KELOWNA	LOT 3, PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
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	<b>3.21</b>	<b>\$ 522.20</b>
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	<b>11.58</b>	<b>\$ 1,883.83</b>
21707269000	999 CRAWFORD, KELOWNA	LOT 1, PLAN KAP13170, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20569	<b>4.82</b>	<b>\$ 784.12</b>
21707270072	1265 CRAWFORD, KELOWNA	LOT 2, PLAN KAP21104, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21707270074	1285 CRAWFORD, KELOWNA	LOT 3, PLAN KAP21104, SECTION 31&32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21707278000	4551 STEWART, KELOWNA	LOT 220, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>2.89</b>	<b>\$ 470.15</b>

21707287000	4335 STEWART, KELOWNA	LOT 229, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	<b>3.02</b>	<b>\$ 491.29</b>
21707290000	4285 STEWART, KELOWNA	LOT 232, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	<b>6.85</b>	<b>\$ 1,114.36</b>
21707291000	4202 BEDFORD, KELOWNA	LOT 233, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H9875	<b>9.74</b>	<b>\$ 1,584.50</b>
21707293000	4250 STEWART, KELOWNA	LOT 238, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.63</b>	<b>\$ 265.17</b>
21707296000	1475 DEHART, KELOWNA	LOT 246, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 6779	<b>1.00</b>	<b>\$ 162.68</b>
21707304000	4132 BEDFORD, KELOWNA	LOT 3, PLAN KAP15793, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>6.38</b>	<b>\$ 1,037.90</b>
21707304010	1485 DEHART, KELOWNA	LOT 1, PLAN KAP20969, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.21</b>	<b>\$ 196.84</b>
21707351000	4305 JAUD, KELOWNA	LOT 5, PLAN KAP6171, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP120634	<b>11.06</b>	<b>\$ 1,799.24</b>
21707362338	2950 BALDOCK, KELOWNA	LOT 10, PLAN KAP74510, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21709533000	2517 GALE, KELOWNA	LOT 2, PLAN KAP10810, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19044, H15414	<b>6.08</b>	<b>\$ 989.09</b>
21709533052	2499 GALE, KELOWNA	LOT C, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21709533053	2475 GALE, KELOWNA	LOT D, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21709533054	2449 GALE, KELOWNA	LOT E, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21709533055	2427 GALE, KELOWNA	LOT F, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.00</b>	<b>\$ 162.68</b>
21709533057	2555 GALE, KELOWNA	LOT A, PLAN EPP65442, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	<b>1.39</b>	<b>\$ 226.13</b>
21710392000	2240 MAYER, KELOWNA	LOT 1, PLAN KAP2332, DISTRICT LOT 128, OSOYOOS DIV OF YALE LAND DISTRICT	<b>16.77</b>	<b>\$ 2,728.14</b>
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	<b>16.89</b>	<b>\$ 2,747.67</b>

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
<b>295</b>			<b>1,644.92</b>	<b>\$ 267,595.59</b>

# CITY OF KELOWNA

## BYLAW NO. 12655

### Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680

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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	<a href="#">3020 Abbott St</a>	EPP96732	A	
	856023	<a href="#">3030 Abbott St</a>	EPP96732	B	
	856024	<a href="#">3040 Abbott St</a>	EPP96732	C	
	856025	<a href="#">3050 Abbott St</a>	EPP96732	D	
	160681	<a href="#">330 Meikle Ave</a>	2708	12	
	160729	<a href="#">330 Meikle Ave</a>	2708	13	
	160717	<a href="#">330 Meikle Ave</a>	2708	14	
	748157	<a href="#">330 Meikle Ave</a>	91868		
	150209	<a href="#">330 Meikle Ave</a>	7832	1	
	150223	<a href="#">330 Meikle Ave</a>	7832	2	
	110344	<a href="#">330 Meikle Ave</a>	7187	2	
	172027	<a href="#">230 Meikle Ave</a>	7187	3	“

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**Hobson Road Beach Park**

	356156	<a href="#">4220 Hobson Rd</a>	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 6<sup>th</sup> of May, 2024.

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**.