City of Kelowna Regular Council Meeting AGENDA



Monday, June 24, 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

3 - 8

PM Meeting - June 17, 2024

3. Public in Attendance

3.1 Awards for Chatbots

9 - 11

To inform Council of the awards from MISA BC, IABC and MSDO for the City's work on chatbots.

4. Development Application Reports & Related Bylaws

4.1 Valley Rd 438 - Z23-0065 (BL12675) - M. Bonn Enterprises Ltd., Inc.No. BC0235139

12 - 42

To rezone the subject property from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

5. Bylaws for Adoption (Development Related)

5.1 Ellis St 1175-1155 - BL12588 (HRA22-0001) - Kelowna Train Station Inc., Inc.No. BC0847922

43 - 137

To amend and adopt Bylaw No. 12588 in order to enter into a Heritage Revitalization Agreement for the subject property.

6. Non-Development Reports & Related Bylaws

6.1 2023 Annual Report and Statement of Financial Information

138 - 288

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

6.2 Social Development Update

289 - 309

To present Council with an update of the objectives, key milestones and future work of the Social Development Department.

7. Resolutions

7.1 Councillor Cannan - Draft Resolution - Sani-Dump Facility

310 - 311

Notice of Motion raised previously by Councillor Cannan regarding a new sani-dump facility location in Kelowna.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Location: Monday, June 17, 2024

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; Deputy City Clerk, Michael Jud; Community Safety Director, Darren Caul*; Community Safety Advisor, Caycee Zimmerman*; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Planner, Tyler Caswell*; Community Planning & Development Manager, Dean Strachan*; Park and Landscape Planner, Stefan Johannsson*; Planner Specialist, Keith Pinkoski*; Planner, Alissa Cook

Staff Participating Remotely

Legislative Coordinator (Confidential), Clint McKenzie

(* 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 DeHart/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of June 3, 2024 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Community Safety Plan Annual Update

Staff:

- Provided introductory remarks on the Community Safety Plan update.

Displayed a PowerPoint presentation.

- Presented the Community Safety Plan progress, objectives, and status of priorities.

Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Community Safety Department dated June 17, 2024, with respect to the 2024 progress of Kelowna's Community Safety Plan.

Carried

4. Development Application Reports & Related Bylaws

4.1 Rutland Rd N 375, 395 - Z24-0011 (BL12670) - Siddarth Malhotra and Sunaina Malhotra

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. Z24-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 3513 Except Plan 37956, located at 375 Rutland Rd N, Kelowna, BC and Lot 2 Section 26 Township 26 ODYD District Plan 3513, located at 395 Rutland Rd N, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone, be considered by Council;

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

Carried

4.2 Saucier Ave 761, 771, 781, 791, 801-803 - Z23-0037 (BL12671) - Barneet Singh Mundi

Staff:

Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z23-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Block 2 District Lot 138 ODYD Plan 7117 located at 761 Saucier Avenue, Kelowna, BC; Lot 6 Block 2 District Lot 138 ODYD Plan 7117 located at 771 Saucier Avenue, Kelowna, BC; Lot 7 Block 2 District Lot 138 ODYD Plan 7117 located at 781 Saucier Avenue, Kelowna, BC; Lot 8 Block 2 District Lot 138 ODYD Plan 7117 located at 791 Saucier Avenue, Kelowna, BC; and Lot 9 Block 2 District Lot 138 ODYD Plan 7117, located at 801-803 Saucier Avenue, 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 in Attachment "A" attached to the Report from the Development Planning Department dated June 17th, 2024;

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

Carried

4.3 Monterey Ct 1095-1097 - Z23-0076 (BL12672) - 1280331 BC Ltd., Inc. No. BC1280031

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0076 to amend the City of Kelowna No. 12375 by changing the zoning classification of Lot 4 Section 23 Township 26 ODYD Plan 25174, located at 1095-1097 Monterey Ct, 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 June 17, 2024.

Carried

4.4 Vista Rd 425, 445, 455 - Z24-0010 (BL12673) - Cashoffer GP Ltd., Inc. No. BC1197853

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Application Z24-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 16 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 425 Vista Rd, Kelowna, BC;
- Lot 17 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 445 Vista Rd, Kelowna, BC; and,
- Lot 18 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 455 Vista Rd, Kelowna, BC;

from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre 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 June 17, 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 Rezoning Bylaws Supplemental Report to Council

Staff:

Commented on the notice of first reading and correspondence received.

4.6 Lanfranco Rd 1007 - BL12669 (Z24-0008) - 1445833 B.C. Ltd, Inc. No. BC1445833

Staff:

Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12669 be read a first, second and third time.

Carried

Councillor Cannan - Opposed

4.7 Valleyview Rd 205-235 - DP24-0035 - C.O. Valleyview Development Corp., Inc. No. BC1455119

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0035 for Lot A Section 23 Township 26 ODYD Plan EPP108690, located at 205 Valleyview Road, Kelowna, BC, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740, located at 215 Valleyview Rd, Kelowna, BC, and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740, located at 235 Valleyview Road, Kelowna, BC subject to the following:

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

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

AND THAT lot consolidation be required prior to issuance of the Development Permit;

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

Carried

5. Bylaws for Adoption (Development Related)

5.1 Clifton Rd N 491 - BL12636 (Z23-0048) - Michael Georg Anton Holzhey

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12636 adopted.

Carried

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

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12660 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 North Entry Monument and Signature Sign

Staff:

 Displayed a PowerPoint Presentation providing an update on the North Entry Monument and Signature Sign projects and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Parks & Buildings Planning Department, dated June 17, 2024, regarding the north entry monument and signature sign projects.

AND THAT Council approve the proposed design review processes, recommendations and future Council milestone check-in dates, as outlined in this report.

Carried

Mayor and Councillor Items

Councillor DeHart:

- Spoke to using the City's AI system for contacting the Parkinson Recreation Centre.
- Commented on the median plant containers now out across the City.
- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference and touring the Calgary Transit Facility.

Councillor Wooldridge:

- Spoke to their attendance at Pride Week where over 12,000 people attended the Saturday event.
- Spoke to their attendance at the Wine Country Half Marathon.
- Spoke to their attendance at the Canadian Premier League Game at the Kelowna Apple Bowl.

Councillor Singh:

- Commented on the Turtle Island Festival held at the Ki-Low-Na Friendship Centre on Friday, June 21, 2024.
- Commented on the upcoming Heartfulness Institute Canada Chair Yoga Event.
- Commented on the Walk of God's Chariot on Sunday, June 23, 2024.
- Commended staff who supported the Canadian Premier League Game event.

Councillor Stack

Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference.

Councillor Hodge:

- Commented on Interior Health meeting regarding smoke and emergencies.
- Spoke to their attendance at the Okanagan Basin Water Board meeting.
- Spoke to their attendance at the Canadian Premier League Game at the Kelowna Apple Bowl.

Councillor Cannan:

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference; spoke to the City of Calgary's State of Emergency regarding their broken watermain.
- Commented on the importance of infrastructure and asset management.
 Spoke to their attendance at the Safe Schools meeting on June 4, 2024.
- Spoke to their attendance, on behalf of the Mayor, at the Canadian Institute of Plumbing and Heating Conference.
- Commented on concerns regarding land affordability with land assemblies outside of main corridors.

Councillor Lovegrove:

- Commented on infrastructure asset management.
- Commented on Indigenous People's Day events on Friday, June 21, 2024.
- Will be attending the SPCA Fundraiser event on Saturday, June 22, 2024.
- Spoke to their attendance at the Canadian Premier League Game at the Kelowna Apple Bowl.

Councillor Webber left the meeting at 3:14 p.m.

Mayor Tom Dyas:

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference.
- Spoke to their attendance at the Canadian Premier League Game at the Kelowna Apple Bowl.
- Spoke to the advancement of the Uptown Rutland Business Association (URBA) On-Call team.
- Commented on the opening of Save On Foods in The Ponds.

8. Termination

This meeting was declared terminated at 3:17 p.m.

Mayor Dyas

lb/cm/acm

City Clerk

Report to Council



Date: June 24, 2024

To: Council

From: City Manager

Subject: Awards for City chatbots

Department: Information Services

Recommendation:

THAT Council receives, for information, the report from Information Services regarding the awards received for the City's chatbots.

Purpose:

To inform Council of the awards from MISA BC, IABC and MSDO for the City's work on chatbots.

Background:

MISA Spirit of Innovation Award

The Municipal Information Systems Association's (MISA) annual conference Municipal Showcase provides an opportunity for Canadian municipalities to share ideas that allows other members to benefit from the collective experiences and innovations of each other. The Spirit of Innovation Award recognizes the local government whose showcase presentation provides the most beneficial, innovative, and valuable solution to any obstacle faced by local government.

Previous winners include the City of Burnaby (2022), Town of View Royal (2021) and City of Delta (2020). The last time that the City of Kelowna won this award was in 2018 for Information Services' presentation about *Predictive Analytics for Emergency Operations Centre*.

IABC Gold Quill Award

For more than 40 years, the International Association of Business Communicator's Gold Quill Awards have recognized and awarded excellence in strategic communication worldwide. Gold Quill is the only awards program that honors the dedication, innovation and passion of communicators on a global scale.

All IABC Gold Quill Award entries are evaluated by a blue ribbon panel of international senior professional communicators. Many are either IABC accredited or certified by the Global Communication Certification Council. All entries are evaluated against established criteria aligned to IABC's Global Standard of the communication profession.

In 2024, <u>awards were given out in 29 categories</u> and were selected from 378 entries from 17 countries. This year, an additional category was added to the awards program to address the strategic use of Artificial Intelligence.

MSDO Excellence Awards

In 2024, the Municipal Service Delivery Officials (MSDO) launched its inaugural awards, aiming to recognize and celebrate the achievements of MSDO members in service delivery excellence. The awards highlight excellence among Canadian municipalities in innovation, transformation, service delivery, access, equity and human rights, and lifetime service. Six winners received awards at the May 2024 MSDO National Conference awards gala in Kelowna, BC.

Discussion:

Spirit of Innovation

The City of Kelowna received the Spirit of Innovation Award on Wednesday, Oct. 4, 2023 for a presentation on *Service and Efficiencies with AI Chatbots* delivered by Mason Buettner, Innovation Consultant, Summer Effray, Innovation Consultant, and Kevin Wang, Business Systems Analyst.

The presentation explored the transformative role of artificial intelligence (AI) powered chatbots within municipal settings by sharing our experience at the City of Kelowna. The trio shared the history of chatbots at the City, from the proof of concept for Kelowna International Airport to our current state with multiple web- and voice-based chatbots. They discussed our topic-specific chatbots and outlined the service-enhancing integrations with internal and external systems. The team also introduced and provided a demonstration of our building permit chatbots and how they were designed to integrate with a generative AI webservice and our GIS system map overlays to provide a higher level of service. To wrap things up, they outlined the technology stack that makes our chatbots work, providing a quick overview of the solutions we have adopted.

After the Municipal Showcase, the MISA BC membership voted on their pick for the award out of three municipal presentations, resulting in the City of Kelowna win.

Strategic Artificial Intelligence

In April 2024, IABC announced it's 2024 Gold Quill winners, which included the Intelligent Cities submission titled *AI Chatbots: transforming the City building permit process* in the the brand new Strategic Artificial Intelligence category.

The Building Permit AI Chatbot project was undertaken in 2023 through a Local Government Development Approvals grant Kelowna received from the Ministry of Municipal Affairs, administered by UBCM. Embracing innovation and digital transformation to improve service to fast-track housing development in the community, the City launched an artificial intelligence-powered chatbot, KAI (Kelowna AI) that provides 24/7 information and guidance on the building permit process for homeowners, contractors and homebuilders. The chatbot, available on kelowna.ca, helps users navigate the complex and varied requirements, bylaws, fees and processes for different permit types, from signs to swimming pools, sheds to secondary suites. It does this by removing barriers (time, process, paperwork, business hours, inperson contact) to delivering housing in Kelowna by providing faster and more efficient support through AI.

Excellence in Innovation

On May 16, 2024, City staff received MSDO's first award ever as part of it's inaugural awards program, in the category of Excellence in Innovation for the City's Building Permit AI Chatbots.

The Building Permit Al Chatbot, with support from UBCM, received accolades for its innovative method of supporting both residents with little exposure to the building permit process and contractors with familiarity but immediate questions - at any time of day, wherever they are in the permitting and application process.

With over 60 municipalities in Canada represented, the MSDO Board scored the award entries to come up with their pick for the award, resulting in the City of Kelowna win.

Submitted by: Andreas Boehm, Intelligent Cities Manager

Approved for inclusion: L. Corcoran, Acting Divisional Director, Corporate Strategic Services

REPORT TO COUNCIL REZONING

Date: June 24, 2024

To: Council

From: City Manager
Address: 438 Valley Rd
File No.: Z23-0065

	Existing	Proposed
OCP Future Land Use:	VC – Village Centre	VC – Village Centre
Zone:	MF1 – Infill Housing	VC1r – Village Centre Rental Only

Kelow

1.0 Recommendation

THAT Rezoning Application No. Z23-0065 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Sections 32 AND 33 Township 26 ODYD Plan 22004 EXCEPT PLAN 23353, located at 438 Valley Rd, Kelowna, BC from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone, be considered by Council;

AND FURTHER 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 June 24, 2024.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

3.0 Development Planning

Staff recommend support for the proposed rezoning to the VC1r – Village Centre Rental Only zone. This proposed zone is consistent with the Future Land Use designation within the Official Community Plan (OCP) of Village Centre. Additionally, the proposed rental only tenure would restrict any building or bareland stratification of residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m²)	
Gross Site Area	4,745 m²	
Road Dedication	175 m²	
Net Site Area	4,570 m²	

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF ₃ – Apartment Housing	Apartment Housing
East	MF3 – Apartment Housing	Apartment Housing
	A1 - Agriculture	Single Detached Dwellings & Agriculture
South MF1 – Infill Housing Single Detached Dwellings		Single Detached Dwellings
West	MF2 – Townhouse Housing	Vacant Land

Subject Property Map: 438 Valley Rd



The subject property is located within the Glenmore Village Centre and is located west of Valley Rd. It is near commercial shopping areas, parks and schools. The property currently has one single detached dwelling, which would be demolished to facilitate this development. Drysdale Blvd would be extended and constructed along the full frontage of the property as a requirement of this proposal, as outlined in Attachment A. All vehicular access for the proposed development would be from the newly built portion of Drysdale Blvd.

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity.				
Policy Glenmore Centre	5.1.6 e Village	neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics: Commercial uses located east of Glenmore Road; Buildings up to six storeys in height; and Orientation of buildings along Brandt's Creek towards the creek and trail system.		
		The proposed VC1r – Village Centre Rental Only zone would allow a building up to six storeys in height.		
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable				
and complete Core Area.				
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core		
Diverse	Housing	Area to support a variety of household types and sizes, income levels and life		
Forms		stages.		
		The proposed VC1r – Village Centre Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.		

6.0 Application Chronology

Application Accepted: September 27, 2023

Neighbourhood Notification Summary Received: June 3, 2024

Report prepared by: Kimberly Brunet, Planner Specialist Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Development Manager

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

Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Summary of Neighbourhood Notification

Attachment C: Draft Site Plan

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

CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2023 (*Revision 1*)

File No.: Z23-0065

To: Urban Planning Manager (JB)

From: Development Engineering Manager (NC)

Subject: 438 Valley Rd RU1 to VC1r

The Development Engineering Department has the following requirements associated with this Rezoning Application to rezone the subject property from RU1 – Large Lot Housing to VC1r – Village Centre (Rental Only) to facilitate a rental apartment housing development.

Works and servicing requirements directly attributable at the time of BP are contained in this memo for convenience only and are subject to reassessment when an application is made based on the bylaws and policies in effect at that time.

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

1. GENERAL

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

2. REZONING-SPECIFIC REQUIREMENTS

- a. Approximately 2 m road dedication along the entire frontage of Valley Rd is required to achieve a ROW width of 24 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.375 m road dedication along the entire northwest frontage of the subject property (parallel with Drysdale Blvd) is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- c. An SRW is required to be registered on title to permit future public access for 444-456 Valley Rd to Drysdale Rd through the subject property. The City will provide a standard template for registration on title by the applicant prior to adoption of the zone amendment bylaw.

Z23-0065 - 438 Valley Rd

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The following sections are anticipated to be applicable at time of Building Permit application and are subject to re-evaluation at the time an application is made.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Glenmore-Ellison Irrigation District (GEID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with GEID for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from GEID must be provided to the City Engineer prior to issuance of Building Permit.
- c. Provide additional fire hydrants as required to achieve the minimum 100 m spacing in accordance with Bylaw 7900 Schedule 4 Section 1.

4. ROADWAY AND STREETSCAPE

- a. Drysdale Rd is classified in the 2040 OCP as an Urban Center Local and must be constructed to a XS-R28 standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, asphalt paving, and landscaped & irrigated boulevard.
 - i. The applicant may be eligible to apply for a Latecomer Agreement to recover the cost of construction of the west half of Drysdale Rd from potential future developers.
- b. Valley Rd is classified in the 2040 OCP as a Core Area Minor Arterial and must be upgraded to an urban XS-R66 standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include separated sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

Z23-0065 - 438 Valley Rd

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5. POWER AND TELECOMMUNICATION SERVICES

- a. In accordance with Council Policy 101, burial of existing overhead wires will be required on all frontages. Developer must make arrangements with the applicable electric power, telephone, and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other "issued for construction" drawings.
- b. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- c. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

6. DESIGN AND CONSTRUCTION OF OFFSITE WORKS

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



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

7. CHARGES, FEES, AND SECURITIES

a. Engineering and Inspection Fee: 3.5% of Construction Value of off-site work plus GST (5%).

Nelson Chapman, P.Eng.

Development Engineering Manager

CM





June 3, 2024

File #: Z23-0065 / DP24-0028

City of Kelowna

Attn: Kimberly Brunet, RPP, MCIP, Planner Specialist

1435 Water Street Kelowna BC V1Y 1J4

Re: Proposed Apartment Development at 438 Valley Rd., Kelowna

Summary of Neighbour Notification

Dear Ms. Brunet,

At this time, we are writing to provide a summary of neighbour consultation completed in accordance with Council Policy no. 367.

Mailouts (attachment #1) were delivered to all 99 residences within 50 meters of the site on May 17th 2024, as noted in the attached consultation form. *Please see attachment 2 for all addresses*.

Summary of Feedback.

We received no inquiries via phone, emails, letters, etc.

Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email kyle@empowered-development.com.

Regards,

Empowered Development Ltd.

Kyle Stewart, Principal.

Attachments:

- 1. Neighbour Mail-out.
- 2. CoK Neighbourhood Consultation Form.







DEVELOPMENT NOTICE

A development application with File #: Z23-0065 has been submitted to the CITY OF KELOWNA for property located at:

438 Valley Rd.

To rezone from Infill Housing (MF1) to Village Centre (VC1).

We are seeking neighbour input in accordance with Kelowna's Public Consultation Policies.

Location of the Subject Property:





View from Drysdale Blvd.



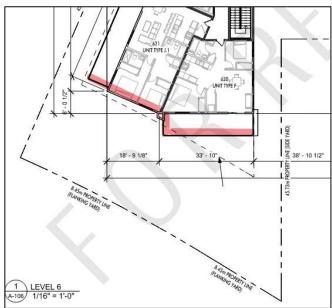


May 17, 2024

Proposed Development Background:

The proposed project consists of 154 apartment units. Seven ground-level units have been provided with private yards to activate the Drysdale frontage & create a sense of community. The building is 6 storeys in height. To minimize impact to the surrounding community, the proposed development is *slightly below the height requirement* in the VC1 zoning designation.

To facilitate this project, the applicant is proposing to amend the zoning from MF1 to VC1. We are also seeking a Development Variance Permit to vary the minimum building stepback from 3.0m (required) to 0.0m (proposed).



Level 6 - Valley Rd Frontage - Variance location

The rationale for this project is as follows:

- i. Provide a thoughtful, sustainable, infill housing solution in the Glenmore Village Centre.
- ii. Provide 154 residences with private outdoor space & a variety of shared amenities including a dog run, walking path, gym, & landscaped amenity space level 2.
- iii. The proposed development <u>meets & exceeds</u> the Parking Bylaw requirements for vehicle & bike stalls. Specifically, & in conjunction with a reduction for the car-share stall, the project provides 181 vehicle stalls & 122 bike stalls.
- iv. The proposed development results in a building that is attractive in its design, is inviting, & addresses the human scale at ground level. Additionally, it is sensitive to the neighbourhood at large by the way it has been designed, & how parking has been dispersed through the community with minor impact to adjacent properties.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable I& in accordance with the City's OCP/Future L& Use, Healthy City Strategy & planning initiatives.

Neighbourhood Consultation purpose

We are seeking the input of the neighbourhood in accordance with Kelowna's Public Consultation Policies. Notices are being distributed to residents within *50m* of the subject property. If you have any questions or feedback you wish to provide in regard to this notice, or *if you'd like a complete set of architectural drawings*, please contact **Kyle Stewart** @ 778-829-6641 or kyle@empowered-development.com

City Contact:

To discuss the proposal with the City of Kelowna, please reach out to Kimberly Brunet, Planner Specialist

Email: kbrunet@kelowna.ca
Phone: 250-469-8637.



Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

	•				
I, _	Kyle Stewart	, the applicant for Application No. Z23-0065/DP24-0028			
for	New Construction, 154 apa	tment units in a single building. 6 storey woodframe atop 1 level parkade.			
	(brief description of proposal)				
at	438 Valley Rd.	have conducted the required neighbour			
	(address)				
cons	sultation in accordance wit	Council Policy No. 367.			
	occupants within a 300	de of the Permanent Growth Boundary and I have consulted all owners &			
l ha	ave consulted property own	rs and occupants by doing the following:			
Pre	eparing an information pacl	age describing the development and mailing it to each homeowner.			
		<u>.</u>			
Plea	ase initial the following to o	onfirm it has been included as part of the neighbour consultation:			
	X Location of the proposa	;			
		he proposal, including the specific changes proposed;			
	.,	site plan of the proposal;			
		the applicant or authorized agent;			
		the appropriate City department;			
^	identification of availal	le methods for feedback.			

Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date**. On the back of this form please list those addresses that were consulted.

City of Kelowna 1435 Water Street Kelowna, BC V1Y 1J4 TEL 250 469-8600 FAX 250 862-3330 kelowna.ca

	ATTACHMEN	_
	This forms part of applie # Z23-0065	cation
***		City of **Occupant**
Occupant	**Occupant** Planner Initials KB	Kelowna OECCUPATION OEVELOPMENT PLANNING 104 1957 Kane Rd
102 1957 Kane Rd	103 1957 Kane Rd	Kelowna BC V1V2X7
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Relowiid BC VIVZA/
Occupant	**Occupant**	**Occupant**
105 1957 Kane Rd	106 1957 Kane Rd	107 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
108 1957 Kane Rd	109 1957 Kane Rd	110 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
111 1957 Kane Rd	201 1957 Kane Rd	202 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Relowild BC VIVZA/	Relowild BC VIVZA7	REIOWIIA BC VIVZX/
Occupant	**Occupant**	**Occupant**
203 1957 Kane Rd	204 1957 Kane Rd	205 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
206 1957 Kane Rd	207 1957 Kane Rd	208 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
209 1957 Kane Rd	210 1957 Kane Rd	211 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
301 1957 Kane Rd	302 1957 Kane Rd	303 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
Occupant 304 1957 Kane Rd	**Occupant** 305 1957 Kane Rd	306 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
VGIOMIIA DC ATANY	VEIOMIIA DC ATASY	VGIOMIIG DC ATATY
Occupant	**Occupant**	**Occupant**
307 1957 Kane Rd	308 1957 Kane Rd	309 1957 Kane Rd
Kelowna BC V1V2X7 Kelowna BC V1V2X7		Kelowna BC V1V2X7

	This forms part of applic	
	# Z23-0065	🗱 📆
Occupant	**Occupant* *	Kelowna **Occupant**
310 1957 Kane Rd	311 1957 Kane Rd	OEVELOPMENT PLANNING 401 1957 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2X7
Occupant	**Occupant**	**Occupant**
402 1957 Kane Rd	403 1957 Kane Rd	1975 Kane Rd
Kelowna BC V1V2X7	Kelowna BC V1V2X7	Kelowna BC V1V2E5
Occupant	**Occupant**	**Occupant**
101 400 Sutton Cr	102 400 Sutton Cr	103 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
104 400 Sutton Cr	105 400 Sutton Cr	106 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
107 400 Sutton Cr	108 400 Sutton Cr	109 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
110 400 Sutton Cr	111 400 Sutton Cr	112 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
113 400 Sutton Cr	114 400 Sutton Cr	115 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
116 400 Sutton Cr	117 400 Sutton Cr	201 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
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Occupant	**Occupant** 203 400 Sutton Cr	**Occupant** 204 400 Sutton Cr
202 400 Sutton Cr Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	204 400 Sutton Cr Kelowna BC V1V1Y3
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Occupant	**Occupant**	**Occupant**
205 400 Sutton Cr	206 400 Sutton Cr	207 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3

ATTACHMENT_

	ATTACHMEN	VT B
	This forms part of appli	_
	# Z23-0065	City of
Occupant	**Occupant** Planner Utitals KB	**Occupant** CEVELOPMENT PLANNING 210 400 Sutton Cr
208 400 Sutton Cr	209 400 Sutton Cr	210 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
211 400 Sutton Cr	212 400 Sutton Cr	213 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
214 400 Sutton Cr	215 400 Sutton Cr	216 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Relowiid Be VIVII3	Relowing Be VIVII3	Kelowiid Be VIVII3
Occupant	**Occupant**	**Occupant**
217 400 Sutton Cr	301 400 Sutton Cr	302 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
303 400 Sutton Cr	304 400 Sutton Cr	305 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
306 400 Sutton Cr	307 400 Sutton Cr	308 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
309 400 Sutton Cr	310 400 Sutton Cr	311 400 Sutton Cr
Kelowna BC V1V1Y3 Kelowna BC V1V1Y3		Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
312 400 Sutton Cr	313 400 Sutton Cr	314 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
315 400 Sutton Cr	316 400 Sutton Cr	317 400 Sutton Cr
Kelowna BC V1V1Y3	Kelowna BC V1V1Y3	Kelowna BC V1V1Y3
Occupant	**Occupant**	**Occupant**
435 Sutton Cr	431 Valley Rd	438 Valley Rd
Kelowna BC V1V1Y3	Kelowna BC V1V2E5	Kelowna BC V1V2E5

Occupant

| City of |

Occupant
444 Valley Rd
Kelowna BC V1V2E5

445 Valley Rd

Kelowna BC V1V2E5

Occupant
450 Valley Rd

Occupant

Kelowna BC V1V2E5

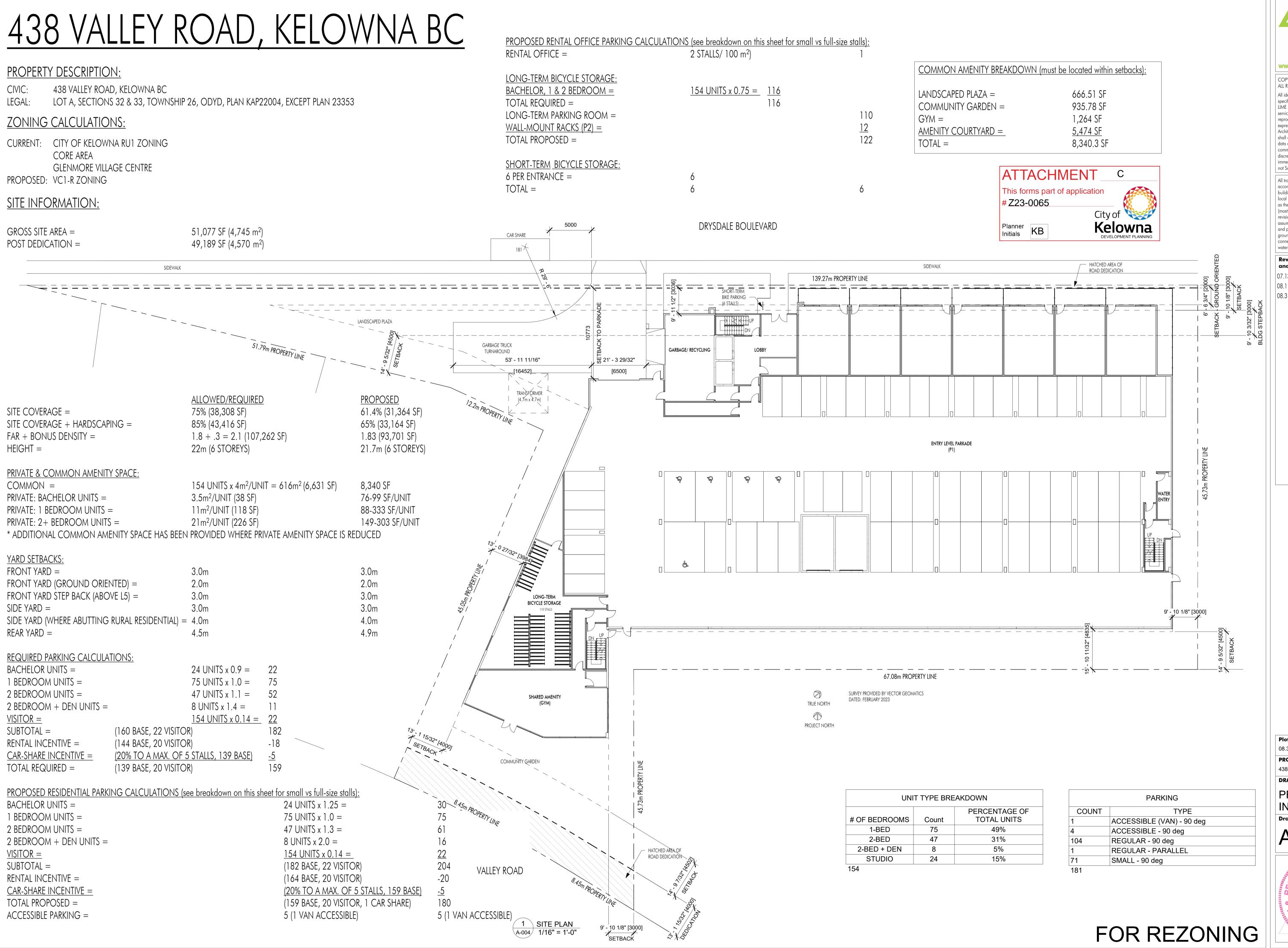
456 Valley Rd Kelowna BC V1V2E5 **Occupant**
457 Valley Rd
Kelowna BC V1V2E5

Occupant
462 Valley Rd
Kelowna BC V1V2E5

Occupant
463 Valley Rd
Kelowna BC V1V2E5

Occupant
468 Valley Rd
Kelowna BC V1V2E5

Occupant
101 1957 Kane Rd
Kelowna BC V1V2X7



ARCHITECTURE INC

205-1626 Richter Street, Kelowna, BC V1Y 2M3

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

Revision No., Date and Description

07.13.23 FOR REVIEW
08.11.23 FOR REVIEW
08.31.23 FOR REZONING

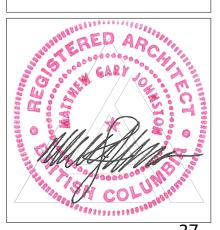
Plot Date 08.31.23 PROJECT

438 VALLEY ROAD

PROJECT

INFORMATION Drawing No.

A-004



CITY OF KELOWNA

Z23-0065 438 Valley Road

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

Adopted by the Municipal Council of the City of Kelowna this

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

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification
 of Lot A Sections 32 and 33 Township 26 ODYD Plan 22004 Except Plan 23353, located on Valley
 Rd, Kelowna, BC from the MF1 Infill Housing zone to the VC1r Village Centre Rental Only
 zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Mayor
City Clark
City Clerk





Purpose

➤ To rezone the subject property from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

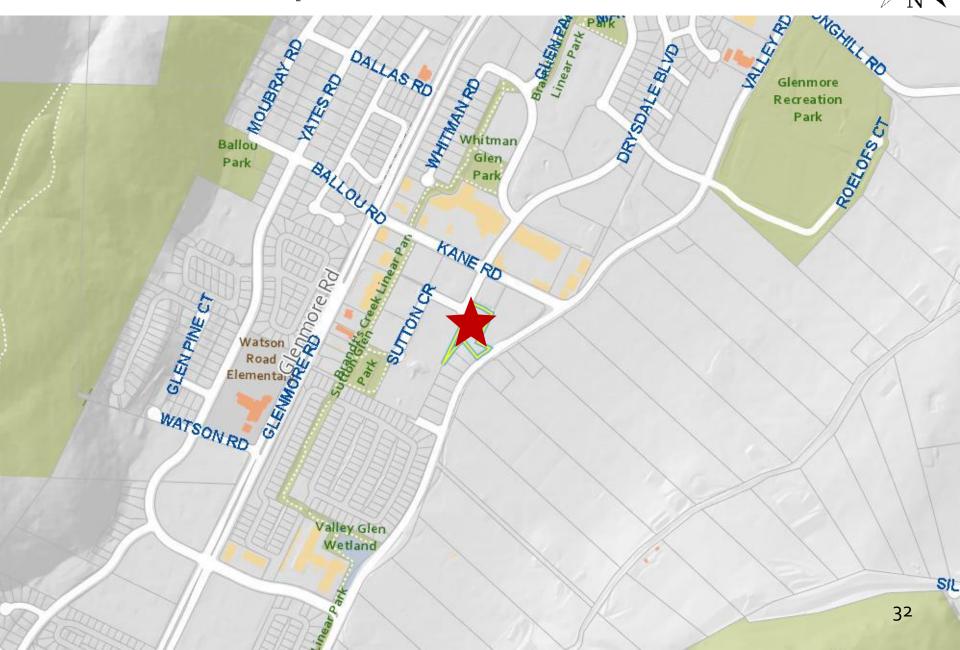
Development Process





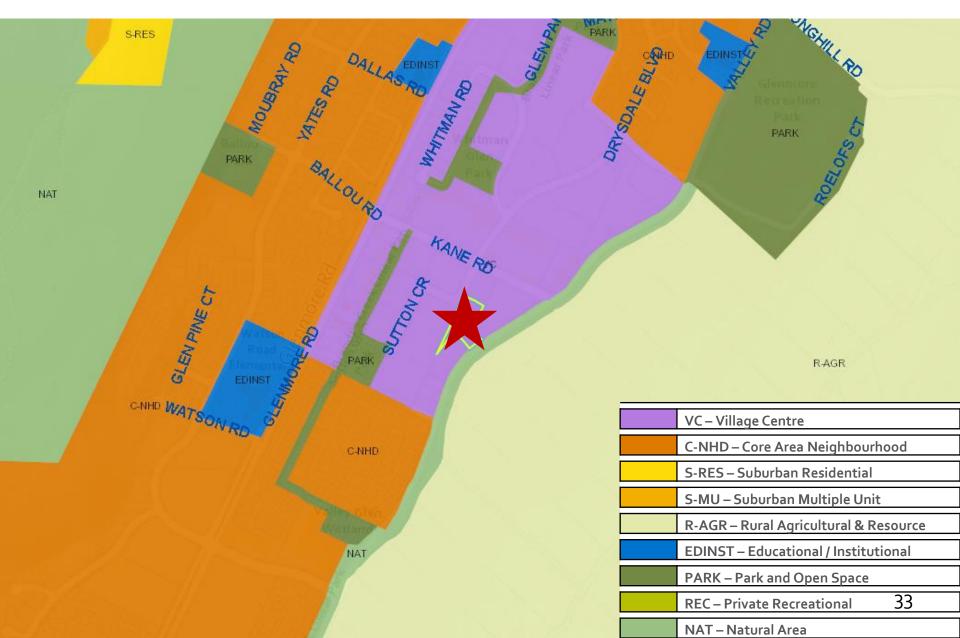
Context Map





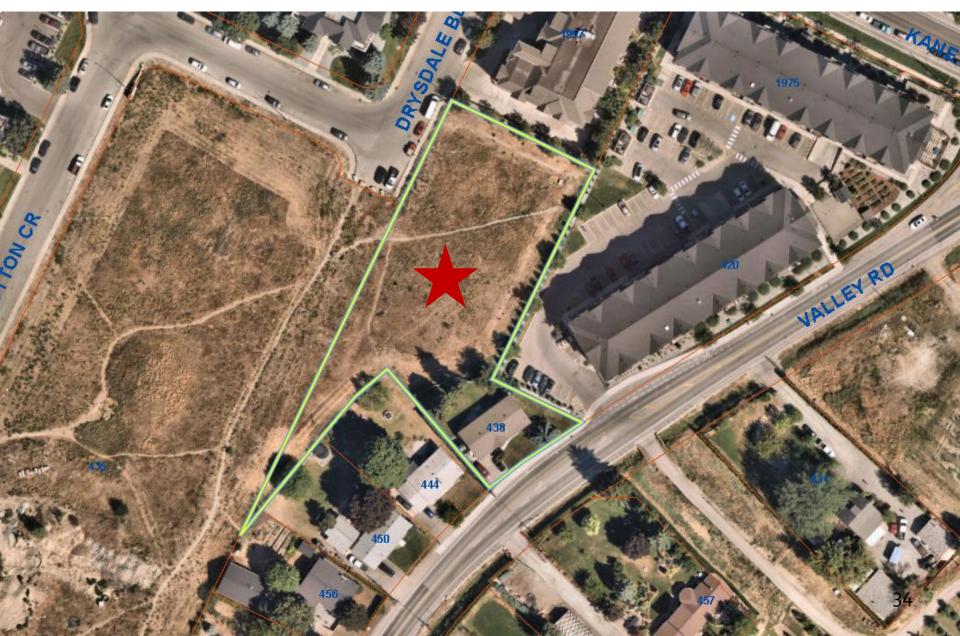
OCP Future Land Use





Subject Property Map





VC1 – Village Centre Zone

Purpose

 To provide a zone for a comprehensive mixed-use area which can include a variety of uses specified for each Village Centre (as identified with the OCP).

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Small-scale and specialty retail
- Limited offices
- Restaurants at grade
- Health Services
- Personal Services
- Restaurants & Liquor Primary

"r" – Rental Only Subzone

Purpose

 To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Dwelling units must be long-term rental only
- Required to apply for Revitalization Tax Exemption

VC1 – Village Centre Zone

Regulation	Maximum Permitted
Base Height	Glenmore Village Centre: 6 storeys & 22.0 m
Base Floor Area Ratio	Glenmore Village Centre: 1.8
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.25 Rental/Affordable: 0.3
Site Coverage Buildings Site Coverage Total	75% 85%

"r" – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	N/A
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	10% Core Area

VC1 – Village Centre Zone

Regulation	Minimum Permitted
Total Number of Trees	1 per lineal metre of landscape area (17 trees)
Number of Large Trees	50% Large Trees (9 trees)
Amenity Space	7.5 m² per studio 15.0 m² per 1-bed 25 m² per unit with 2-bed+
Potential Unit Count	154 units





Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

OCP Climate Resilience Consistency	
Retaining Trees and/or Adding Trees	
20 min Bus to Urban Centre/Village Centre/Employment Hub	
10 min Bike to Public School	
5 min Walk to Park	
10 min Walk to Retail/Restaurants	



OCP Objectives & Policies

- ► Future Land Use Village Centre
- ▶ Policy 5.1.6: Glenmore Village Centre
 - Support development to serve citizens in north Kelowna neighbourhoods
 - ▶ Buildings up to six storeys in height
- ▶ Policy 5.11.1: Diverse Housing Forms
 - ► Encourage a range of rental and ownership tenures



Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use (VC)
 - ▶ OCP Objectives in Chapter 5 Core Area
 - Encourage Village Centres as Kelowna's secondary hubs of activity
 - Rental Housing
 - Development Permit to follow for Council consideration

CITY OF KELOWNA

BYLAW NO. 12588

Heritage Revitalization Agreement Authorization Bylaw HRA22-0001 — 1175-1177 Ellis Street — Kelowna Train Station Inc., Inc.No. BC0847922

WHEREAS a local government may, by bylaw, enter into a heritage revitalization agreement with the Owner of property which Council deems to be of heritage value pursuant to section 610 of the *Local Government Act*;

AND WHEREAS the Municipal Council of the City of Kelowna is desirous of entering into a Heritage Revitalization Agreement with Kelowna Train Station Inc., Inc.No. BC0847922 for the property located at 1175-1177 Ellis Street;

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

1. The Municipal Council of the City of Kelowna hereby authorizes the City of Kelowna to enter into a Heritage Revitalization Agreement with Kelowna Train Station Inc., Inc.No. BCo847922 for the property located at 1175-1177 Ellis Street, Kelowna, B.C., and legally described as:

Lot A, District Lot 139, ODYD, Plan KAP68238

In the form of such Agreement attached to and forming part of this bylaw as Schedule "A".

2. The Mayor and City Clerk are hereby authorized to execute the attached agreement, as well as any conveyances, deeds, receipts, and other documents in connection with the attached agreement, and to affix the corporate seal of the City of Kelowna to same.

AND THAT Bylaw No. 10383 being Heritage Revitalization Agreement Authorization Bylaw HRA10-0001 – 1177 Ellis Street – Kelowna Train Station Inc. and all amendments thereto, are hereby repealed.

Read a first time by the Municipal Council this 16th day of October, 2023.

Considered at a Public Hearing this 28th day of November, 2023.

Read a second and third time by the Municipal Council this 28th day of November, 2023.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor
,
City Clerk

SCHEDULE "A" HERITAGE REVITALIZATION AGREEMENT

THIS AGREEM	ENT dated as of the day of, 2023	
BETWEEN:		
	<u>City of Kelowna</u> , a Municipal Corporation having offices at 143 Street, Kelowna, British Columbia V1Y 1J4	5 Water
	(herein called the "CITY")	
	OF	THE FIRST PART
AND:	Kelowna Train Station Inc., Inc. No. BC0847922 of 5711 1st Street SE Calgary, Alberta T2H 1H9	
	(herein called the "OWNER")	
	OFT	HE SECOND PART

WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement ("Agreement") with the Owner of property identified as having heritage value, pursuant to Section 610 of the Local Government Act;

AND WHEREAS the Owner owns certain real property on which is situated a building of heritage value, known as the "Train Station Pub" a.k.a Heritage Building, pursuant to the City's Heritage Register, which property and building are located at 1175-1177 Ellis Street, Kelowna, BC and legally described as:

Parcel Identifier: 024-929-409 Lot A, District Lot 139, Osoyoos Division Yale District, Plan KAP68238

(herein called the "Subject Property")

AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the Subject Property and has voluntarily and without any requirement by the City, entered into this Agreement pursuant to Section 610 of the *Local Government Act*;

AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the Subject Property and for these purposes Section 464 through 470 of the Local Government Act apply;

Page 2 of 8

SCHEDULE "A" HRA22-0001

AND WHEREAS within thirty days after entering into, or amending, a Heritage Revitalization Agreement the local government must file a notice in the Land Title Office in accordance with Section 594 of the Local Government Act and give notice to the Minister responsible for the Heritage Conservation Act in accordance with Section 595 of the Local Government Act;

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization Agreement

- 1.1 The parties agree that the Subject Property located at 1175-1177 Ellis Street have heritage value, deserving of protection and conservation.
- 1.2 The Owner specifically agrees to maintain, preserve, and protect the heritage character of buildings located on the Subject Property in accordance with Schedule B (Architectural Drawing Set) and Schedule C (Landscape Drawing Set).
- 1.3 All buildings (existing and proposed) as well as the existing Heritage Garden and Plaza located on the Subject Property, which are referenced within this Agreement, are illustrated in Schedule B Site Plan, drawing A-101.
- 1.4 The parties agree that the Subject Property may, notwithstanding Zoning Bylaw No. 12375 including the provisions identified in the UC1 Downtown Urban Centre zoning, be developed under the following regulations:

Table 1: HRA22-0001 regulations as per Zoning Bylaw No. 12375

Table 1: HRA22-0001 regu		20ning Bylav 122-0001 Rec	
CDIT		122-0001 Reg	<u> </u>
CRII	ERIA	D ' 11	PARAMETER
D '11'		Permitted L	Jses
<u>Building A</u>			1.00
Princip	al Uses		Offices
			Retail
<u>Building B</u>			T
Princir	al Uses		Offices
•			Retail
<u>Building C</u>			
Princin	al Uses		Offices
ТППСТР			Retail
<i>Train Station Pub</i> – Exist	ing Heritage B	uilding	
Drincin	al Heec		Liquor Primary
Principal Uses		Retail	
	Develop	ment Regul	ations (UC1)
Permitted		Proposed	
May Haight - 6	ctorovs (aa on	m)	Building A = 2 storeys (6.84 m)
Max Height = 6 storeys (22.0m)		Building B = 5 storeys (21.0 m)	
		Building C = 1 storey (6.6 m)	
Max FAR = 1.0		0.58	
Max Site Coverage o	f all Buildings	= 100%	28.8%
	Parki	ing Regulation	ons (UC1)
Perm	nitted		Proposed
Minimum: 0.9 sp	aces / 100m2 (GFA	
Maximum: 3.0 spaces / 100m2 GFA			
	Min	Max	
Building A	4.7	15.5	, O etalla
Building B	17.7	59.1	48 stalls
Building C	2.0	6.6	
Existing Heritage Pub	3.2	10.7	
Total	27.6	91.9	

- 1.5 All other permitted land uses under UC1 Downtown Urban Centre zone as per Zoning Bylaw No. 12375 may be considered on the Subject Property, pending a change of land use review and analysis which prove out the development regulations associated with the additional land use(s). Any change to land use is pursuant to an amendment to this Agreement.
- 1.6 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the property and commercial business.
- 1.7 Bylaw No. 12420 Development Cost Charges will not apply to the existing Heritage Building but will apply to new buildings, specifically Building B, Building C, and to the new addition (expansion) to Building A only, permitted through this Agreement.

Page 2 of 8

SCHEDULE "A" HRA22-0001

2.0 Conservation and Maintenance of Existing Heritage Building (Train Station Pub)

- The existing Heritage Building located on the Subject Property is illustrated on Schedule B Site Plan, drawing A-101.
- The Heritage Building was designated as a heritage site under a Heritage Designation (HD) bylaw (BL10268) in 2009.
- 2.3 As per HD bylaw BL10268, the Owner agrees not to alter the exterior through renovation, addition, and/or tenant improvement of the Heritage Building except pursuant to a Heritage Alteration Permit issued by the City.
- 2.4 The Owner shall maintain the Heritage Building to ensure the integrity and preservation of existing heritage elements as per the original intent (Schedule D) through regular maintenance and repair to prevent deterioration of the Heritage Building.
- 2.5 The Owner agrees to maintain and/or repair the exterior of the Heritage Building in accordance with the condition assessment report titled "Heritage Element and Structural Visual Assessment" prepared by RJC Engineering, dated December 23, 2022, attached hereto as Attachment A. The interior layout of the heritage buildings will be determined by the Owner, subject to BC Building Code requirements.
- 2.6 A historical plaque summarizing the heritage value of the Heritage Building and the works completed on the Subject Property shall be installed and maintained at the expense of the applicant, subject to approval by the City of Kelowna.

3.0 Conservation and Maintenance of Existing Heritage Garden and Plaza

- 3.1 The existing Heritage Garden and Plaza located on the Subject Property is illustrated on Schedule B Site Plan, drawing A-101.
- 3.2 The Owner shall maintain the Heritage Garden and Plaza to ensure the integrity and preservation of existing heritage elements as per the original intent (Schedule E) through regular maintenance and repair to prevent deterioration of the Heritage Garden and Plaza.
- 3.3 The Owner agrees to maintain, replace and/or repair items in accordance with the Heritage Garden and Plaza assessment report titled "Railway Garden and Plaza Heritage Assessment" prepared by VDZ + A, dated February 2023, attached hereto as Attachment B.

4.0 Preservation and Protection of the Ginkgo Tree

- 4.1 An existing mature Ginkgo tree located on the Subject Property is illustrated on Schedule B Site Plan, drawing A-101.
- 4.2 The Owner agrees to preserve and protect the mature Ginkgo tree prior to, during, and post development in accordance with the "Tree Preservation Plan" prepared by Bartlett Tree Experts, dated February 24, 2023, attached hereto as Attachment C.
- 4.3 The Owner agrees to register a Section 219 Tree Protection Covenant to protect the mature Gingko tree as per the term and conditions of the Covenant.

5.0 Proposed New Development:

- 5.1 The Owner agrees that the construction of new buildings on the property to allow commercial development as a permitted use, provided that:
 - i. The use is in conformance with the Heritage Revitalization Agreement Bylaw No. 12588, as outlined in Table 1;
 - ii. The dimensions and the siting of the new buildings to be constructed on the Subject Property be in general accordance with Schedule B;
 - iii. The exterior design and finish of the new buildings to be constructed on the Subject Property be in general accordance with Schedule B.

Page 3 of 8

SCHEDULE "A" HRA22-0001

- 5.2 The Owner agrees not to alter the exterior through a renovation, addition and/or tenant improvement of the new buildings except pursuant to a Heritage Alteration Permit issued by the City, and in accordance with this Agreement.
- 5.3 No additional buildings will be permitted between the South façade of the Heritage Building and Clement Avenue, nor between the West façade and Ellis Street.
- 5.4 The Owner agrees that the site planning and landscaping on the Subject Property, provided that:
 - i. Surface parking stalls and a designated area for bike racks shall be provided as per Schedule B;
 - ii. The Owner agrees to install and maintain landscaping on the Subject Property in general accordance with the attached landscape plans, Schedule C;
 - iii. The Owner agrees to post a Landscape Performance Security bond with the City in the form of a "Letter of Credit" or cash in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper, as outlined in Schedule C.
- The Owner agrees to prove and pay for all servicing required by the proposed development of the subject property and to provide required bonding for same, including, but not limited to: domestic water and fire protection, sanitary sewer, storm drainage, road improvements, power and telecommunication services and street lights, as per Development Engineering Memorandum, dated June 15, 2023, Attachment D).

6.0 Commencement and Completion

- 6.1 The Owner agrees to commence the proposed development upon adoption of City of Kelowna Heritage Revitalization Agreement Authorization Bylaw No. 12588 and to commence all such works within two (2) years of the adoption of the Heritage Revitalization Agreement.
- 6.2 In the event the Owner has not commenced works within the two (2) years of the adoption of the Heritage Revitalization Agreement, then a Heritage Alteration Permit will be required to assess the form and character of any unconstructed building(s).

7.0 Damage or Destruction

- 7.1 In the event that no more than 75% of the Heritage Building is damaged, the parties agree as follows:
 - a) The Owner may repair the Heritage Building in which event the Owner shall forthwith commence the repair work and complete same within one year of the date of damage;
 - OR, in the event that the Heritage Building is destroyed,
 - b) The City may, by bylaw, and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the *Local Government Act*, cancel this Agreement, whereupon all use and occupation of the Subject Property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

8.o Breach

8.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may, by bylaw and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the Local Government Act, cancel this

Page 4 of 8

SCHEDULE "A" HRA22-0001

Agreement whereupon all use and occupation of the Subject Property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

9.0 Amendment to the Heritage Revitalization Agreement

- 9.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:
 - a) By bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site or;
 - b) By Heritage Alteration Permit (HAP), issued pursuant to Section 617 of the *Local Government Act*.

10.0 Representations

10.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

11.0 Statutory Functions

11.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the Local Government Act and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Subject Property.

12.0 Inurement

12.1 This Agreement inures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

13.0 Other Documents

13.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this Agreement.

14.0 Notices

- 14.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall either be delivered mailed by registered mail as follows:
 - (a) To the City:
 City of Kelowna
 1435 Water Street
 Kelowna, B.C. V1Y 1J4

ATTENTION: City Clerk

(b) To the Owner:
Kelowna Train Station Inc., Inc. No. BCo847922
5711 1st Street SE
Calgary, Alberta
T2H 1H9

Or, to such other address to which a party hereto may from time to time advise in writing.

Page 5 of 8

SCHEDULE "A" HRA22-0001

15.0 No Partnership or Agency

15.1 The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the day and year first above written.

Attachments:

Schedule A: Draft Heritage Revitalization Agreement

Schedule B: Rationale Letter and Architectural Drawing Set Schedule C: Landscape Drawing Set and Cost Estimate Letter

Schedule D: Heritage Building (Train Station Pub) Original Intent HRA10-0001

Schedule E: Heritage Garden Original Intent HRA10-0001

Attachment A: Heritage Building (Train Station Pub) Assessment Report

Attachment B: Heritage Garden Assessment Report

Attachment C: Tree Preservation Plan

Attachment D: Development Engineering Memorandum

Attachment E: Heritage Consultant Review

Page 6 of 8	SCHEDULE "	'A" HRA22-0001
CITY OF KELOWNA By its authorized signatories		
Mayor		-
City Clerk		
Applicant Name		Kelowna Train Station Inc.
Applicant Name		Reforma fram Station file.
Date:		10/10/2023
In the presence of:		Jaw Ryan Jane Ryan Jane Ryan (Authorized signatory)
Witness (print name)		Witness (Signature)
Address		-
Occupation		-

KASIAN
ARCHITECTURE
INTERIOR
DESIGN AND
PLANNING LTD
1011 Ninth Avenue SE,
Suite 450
Calgary, Alberta
Canada
T2G 0H7
t 403 265 2440
f 403 233 0013
www.kasian.com

DON W. KASIAN

Architect AAA, Architect AIBC, MAA, NLAA, NSAA, NWTAA, OAA, SAA, FRAIC, Hon. FAIA

DEAN BENVENUTOArchitect AAA, LEED AP BD + C

AZIZ BOOTWALA

Architect AAA, Architect AIBC, MAA, NWTAA, OAA, SAA, FRAIC, LEED AP

WOJCIECH BRUS Architect AIBC, NWTAA, NSAA, FRAIC

SUZANNE CAMPBELL ARIDO, LEED AP, IDC

BILL CHOMIK Architect AAA, Architect AIBC, OAA, SAA, FRAIC, Hon. FAIA

WILL CRAIG Architect AAA, Architect AIBC, RIBA Part II

SANJA DJULEPA LEED AP BD+C, TSA, MRAIC

CRYSTAL GRAHAM Licensed Interior Designer AAA, ARIDO, RID, IDC, IIDA, LEED AP

KIM GREEN

ABHISHEK GUPTA MBEM, LEED AP

DANIEL HAWRELUK Architect AIBC, RAIC

DOUG JOHNSON Architect AIBC, Sloan Fellow

JUDITH MACDOUGALL Architect AAA, LEED AP BD + C

DEAN MATSUMOTO

SALLY MILLS AID, RID

ALAN NAKASKA Architect AAA, Architect AIBC

DOUGLAS NIWA

SCOTT NORWOOD
MAATO

GOLNAZ RAKHSHAN Architect AIBC, Architect NSAA, LEED AP, MRAIC

JAMES RICE OAA, NSAA, MRAIC

KATHERINE ROBINSON Architect AAA, Architect AIBC, NSAA, MRAIC

WARREN SCHMIDT Architect AAA, Architect AIBC, MRAIC

IAN SINCLAIR MHA, CHE

Vancouver Victoria Calgary Edmonton Toronto



Design Rationale Statement - August 8, 2022

Project Overview

The purpose of the application is for a Heritage Revitalization Agreement (HRA) as well as a Development Permit for a site at 520 Clement Avenue whose design has been revised since the original Heritage Revitalization Agreement was made in 2010. The original HRA proposed three commercial buildings located at the perimeter of the property and surrounding the restored CN Station building that received municipal heritage designation in 2009 and serves as a popular pub & restaurant. Since 2010 only one of the proposed buildings was constructed – a single story liquor store at the east side of the site. The current proposal includes an expansion of the liquor store building (Building A) as well as a single-story commercial building (Building C) and a 5 story mixed use building (Building B) to be located on the north side of the site, on either side of the ginkgo tree that is to be protected under the HRA.

Site

The site is located at 520 Clement Avenue just north of downtown Kelowna. It is bounded by Ellis Street on the west, Clement Avenue on the south, and St Paul Street on the east. A liquor store, a railway garden at the south-west corner and a landscaped promenade from Ellis Street to the train station were built in earlier phases of the development when the train station building was restored and converted to a pub style restaurant.

Zoning

As a result of the original HRA, the site was rezoned to C4lp/lrs Urban Centre Commercial (Liquor Primary / Retail Liquor Sales) along with a parking relaxation of 10 stalls.

Context

The site is located just north of the downtown district and east of Okanagan Lake, Waterfront Park, and a large residential complex. To the northeast there is a variety of different industrial properties and athletic facilities, including a small baseball diamond and sport club. To the south there is the Prospera Place arena and access to the downtown along with single-family homes to the southeast. The immediate neighbourhood is changing rapidly with the construction of many high-rise residential developments with great density. The proposed site design supports pedestrian connectivity between buildings, the railway garden, and the ginkgo tree courtyard as well as to the surrounding streets. The architectural design of the new buildings has been carefully considered to create a respectful and harmonious relationship with the historic train station building – further details can be found in the Heritage Professional's report.

Form

Building B is a 5-story building with retail uses proposed at the ground floor and office floors located above. The uppermost level is setback from the lower floors which helps to mitigate the mass of the building. This building has an important role in the transition of height from the other single-story buildings on the site to the nearby high-rise developments in the neighbourhood. The height of building B relates very well to the podium height of the One Water Street development to the west. The new buildings proposed are designed with their front doors facing towards the train station building, contributing to placemaking within the site. The west side of the ground floor of building B consists primarily of a commercial unit with a large extent of glazing facing Ellis Street



Page 2 of 3
Design Rationale Statement – August 8, 2022

and allowing for sidewalk activation. This commercial use also builds upon the presence of retail across the street at One Water Street. Buildings B and C flank the ginkgo tree and have glazing that opens on to the area surrounding it. This space is designed as an outdoor room or courtyard, a place for patio seating that supports the commercial units on the ground floor of these buildings and enhances pedestrian oriented design within the site.

The buildings have been designed to be compatible with, subordinate to and distinguishable from the historic train station building and they take their cues from the historic place and the industrial character of the area. For more detail, please reference the Heritage Professional's report prepared by ANCE Building Services Co. Inc.

Public Realm & Landscaping

The site currently includes the Train Station Pub and a station promenade that is furnished with benches, trees and bicycle parking and which has become a pickup point for scooters and e-bikes. To the south of the pub is a railway garden surrounding a memorial statue. This provision of outdoor amenities has extended to other areas of the site for this new phase of development. An outdoor room or courtyard has been designed around the ginkgo tree. It consists of planting, decking and seating against an art wall backdrop on its northern edge. Decorative bollards and light standards with hanging baskets line the edge of a flush sidewalk in front of buildings B and C and delineate a pedestrian zone that connects to the courtyard. Building B's western edge has been setback from the curb by 4.5m to allow for a generous public sidewalk with planting and potential bistro seating for the ground floor commercial unit. Both building B and C have a high degree of transparency at the ground floor and have the ability to open up onto the sidewalks and create an engaging streetscape. This approach to connectivity between buildings and landscape supports the outdoor lifestyle that is prevalent in the region.

All site landscaping will be specific to the Okanagan climate, and plant species have been selected based on low maintenance and compatibility with the local environment. The provision of site lighting and clear sight lines create a welcoming and safe public realm and help mitigate CPTED issues. Through a reduction in the number of grade changes, planter beds and other impediments as well as requirements that all entrance be fully accessible, a healthy and walkable streetscape is ensured.

Materials

The proposed building materials have been selected for a timeless and modern palette throughout the development while their unique arrangement gives each building its own character. At the building bases, durable materials such as concrete, brick, and metal in warm tones provide texture, variation and contribute to visual interest for the pedestrian areas in the project. Materials have been chosen for their ability to endure over time. A consistent use of materials and colours at the lobbies and building entries help orient residents and visitors.

CPTED

To support effective crime prevention through environmental design (CPTED) for this project, several approaches have been employed. Strategies include the use of natural surveillance, territorial reinforcement, natural access control and target hardening.

The project faces onto three public streets; Ellis Street, Clement Avenue and St Paul Street. The location of commercial and building entries as well as extensive glazing



Page 3 of 3 Design Rationale Statement – August 8, 2022

at ground level allows for natural surveillance by having 'eyes' on the street throughout the course of the day. After business hours, street lighting and clear sightlines help to provide safe access to the lobbies and ground floor units. This approach may also help deter vandalism or related activities.

The high level of design and strong focus on a pedestrian oriented environment provides territorial reinforcement and natural access control. Pride of ownership is provided by utilizing durable exterior materials and surfaces. Landscaping provides green areas that require minimal upkeep but provide a natural and welcoming feel. Public areas are clearly identified through distinct retail frontages and signage.

Target hardening measures will be required for the remaining low use areas such as exit stairs, loading areas and service entrances. Security hardware, camera surveillance, and alarm devices will be utilized where necessary.

Accessibility

This project has been designed to support inclusivity for public and tenants alike. Understanding that accessible design should support not only those with impaired mobility but should also support users with other impairments including limited hearing, sight, or other physical abilities. In addition, this project also looks to address common everyday accessibility issues experienced by users carrying large objects, traveling with children, strollers, moving and delivery of goods.

The following is a list of key elements that will support access for all in this project:

- Elevators provide access to the upper floors of building B.
- Barrier free parking stalls have been provided near main entrances to minimize travel distance for the those with limited mobility.
- Materials and their placement in the design help to create a distinction between the different program elements of the project.
- Waste and recycling containers have been provided near building entrances to minimize travel for visitors.

KELOWNA TRAIN STATION SITE - PHASE 2

177 ELLIS STREET, KELOWNA, BC, CANADA





KELOWNA TRAIN STATION SITE KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

ISSUED FOR: DATE: **PROJECT NUMBER:**

230109 ISSUED FOR DP

2022.10.20

MECHANICAL

CTO CONSLITANTS LTD. 1334 ST PAUL STREET, KELOANA, BC VIY ZE1 250.979, 1221 SCATLIFF + MILLER + MURRAY visionary urban design + landscapes

Kasian

Creative Thinking Practical Results

REINBOLD RENBOLD ENGINEERING GROUF 301, 1664 RICHTER STREET NELOWNA, BC, V1Y 8N3 250,763, 1049

KASAN ARCHTECTURE INTERIOR DESIGN & PLANINGLTD. 1011 9 AVE SE, CALGARY, AB, T2G 0H7 4)3.265, 244)



BC Planner Initials

DRAWING LIST - ARCHITECTURAL



PROJECT INFORMATION	MATION	8	BUILDING CODE SUMMARY - BUILDING A & C
LEGAL ADDRESS:	LOT A, D.L. 139, ODYD, PLAN KAP 69238	+	DESIGN & CONSTRUCTION TO BE INACCORDANCE WITH
MUNICIPAL ADDRESS:	520 CLEMENT AVE.		BRITISH COLUMBIA BUILDING CODE 2018
ZONING:	UC1 – DOWNTOWN URBAN CENTRE	. 2	MAJOR USE AND OCCUPANCY BUILDING A (EXPANSION) - GROUP E (MERCANTILE)
PROPOSED USES:	COMMERCIAL / OFFICE		BUILDING C - GROUP E (MERCANTILE)
PROPOSED HEIGHT:	EULDING A-2STOREY 684h BUIDING B-5 STOREYS / 2/4m ABUIDING B-5 STOREY / 66n	ei e	CODE REFERENCE BUILDING A -3.2.2.89. GROUP E, UP TO 2 STOREYS, SF BUILDING C - 3.2.2.69. GROUP E, UP TO 2 STOREYS, SF
OVERALL SITE AREA:	1.29 acres 5220 sqm (56,166 SQ.FT.)	4	CONSTRUCTION CLASSIFICATION
BUILDING AREA:	EXISTING KELOWNA TRAIN STATION FXISTING KTS: 356 SO M		BUILDING C - COMBUSTIBLE OR NON-COMBUSTIBLE
	DING A (si.	SPRINKLERING BUILDING A (EXPANSION) - SPRINKLERED BUILDING C - SPRINKLERED
		ø.	STOREY OF BUILDING BUILDING A (EXPANSION) - SINGLE STOREY W/ MEZZA BUILDING C- SINGLE STOREY
	BUILDING B LEVEL 1 GROSS AREA: 410 SQ,M LEVEL 2 CROSS AREA: 478 SQ M	7.	FIRE SEPARATION AND FRR OF ASSEMBLIES BUILDING A JEYDANSLOND ASSEMBLY
	LEVEL 3 GROSS AREA: 431 SQ.M LEVEL 4 GROSS AREA: 431 SQ.M LEVEL 5 GROSS AREA: 727 SQ.M		WALLS, COLUMNS AND ARCHES SUPPORTING A RATE BUILDING C - 4SMIN, FLOOR ASSEMBLY, 4SMIN, LOADB COLUMNS AND ARCHES SUPPORTING A RATED ASSEMBLY, 4SMIN, LOADB COLUMNS AND ARCHES SUPPORTING A RATED ASSEMBLY.
	1970 SQ.M BUILDING C LEVEL 1 GROSS AREA: 220 SQ.M. TOTAL G.F.A = 3064 SQ.M. (32.806 SQ.FT)	ω'	OCCUPANT LOADS BUILDING A (EXPANSION) -42 PERSONS BUILDING C-48 PERSONS
F.A.R.	MAX = 1.0 PROPQSED = 0.58	o,	EXISTING & EGRESS MAX TRAVEL DISTANCE = 45M
SITE COVERAGE	MAX = 100% PROPOSED = 28.8%	6	BARRIER FREE REQUIREMENTS AS PER BCBC 3.8.4.5

÷	DESIGN & CONSTRUCTION TO BE INACCORDANCE WITH: BRITISH COLUMBIA BUILDING CODE 2018
2	MAJOR USE AND OCCUPANCY BUILDING A (EXPANSION) - GROUP E (MERCANTILE) BUILDING C - GROUP E (MERCANTILE)
6	CODE REFERENCE BUILDING A - 3.2.2.89. GROUP E, UP TO 2 STOREYS, SPRINKLERED BUILDING C - 3.2.2.89. GROUP E, UP TO 2 STOREYS, SPRINKLERED
4	CONSTRUCTION CLASSIFICATION BUILDING A - COMBUSTIBLE OR NON-COMBUSTIBLE BUILDING C - COMBUSTIBLE OR NON-COMBUSTIBLE
5	SPRINKLERNG BUILDING A (EXPANSION) - SPRINKLERED BUILDING C - SPRINKLERED
ø	STOREY OF BULIDNG BUILDING A (EXPANSION) -SINGLE STOREY WI MEZZANINE BUILDING CSINGLE STOREY
~	HRE SEPARATOM AND FRR OF ASSEMBLES BULLOMO & EXPANDON, ASMIN, LOOP ASSEMBLY, 45MIN, LOADSEARING WALLS, COLUMNS AND ARCHES SUPPORTING A PAYED, ASSEMBLY, BUILDING OF -45MIN, FLOOR ASSEMBLY, 45MIN, LOADSEARING WALLS,

LONG TERM = 1 STALL PER 500m² OF GFA REQUIRED = 6.12 STALLS (ALL BUILDINGS) PROVIDED = 30

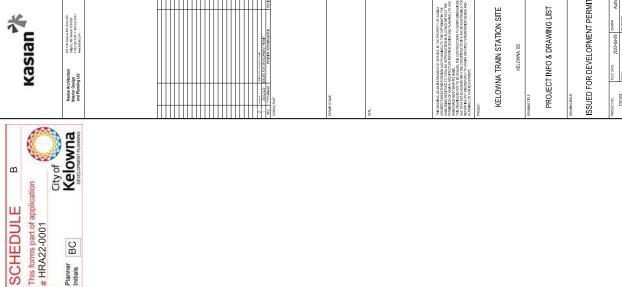
0.9 PER 100m² & 3.0 PER 100m² REQUIRED = MIN 28, MAX 92 PROVIDED = 48

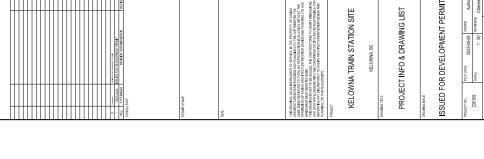
VEHICLE PARKING BICYCLE PARKING SHORT TERM = 2 STALLS PER ENTRANCE REQUIRED = 18 (ALL BUILDINGS) PROWIDED = 24 +/-

REQUIRED=
TRAIN STATON: 1 PER 2800 sm GFA
BUILDING A: 1 PER 2800 sm GFA
6.11 BUILDING B: 1 PER 1900 sm GFA
6.11 BUILDING C: 1 PER 1900 sm GFA
6.12 BUILDING C: 1 PER 1900 sm GFA
6.12 BUILDING C: 1 PER 1900 sm GFA
6.13 BUILDING C: 1 PER 1900 sm GFA
6.14 BUILDING

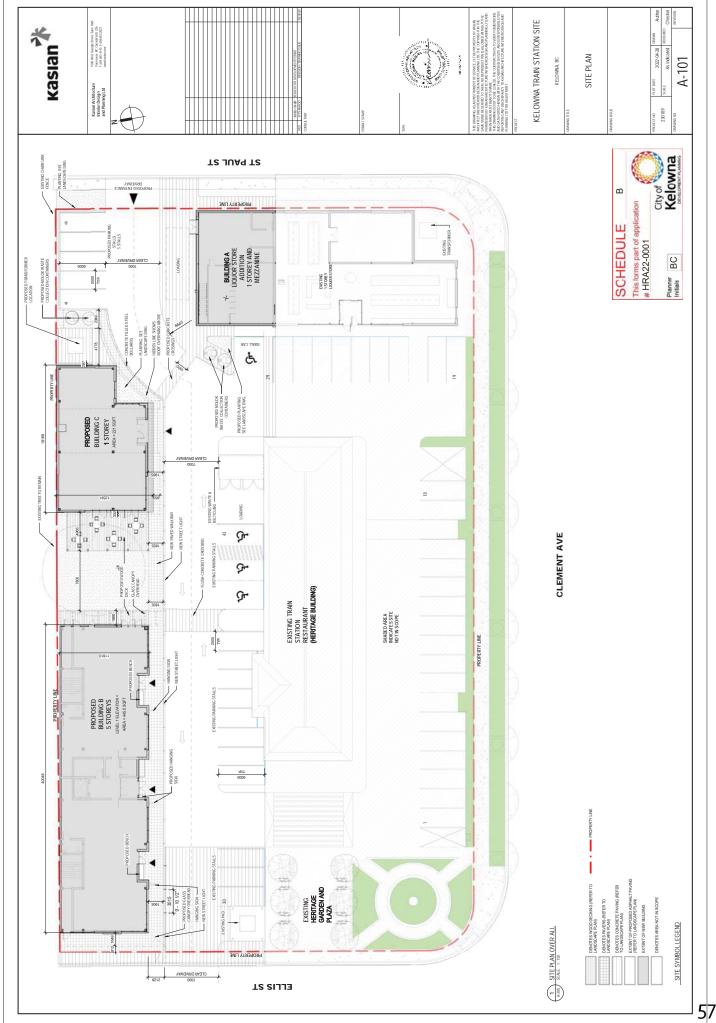
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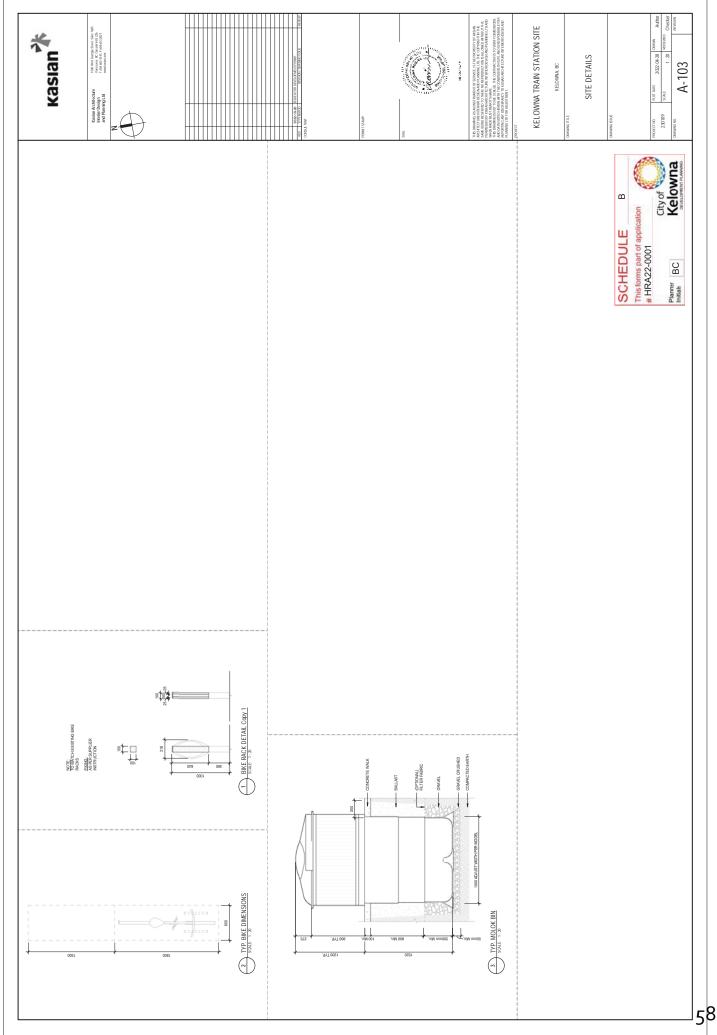
ROVIDED = 1 NEW LOADING SPACE + 1 EXISTING LOADING SPACE

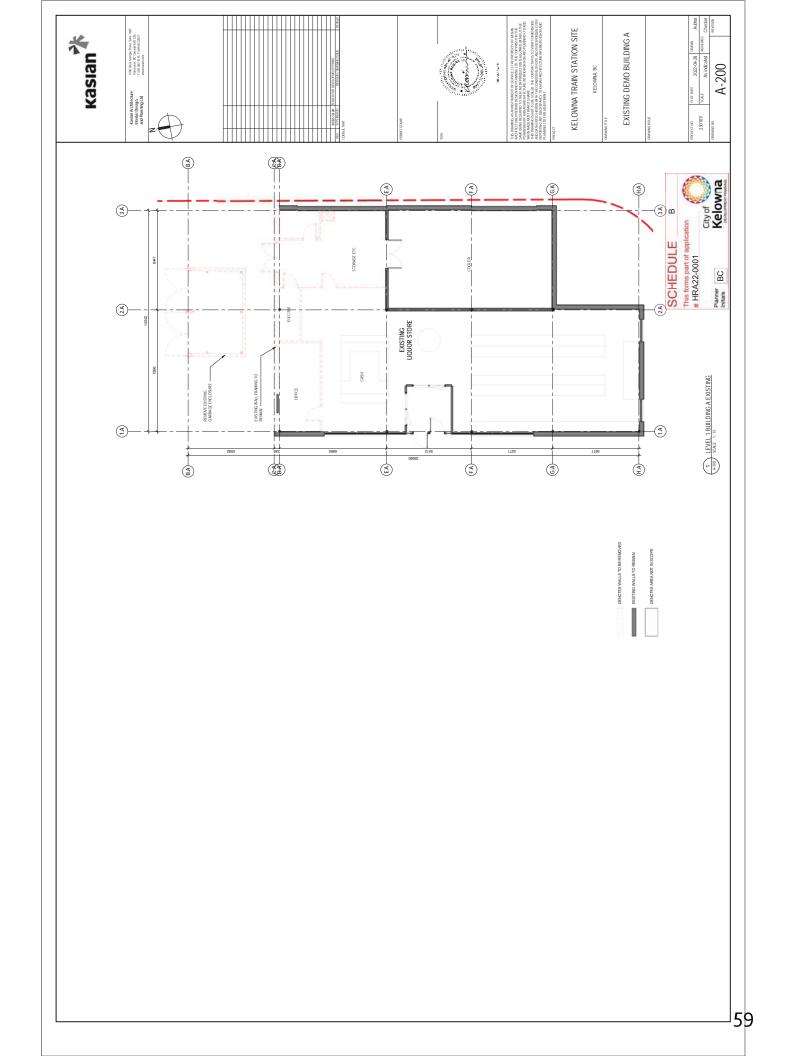


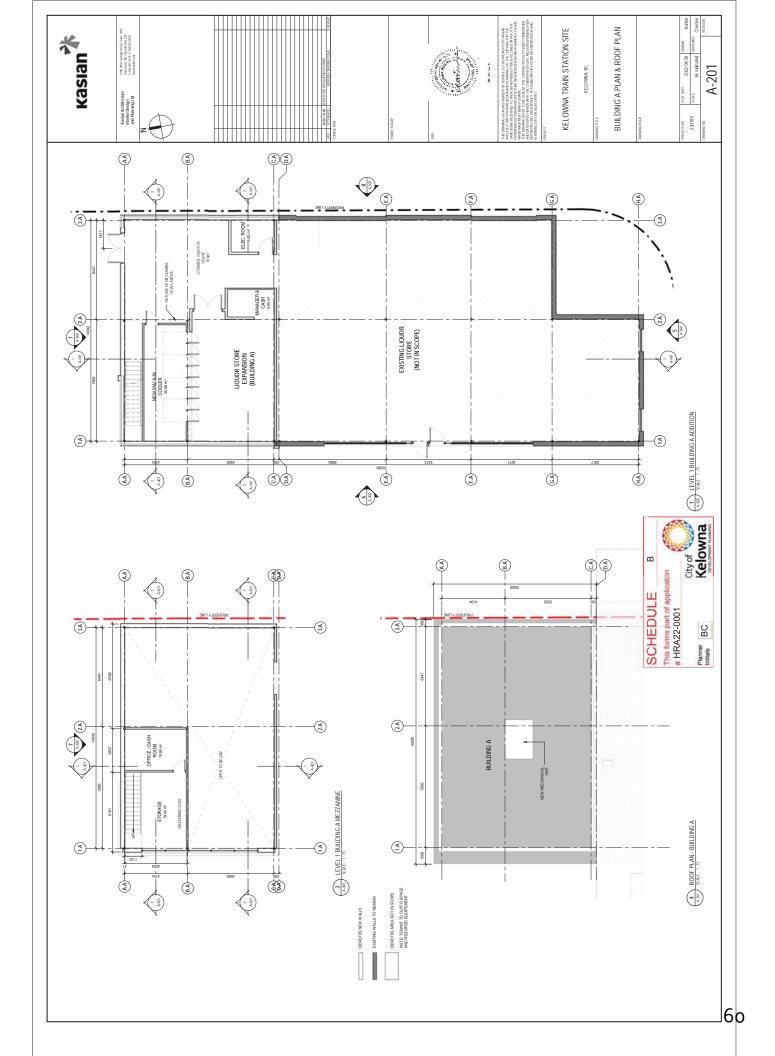


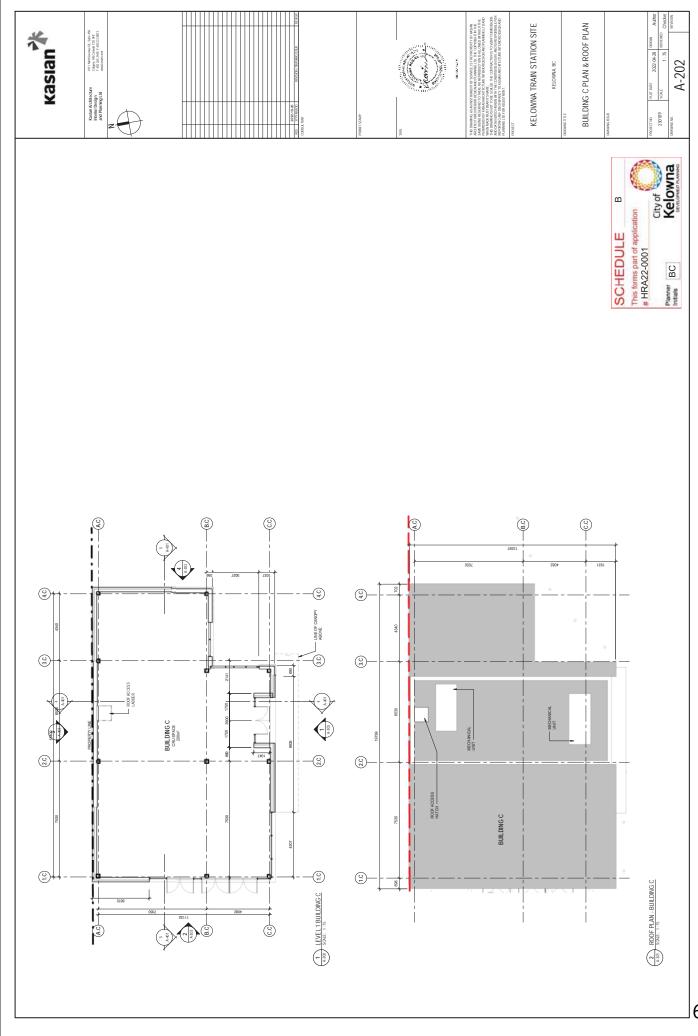
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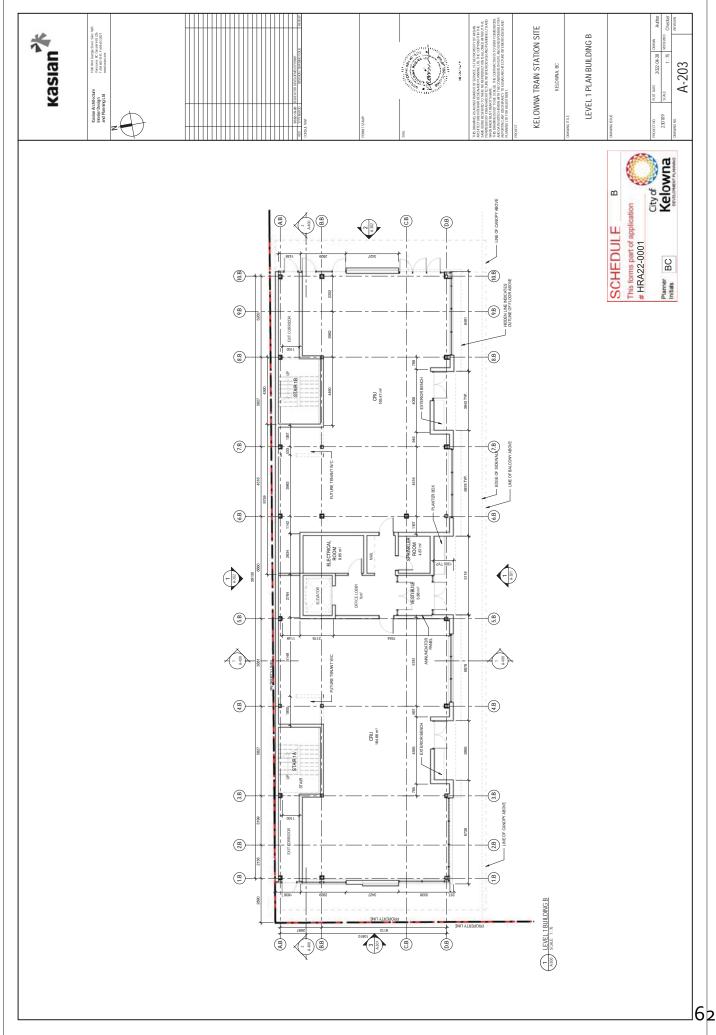


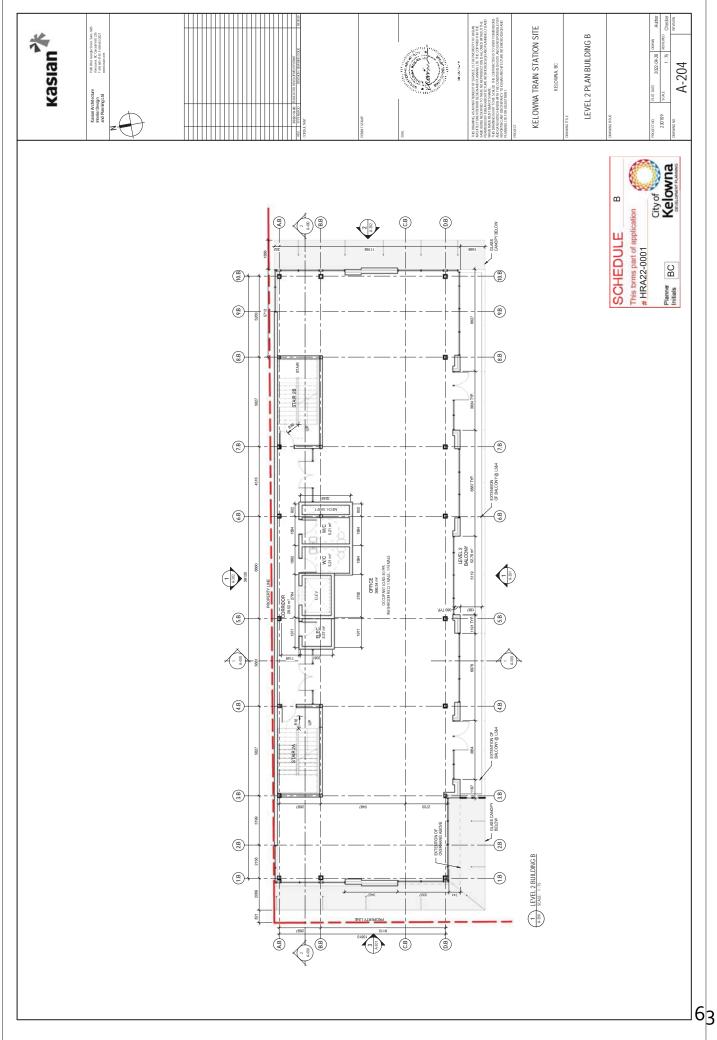


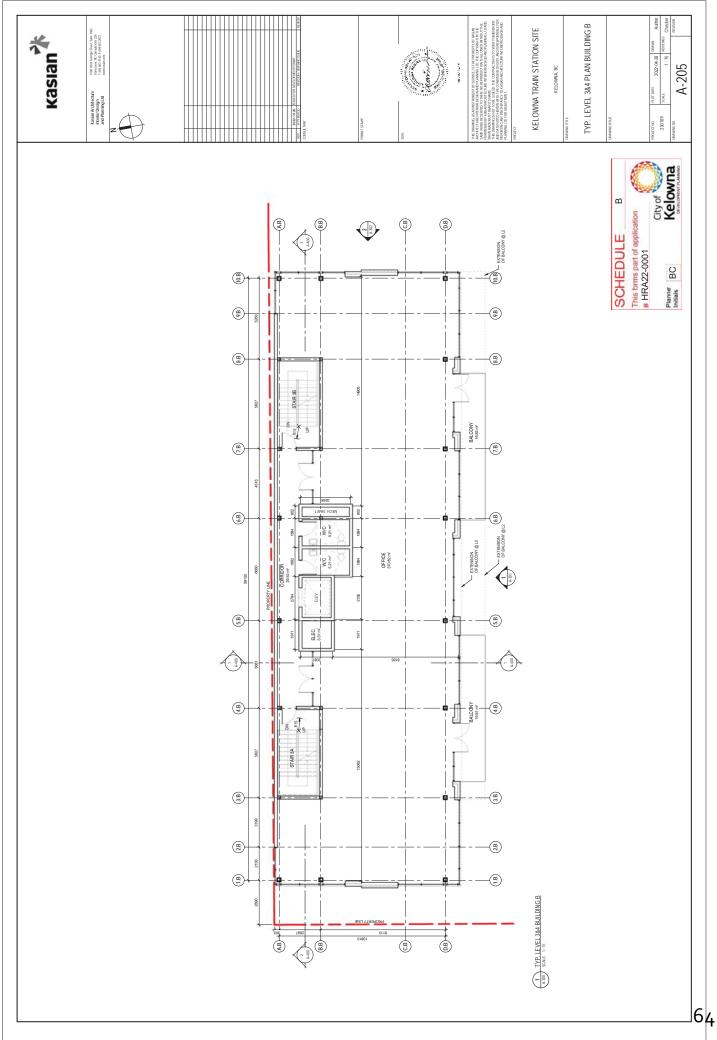


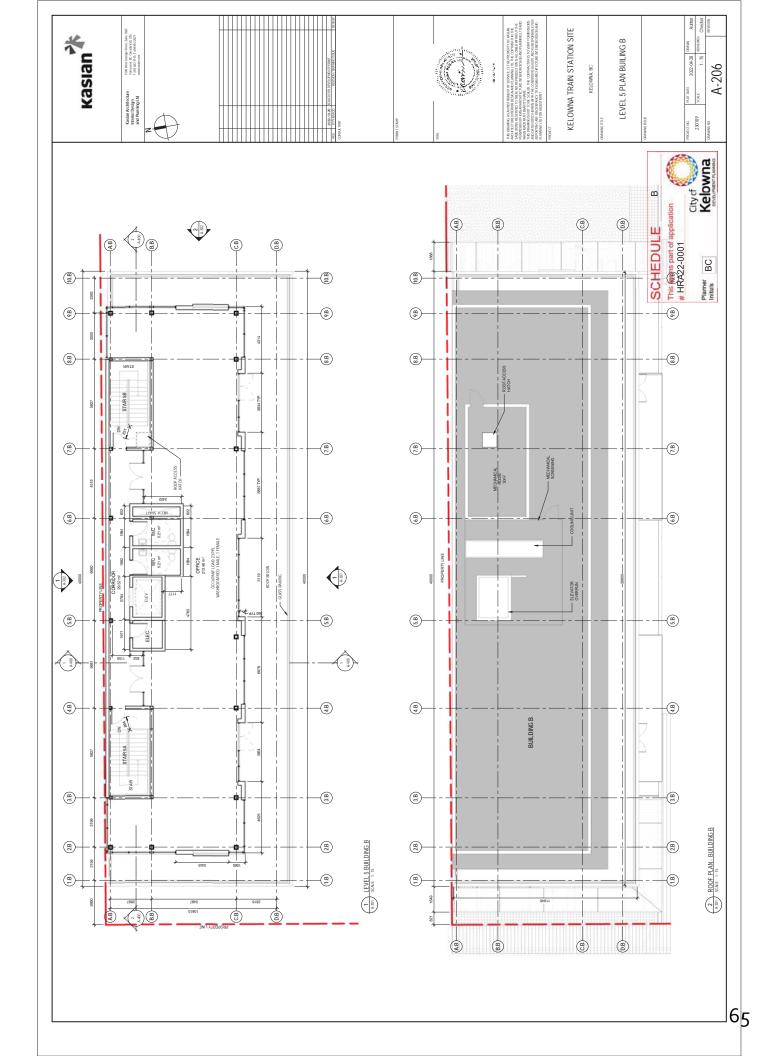


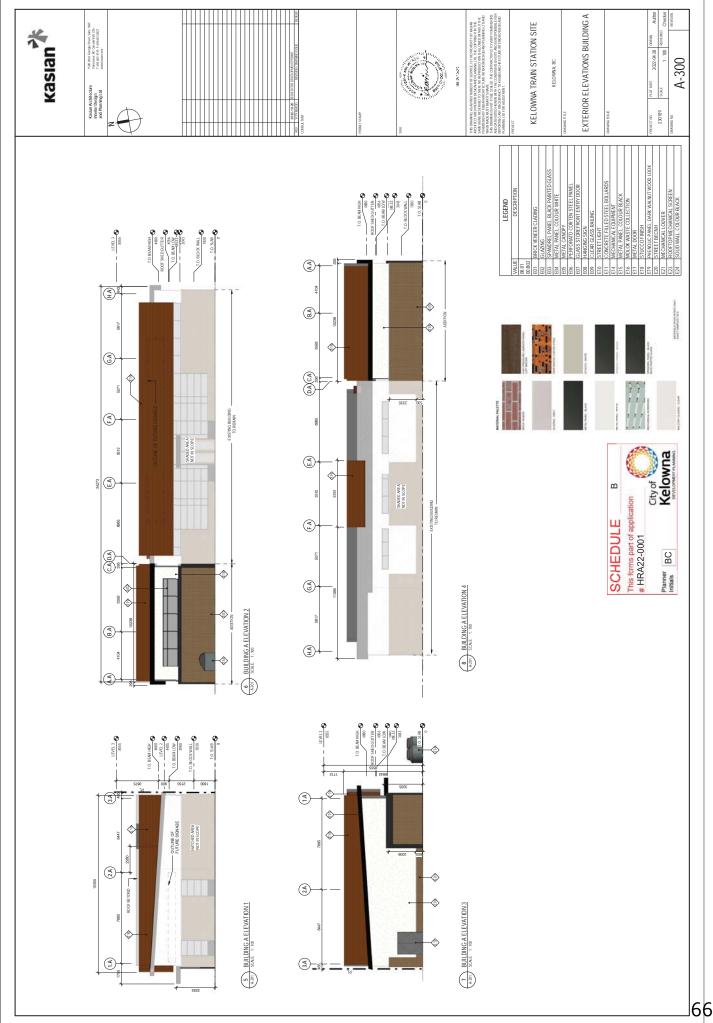


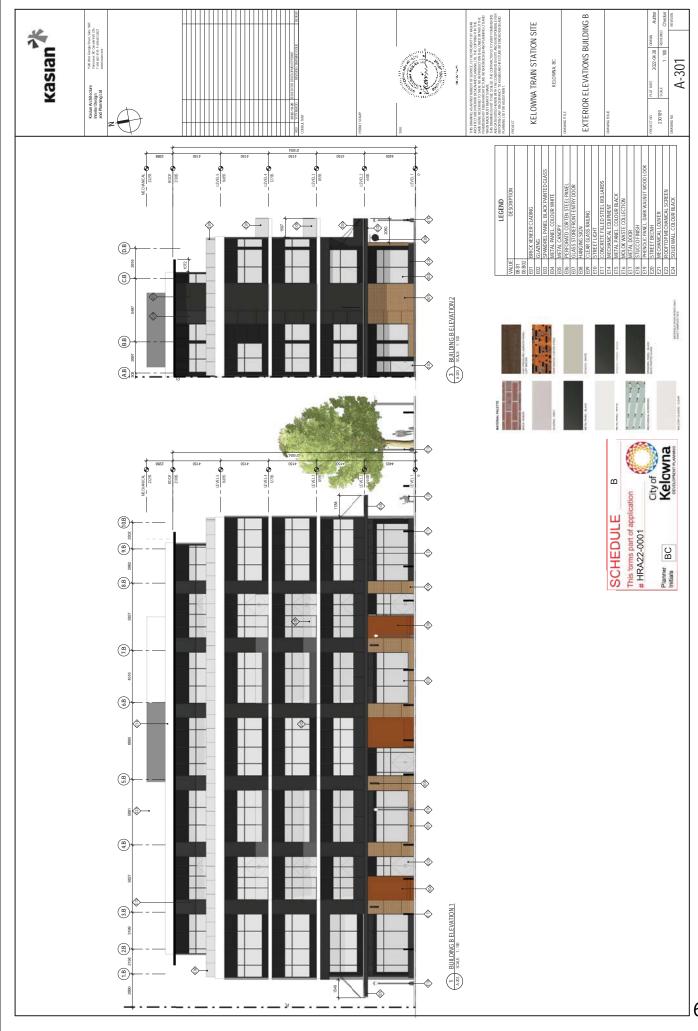


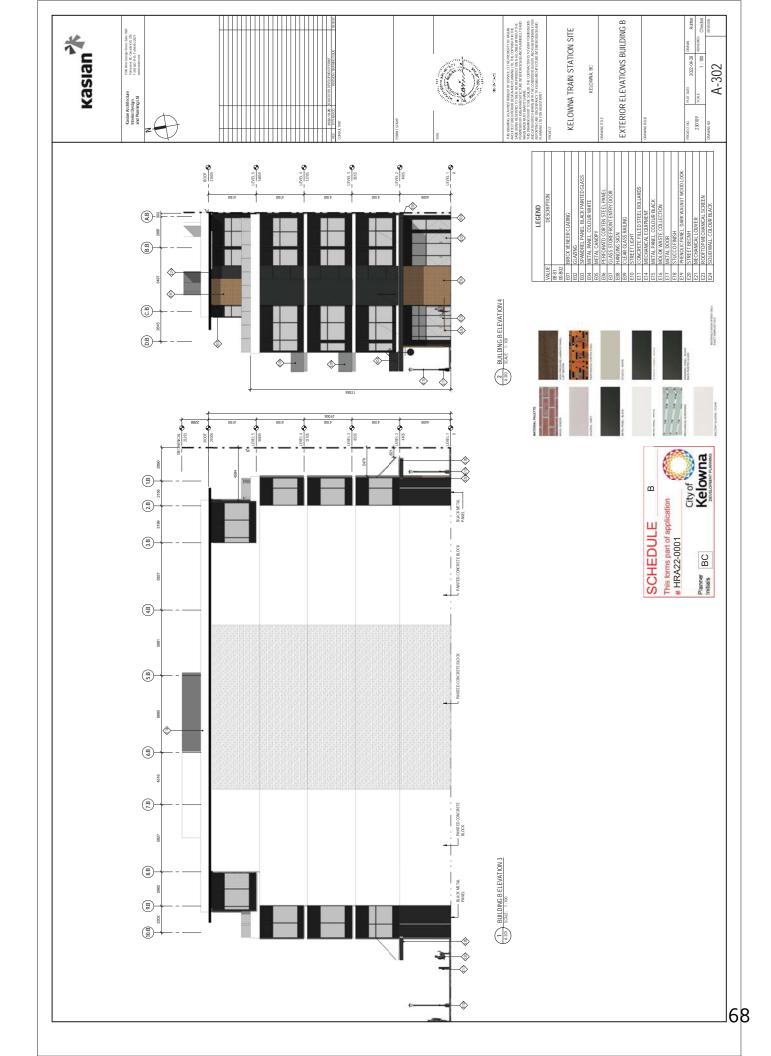


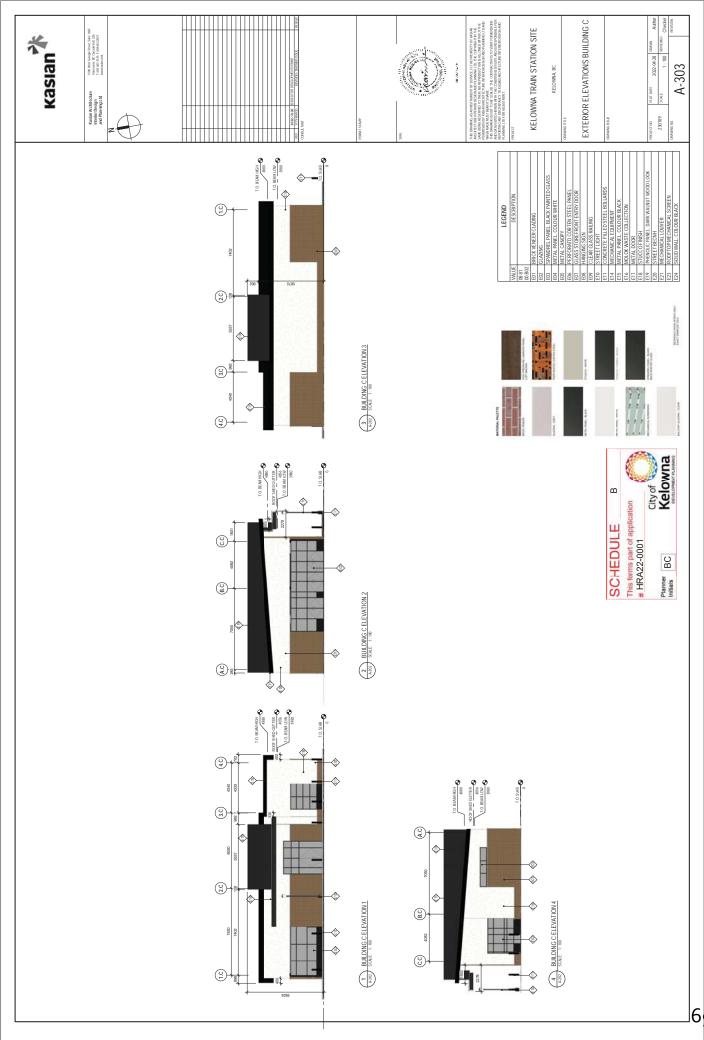
















KELOWNA TRAIN STATION SITE

EXTERIOR RENDERS - SHEET 1

City of Kelowna SCHEDULE
This forms part of application
HRA22-0001

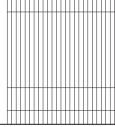
A-304

Planner Initials BC





Kaslan Architecture Interior Design and Planning Ltd





KELOWNA TRAIN STATION SITE

EXTERIOR RENDERS - SHEET 2

230109 Cityof Kelowna В

A-305









Kasian Architecture Interior Design and Planning Ltd





KELOWNA TRAIN STATION SITE

EXTERIOR RENDERS - SHEET 3

Cityof Kelowna centenen powers ш

Planner Intials

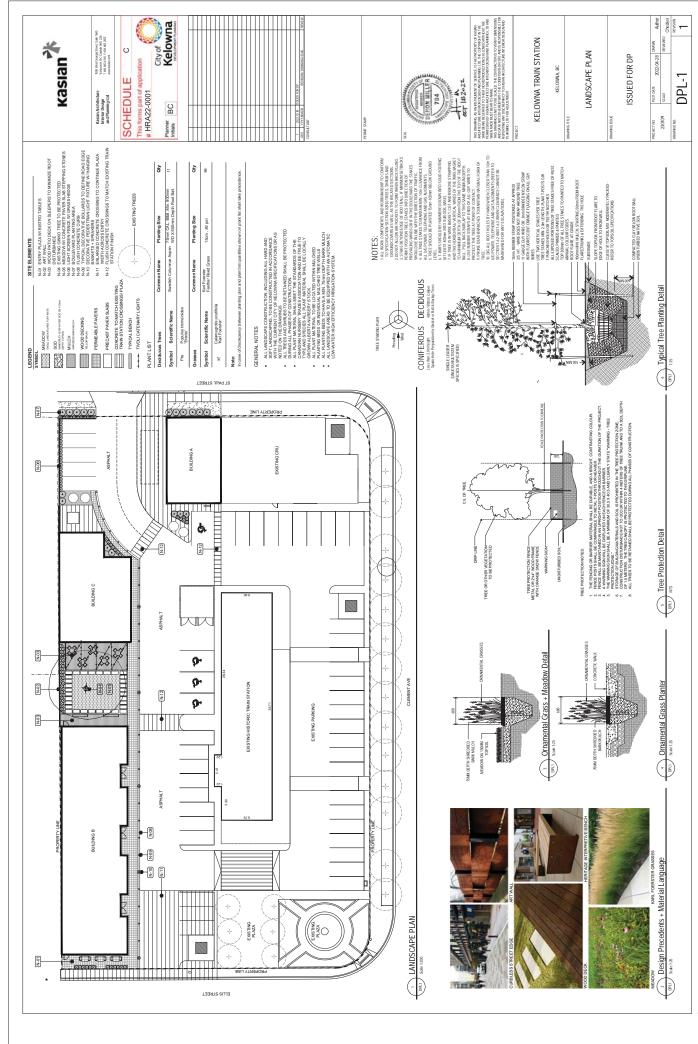
A-306

230109

SCHEDULE B
This forms part of application
HRA22-0001











Kelowna Train Station 1175+1177 Ellis Street | Budget Cost Estimate: On Site Landscape Works

Date: September 25, 2023

Project Name: Kelowna Train Station

Prepared by: Scatliff+ Miller+ Murray inc. [SMM]

1.0 Softscape

1.0 Softscape				
Item Description	Qty	Unit	Unit Cost	Total Estimated Cost
1.1 Deciduous Trees - 75mm caliper	11	ea	\$700.00	\$7,700.00
1.2 Ornamental Grasses	84	ea	\$25.00	\$2,100.00
1.3 Sod	24	m2	\$9.00	\$216.00
1.4 Meadow	52	m2	\$90.00	\$4,680.00
1.5 Wood Bark Mulch	66	m2	\$35.00	\$2,310.00
1.6 Topsoil	40	m3	\$50.00	\$2,000.00
1.7 Irrigation	1	ls	\$25000.00	\$25,000.00
Softscape Sub-total:				\$44,006.00
2.0 Hardscape				
Item Description	Qty	Unit	Unit Cost	Total Estimated Cost
2.1 Wood Decking	79	m2	\$300.00	\$23,700.00
2.2 Precast Pavers	32	ea	\$150.00	\$4,800.00
2.3 Permeable Pavers	166	m2	\$235.00	\$39,010.00
Hardscape Sub-total:				\$67,510.00
Haruscape Sub-total.				707,310.00
3.0 Site Furnishings				
•				

3.1 Benches 2 ea \$3000.00 \$6,000.00	Item	Description	Qty	Unit	Unit Cost	Total Estimated Cost
3.2 Bike Racks 3 ea \$1500.00 \$4,500.00 3.3 Landscape Lighting 1 ls \$15000.00 \$15,000.00	3.2	Bike Racks	2 3 1	ea	\$1500.00	\$4,500.00

Site Furnishings Sub-total: \$25,500.00

TOTAL ON SITE LANDSCAPE WORKS: \$137,016.00 25% of total value \$34,254.00

GRAND TOTAL ON SITE LANDSCAPE WORKS: \$171,270.00

SMM I 604-First Street SW I Calgary Alberta, Canada I T2P 1N3 I scatliff.ca I 403.262.9744





We trust you will find the above in order.

Sincerely,

SCATLIFF+MILLER+MURRAY landscape architects



Deron Miller Principal BES MLArch BCSLA AALA CSLA

KELOWNA HERITAGE TRAIN STATION

œ

R1 - ASPHALT SHINGLES to be replaced with a synthetic cedar shake tile. (le. Ecostar - Seneca Cedar Shake Tiles)

- COLOUR to be red

R2 - GABLES on the hipped nod to be rehabiliated.
R3 - CHIMNEY is generally infact. The top expossed row of brick to be repointed.
- STUCCO to be repainted colour to match existing.

R4 - SWEPT EYEBROW WINDOWS to have the boarding removed and the sash & frames rehabilitated.

City of **Kelowna**

BC

Planner Initials

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SCHEDULE

PATIO SCREEN (Design and Installation by tonant, approval by landlord)

WROUGHT IRON SCREENING FENCE

CULTURED STONE PATIO HEATER

e 73

This forms part of application # HRA22-0001

STUCCO:

ιņ

S1 - Minor repairs required - REPAINTED with breathable masonry paint to match existing for reasons of consistency

S2 - SOFFIT to be rehabilitated. Finish to match S1.

BRICK: ш

B1 - PAINT to be removed to expose the original brick surface. (Initial testing is required to review feasibility)

- REPAINTED with breathable masonry paint to match existing for reasons of consistency

FIELD STONE:

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F1 - PAINT to be removed to expose the original stone surface.

STONE COPING:

SC

SC1.- PAINT to be removed to expose the original stone surface.

WINDOWS: ≥

W1 - Where window sashus have been previously removed/replaced; in these locations the patiem of the original sash (ie. Double hung window with transom above) will be re-established, but with a modern window which would include a clear sealed glazing unit; this will provide the thermal performance desired.

W2 - Existing original wood windows at the 'bump out' on the north side, all of the west side, and, a few along the south side. At these focations the wood frames and sash are to be rehabilitated, and, a clear sealed unit be installed on the interior face. The cavity between the old single glazing and the new scaled unit will be vented in order to create a rain screen; install two drilled screens/vents on the top and bottom rails.

REINSTATED

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RE - Window and/or Doors

DOORS: ۵

D1 - Original wood doors appear to be in reasonable condition. Doors are to be stripped, refinished and reused. Hardware will likely need to be replaced.

MECHANICAL LOUVERS:

ML

ML - Potential localions of mechanical louvers. (Inlako & Backdraft)

GUTTERS/EAVESTROUGH; മ

New gutter/eavestrough system to be Installed

GRIED TOPE HERITAGE FRACET INC. 9635 PM	ALTERATION PERMIT SOUT NIA DI STURMISSION ACCOUNTY
MELOWNA HERITAGE TRAIN STATION - PHASE I	DOC THE BUILDING ASSESSMENT NOTES
	Kasian



DEVELOPMENT INFORMATION:

- TBD (THE CITY OF KELOWNA) 1) HERITAGE ALTERATION PERMIT #

2) HERITAGE ALTERATION PERMIT SUBMISSION IS IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS AS PROVIDED BY THE CITY OF KELOWNA:

- PRE-APPLICATION MEETINGS WITH THE CITY OF KELOWNA

 HERITAGE REVITALIZATION AGREEMENT - NORTH AREA STRUCTURE PLAN

- CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000

3) LEGAL ADDRESS:

-LOT A, D.L. 139, ODYD, PLAN KAP 68238

4) MUNICIPAL ADDRESS: - 520 CLEMENT AVENUE, KELOWNA, B.C.

5) ZONING:

- 1-2 GENERAL INDUSTRIAL

(TBD - REZONING TO C4Ip TOWN CENTRE COMMERCIAL)

6) OVERALL SITE AREA

- 5,218 SQ.M. (56,166 SQ.FT.) OR 1.29 ACRES

7) PHASE I - DEVELOPED SITE AREA

-1.29 ACRES

8) TOTAL EXISTING TREES ON SITE -1 (HERITAGE TREE)

BUILDING CODE SUMMARY:

1) DESIGN & CONSTRUCTION TO BE IN ACCORDANCE WITH:

- BRITISH COLUMBIA BUILDING CODE 2006 - DIVISION A (APPENDIX A - HERITAGE BUILDINGS)

2) USE AND OCCUPANCY:

- SINGLE OCCUPANCY - GROUP A (ASSEMBLY)

- DIVISION 2

3) OCCUPANT LOAD:

- 130 PERSONS (DINNING & BEVERAGE)

- REFER TO DIVISION A (APPENDIX A - HERITAGE BUILDINGS) 4) FULLY SPRINKLERED:

5) ONE STOREY BUILDING:

6) BASIC CONSTRUCTION REQUIREMENTS

- ROOF MAY BE OF COMBUSTIBLE CONSTRUCTION (PROVIDED THE BUILDING IS SPRINKLERED NONCOMBUSTIBLE CONSTRUCTION

7) FIRE SEPARATIONS:

(PROVIDED THE BUILDING IS SPRINKLERED) - 1HR FIRE SEPARATION IS ACCEPTABLE

8) EXITING & EGRESS:

 MAXIMUM TRAVEL DISTANCE TO EXIT - 45M (PROVIDED THE BUILDING IS SPRINKLERED)

9) BARRIER FREE REQUIREMENTS:

-AS PER BCBC 3.8.4.5.

DRAWING LIST:

ARCHITECTURAL:

A0-00 - COVER SHEET

A0-01 - PROJECT DATA
A0-02 - SITE PHOTOS
A0-03 - SITE SURVEY
A1-01 - SITE PLAN
A2-01 - FLOOR PLAN
A4-01 - ELEVATIONS

A4-01.1 - GENERAL NOTES

AR-05 - PERSPECTIVE VIEW - SW CORNER VIGNETTE HERITAGE GARDEN AND TRAIN STATION AR-03 - PERSPECTIVE VIEW - NE CORNER AR-04 - PERSPECTIVE VIEW - NW CORNER AR-02 - PERSPECTIVE VIEW - SE CORNER AR-01 - PERSPECTIVE VIEW - SW CORN

LANDSCAPE:

L-0 - LANDSCAPE PLAN RENDERING L-1 - LANDSCAPE CONCEPT PLAN L-2 - HERITAGE GARDEN (PLANT SPECIES) L-3 - PRECEDENT IMAGES

DAC TITLE Kasian

KELOWNA HERITAGE TRAIN STATION - PHASE I PROJECT DATA

A0-01

SCUE GRANN FOREN

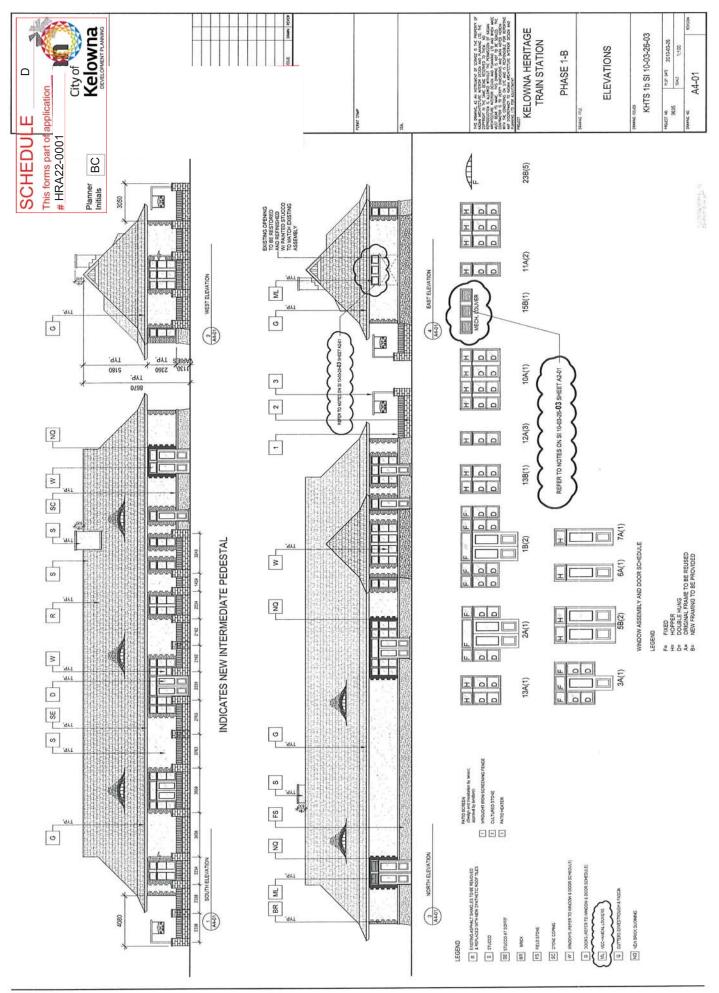
ALTERATION PERMIT

GUET THE HERITAGE

SUBMISSION

ISSUE DATE

77





LEGEND

SITE AREA APPROXIMIELY 5.218 SOJA, (56,166 SO,FT.) OR 1.29 ACRES

CITY OF KELOWNA

GENERAL MOTES: (REFER TO DOCUMENT FOR DETAILS/EXCEPTIONS)

CAP - URBAN CENTRE COMMERCIAL

FAR. = 1.0 (COMMERCIAL DEVELOPMENT OILLY) FAR. = 1.3 (MIXED-USED DEVELOPMENT) = 6.783 SQM. MAXIMULI SITE COVERAGE = 75% MAXIMULI HEIGHT = LESSER OF 15.0M OR 4 STOREYS

PROPOSED SITE SITE ENTRANEXIT

Menty /

VORTH SURFACE PARKING

XCURT BRIE

PROPOSED

VEHICULAR

SITE

ENTRACKIT

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SUMMARY (AS REPLECTED IN THIS CONCEPT SKETCH)
TOTAL GEA. = 305.0 SOM, (3,022 SO.FT.)
STAR = 303
SITE COVERAGE 6.8% PARKING = 1.75 PARKING STALLS / 100 SO.M. GFA = 4 PARKING STALLS REQUIRED

PARKING & LOADING
SURFACE
ZA STALLS (NORTH)
DO STALLS (NORTH)
SE STALLS (SOLTH)
SE STALLS (TOTAL

ST, PAUL STREET

EXISTING ON TRAIN STATION (1 STOREY)

PROPOSED PROPOSED

PEDESTRIMINACCESS AND PROPOSES

ELLIS STREET

1

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A ENTRYENT |

30004

EXISTING ON TRAIN STATION FOOTPRINT 356.0 SQ.M. (3,832 SQ.FT)

RESERVED FOR HERITAGE GARDEN (REFER TO LANDSCAPE DRAWINGS)

LANDSCAPED AREAS (REFER TO LANDSCAPE DRAWINGS)

CLEMENT AVENUE

20

DIEC TITLE

KELOWNA HERITAGE TRAIN STATION - PHASE

SITE PLAN

ALTERATION PERMIT ESSE THE HERITAGE

| FROMETO 100 9635 | DE 100 | SEVE DATE 09-10-01 | SEVE DATE 1:500 | DE 100 | DE 10 SUBMISSION

A1-01

N/A

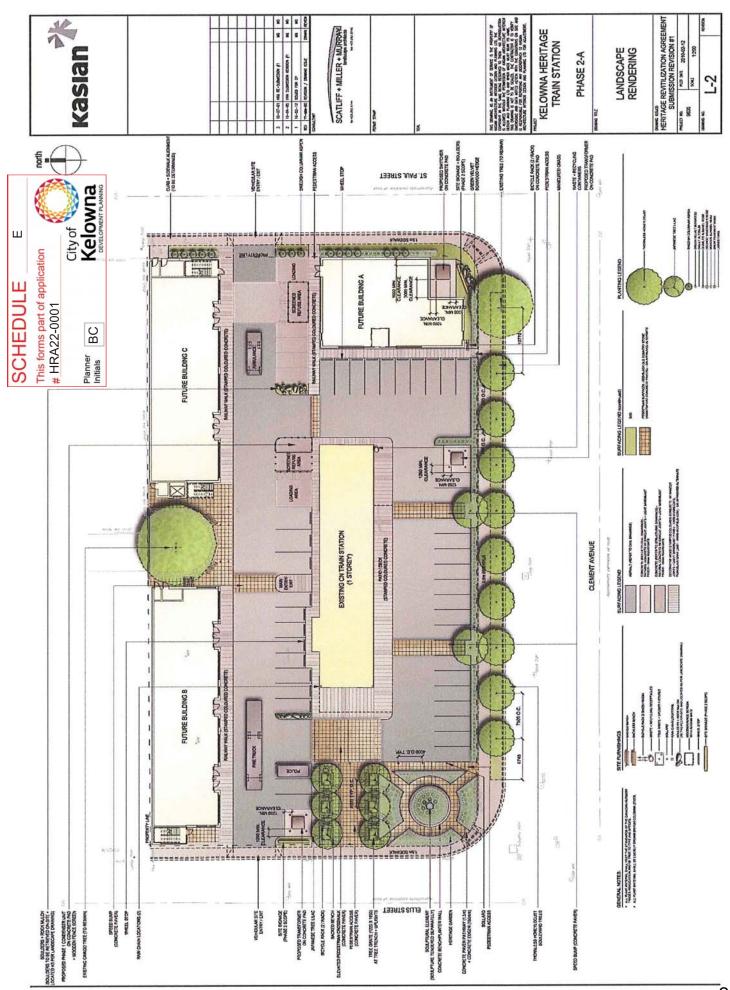
Kasian

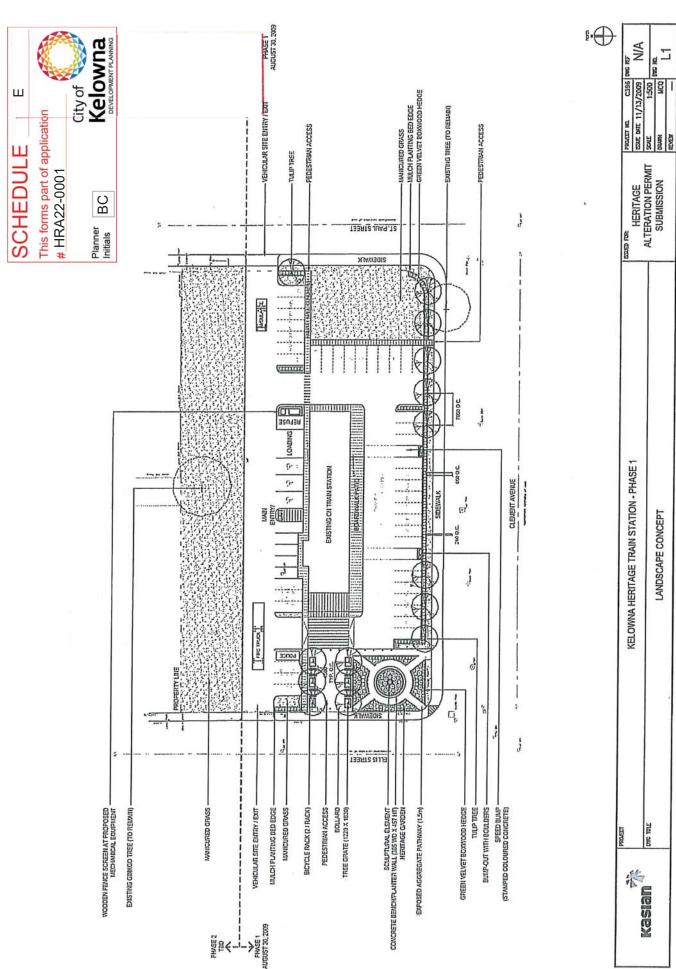
ALL DIMENSIONS TO BE CONFIRMED ON SITE

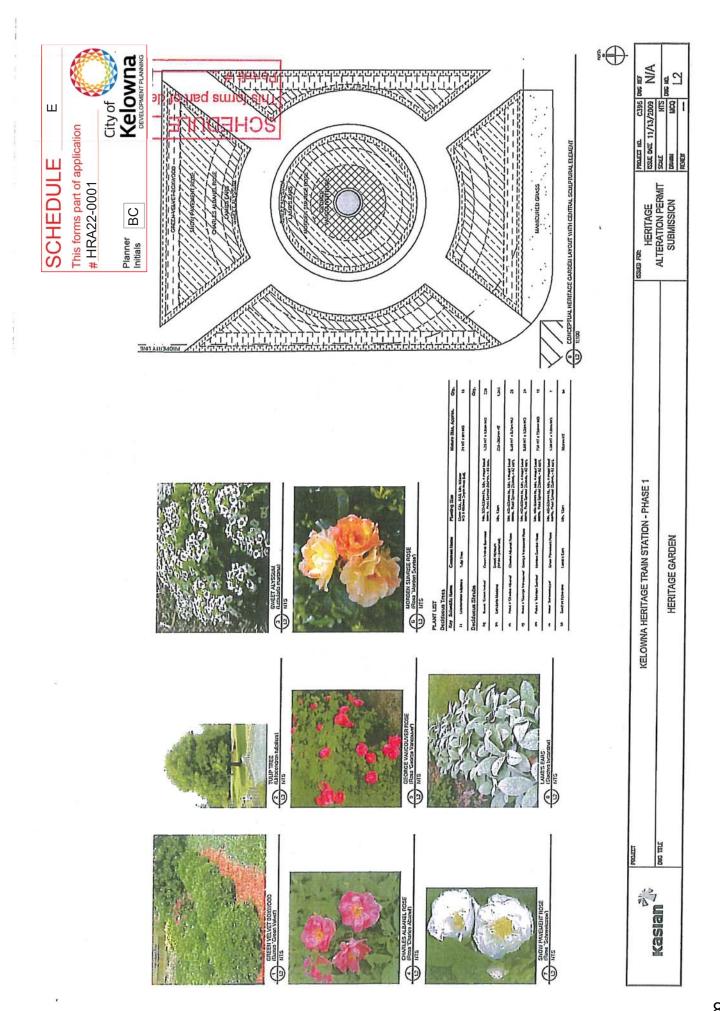












ATTACHMENT A

This forms part of application
HRA22-0001

City of

Planner
Initials

BC

Kelowna
DEVELOPMENT PLANNING



December 23, 2022

Perry Freeman
Kelowna Train Station Inc.
c/o INC. NO. BC 0847922
5711 1st Street SE
Calgary, AB T2H 1H9
perry@commercialrealty.ca

Dear Perry Freeman,

RE: Heritage Element and Structural Visual Assessment Kelowna Train Station Pub 1177 Ellis Street, Kelowna, BC RJC No. KEL.104377.0006

Introduction

RJC has been commissioned by Kelowna Train Station Inc. as part of a City of Kelowna request to complete a condition assessment of the building structure and select heritage components of the Train Station Pub located at 1177 Ellis St in Kelowna, BC. The purpose of our work is to assess the building to form an opinion of the general condition of the various building components included in the scope of work, evaluate the associated level of maintenance and identify items of concern or factors which may affect building systems maintenance and renewal budgets. RJC's scope of work consisted of the following:

- Review the available building drawings and reports.
- Attend the site to complete a visual review of the building. RJC's site visit was completed by Bret Depner and Michael Blackman on December 13, 2022.
- Discuss the site conditions and any existing areas of concern with the site staff.
- Prepare a condition assessment report detailing observations, conclusions and recommendations.

General photos and observations have been included in Appendix A. Limits of Commission regarding our scope is provided in Appendix B.

Building History

The Train Station Pub is a one-storey, wood-frame building on a concrete foundation located in the downtown core of Kelowna, BC (Photo 1 and 2). The original date of construction is circa 1926. Wall superstructure is



understood to be conventional wood framing. The main floor over the crawl space is wood-framed with steel upgrade elements. The roof consists of a timber truss system with members of unknown size and configuration. The structure is supported on concrete perimeter stem walls and interior concrete columns, which are presumed to bear on strip and pad footings.

Exterior cladding includes stucco upper walls and stone lower walls with brick features at corners and doors. The roof is covered with shingles.

The building has heritage designation. The heritage items are identified in the Heritage Character and Elements report provided to RJC and are labelled as follows for this letter:

- Roof
- Windows and Doors
- Façade (including stucco, brick masonry and stone veneers)
- Landscape (not in RJCs review scope)

The City also requested a review of the subject building with regard to heritage values and past significance of the site and existing buildings but this is outside of our current scope of engagement.

From discussions with staff on site, there was a recent roof leak from a fastener penetration. RJC has been advised by staff on site that this has been repaired by a local contractor.

Observation of the Structure

RJC was granted access to the crawlspace to review the foundation and floor structural assembly. The majority of the superstructure, including wall and roof framing, is covered by finishes and cannot be directly observed. Following are RJC's observations from the accessible areas of the building foundation and superstructure:

- Foundation
 - o The building foundation wall consists of concrete of unknown thickness with a 2x6 wood build out on the interior side of the wall. The build out is located at the east end of the crawlspace and is not continuous around the entire foundation wall (Photo 3).
 - o There is a mud slab of unknown thickness in the crawlspace. The crawlspace mud slab contained minor cracks (Photo 4). RJC is of the opinion that these cracks are not structurally significant.

RJC No. KEL.104377.0006

December 23, 2022



Main Floor

- o The floor system consists of 2x10 floor joists spaced at 16" o/c. Some floor joists were sistered with additional 2x10 joists (Photo 5), presumably during prior renovation work. The floor joists are embedded into the concrete foundation wall at one end and are bearing on 8" wide x 11" deep roughsawn timber beams at the other end. The beams are bearing on concrete columns (Photo 6).
- o Structural steel C-channels have been fastened to most of the timber beams supporting the floor. It appears that these have been installed after original construction to increase the load capacity of these members (Photo 7).
- o There are localized signs of moisture staining and deterioration on the joists and beams below the bathroom at the north end of the building (Photo 8) and the bar (Photo 9). There is a vent and a drain located at the bar and bathroom, respectively. Floor framing at both locations does not appear to be deteriorated to a point of structural concern. Plans should be developed to monitor and maintain these locations.

Superstructure

- o Visible portions of the existing roof trusses appeared to be in good condition (Photo 10).
- o The wall systems appeared to consist of 2x studs at unknown spacing. No exploratory recesses were performed to confirm the size or spacing of the studs, however the wall appeared to be in good condition.
- Based on review of interior and exterior finishes RJC found no indication of structural distress or deterioration in the existing building superstructure.

Observations of the Heritage Items

As noted above the reviewed heritage items consisted of the roof, window and doors, and the facade (stucco, brick, stone veneer). A summary of our findings are below:

- The roof appeared to be in good condition other than minor curling of the shingles (Photo 11).
- The windows and doors appeared to be in good condition other than chips and peeling of the paint on the units and the trim (Photo 12). Trim had become detached at one window in the room that accesses the crawlspace (Photo 13). These are maintenance items and should be included in future maintenance plans.
- The exterior stucco is generally in good condition other than minor marks and staining (Photo 14).

RJC No. KEL.104377.0006





Recommendations

As noted in our observations, RJC found no indications of distress in the existing base-building structure. In general, recommendations are for maintenance purposes and are summarized as follows:

- Periodic monitoring of the progression of the water damage in the crawlspace below the bar vent and the north bathroom drain.
- · Paint touch-ups and/or trim repairs at multiple doors and windows.
- Replacement of curling roof shingles.
- General cleaning of the stucco to remove the dirt and stains.

Closing

This report was prepared for Kelowna Train Station Inc. It is not for the use or benefit of, nor may it be relied upon, by any other person or entity, without written permission of RJC. Refer to Appendix B for additional Limits of Commission.

We trust the information contained within this report satisfies your current requirements. Should you have any comments, questions or concerns, please contact the undersigned. We remain available to review and discuss findings and future action.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Bret Depner, EIT Design Engineer EGBC Permit to Practice number: 1002503

Michael Blackman, BASc, P.Eng., LEED® AP BD+C, FEC

Principal

BJD/vml

Appendix A - Photos and Observations

Appendix B - Limits of Commission

RJC No. KEL.104377.0006

December 23, 2022





APPENDIX A

PHOTOS AND OBSERVATIONS



РНОТОЅ	
Description	Photo
December 13, 2022 General overview of western end of the north elevation.	TRAIN STATION PUB Photo 1
December 13, 2022 General overview of eastern end of the north elevation.	Photo 2





2x6 stud wall build out on the interior of the concrete foundation wall.

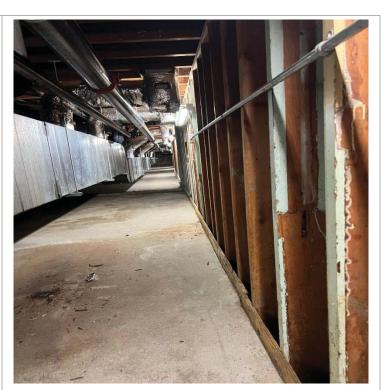


Photo 3

December 13, 2022

Crack in the mud slab.



Photo 4

RJC No. KEL.104377.0006 December 23, 2022





Overview of the original 2x10 joists sistered with additional 2x10 joists.



Photo 5

December 13, 2022

Overview of the beams bearing on concrete columns.



Photo 6



Metal C-channel installed after original construction.



Photo 7

December 13, 2022

Moisture staining in floor joists below washroom. Concrete cut-out in original foundation wall.



Photo 8





Moisture staining in joists and floorboard near vent location below the bar.

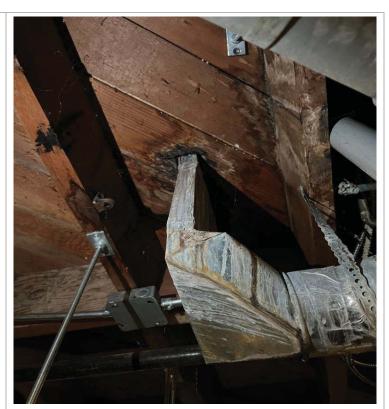


Photo 9

December 13, 2022

Overview of exposed roof trusses.



Photo 10



Curling shingles on the east end of the south elevation.



Photo 11

December 13, 2022

Peeling of paint and chips in the door on the south elevation.



Photo 12



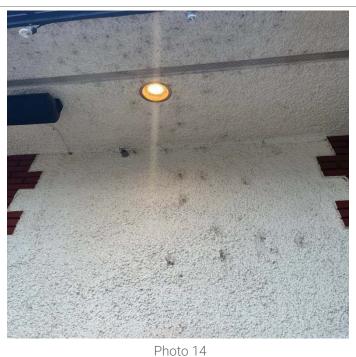
Detachment of the window trim on the interior of the window in the room that accesses the crawlspace.



Photo 13

December 13, 2022

Dirt and staining on the stucco.



RJC No. KEL.104377.0006 December 23, 2022





Engineers

APPENDIX B

LIMITS OF COMMISSION

Heritage Element and Structural Visual Assessment Kelowna Train Station Pub 1177 Ellis Street, Kelowna, BC





Kelowna Trains Station Inc. recognizes that special risks occur whenever engineering or related disciplines are applied to identify hidden elements or portions of a building. Even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel under the direction of a trained professional who functions in accordance with a professional standard of practice may fail to detect certain conditions, because they are hidden and therefore cannot be considered in development of a repair program. For similar reasons actual conditions that the design professional properly inferred to exist between examined conditions may differ significantly from those that actually exist.

Kelowna Trains Station Inc. realizes that nothing can be done to eliminate these risks altogether. As a result, we cannot guarantee the accuracy of opinions of probable cost and shall assume no liability where the probable costs are exceeded.

Kelowna Trains Station Inc. recognizes that RJC does not have expertise in the identification of, or health risks associated with, mould, mildew or other fungi and therefore cannot provide an opinion as to the extent to which these substances exist in the building or the associated potential health risks to building occupants. Neither RJC, nor any company with which it is affiliated, nor any of their respective directors, employees, agents, servants or representatives shall in any way be liable for any claim, whether in contract or in tort including negligence, arising out of or relating in any way to mould, mildew or other fungus, or other hazardous materials, including the actual, alleged or threatened existence, effects, ingestion, inhalation, abatement, testing, monitoring, remediation, enclosure, decontamination, repair, or removal, or the actual or alleged failure to detect mould, mildew or other fungus, or other hazardous materials.

This report has been prepared in accordance with generally accepted engineering practices. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. A detailed review of the structural system, including seismic restraint, was not included in the scope of work.

Review of mechanical, electrical, and fire safety systems, and means of egress were also beyond RJC's scope of work.

Services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structure. Our opinion cannot be extended to portions of the site that were not reviewed or situations reasonably beyond the control of RJC. If unexpected conditions are encountered at the site, RJC must be notified in order that we may determine if modifications to the conclusions presented her are necessary. Any conclusions, recommendations, or opinions of probable cost presented in this report were determined from the limited information available from random testing and visual inspections.

RJC No. KEL.104377.0006 December 23, 2022 Heritage Element and Structural Visual Assessment Kelowna Train Station Pub 1177 Ellis Street, Kelowna, BC





RJC prepared this report for the use of Kelowna Trains Station Inc. who will share the report with City of Kelowna. The material in it reflects RJC's judgement in light of information available to RJC at the time of preparation. Any use that a third party makes of this report, or any reliance or decisions to be based on it, is the responsibility of such third party as a result of decisions made or actions based on this report.

Canadian National Railways Station

ATTACHMENT B This forms part of application # HRA22-0001 City of Planner Initials BC Relowna Explicit Planners Relowna

Railway Garden and Plaza Heritage Assessment

1177 Ellis Street, Kelowna BC February 2023



Vancouver Fort Langley

Cover Photo courtesy of Team Construction Management Limited





TABLE OF CONTENTS



SECTION 1: INTRODUCTION & HISTORY	3
SECTION 2: ASSESSMENT AND IMAGERY OF THE GARDEN	6
SECTION 3: ASSESSMENT AND IMAGERY OF THE PLAZA	11
SECTION 4: RECOMMENDATIONS	15

INTRODUCTION & HISTORY

This forms part of application # HRA22-0001 City of Planner BC Planner BC EVELOPMENT PLANNING EVELOPMENT PLANNING

Introduction

The purpose of this report is to document the existing condition of the landscape heritage assets at the Canadian National Railways Station property, located at 1177 Ellis Street in Kelowna, BC. This report, alongside a report for the existing heritage building (Train Station Pub, formerly CN Station) and a Gingko Tree, record the condition of the heritage assets of this site. This will be included with a Development Permit submission for the redevelopment of the site.

This report will include a brief description of the history of the Station, garden and plaza; photographically document the current condition of the landscape elements, and provide recommendations for repair and protection during the course of construction.

History

The Canadian National Railways Station (CN Station) represents the first and only rail link that integrated Kelowna into the provincial and national rail transportation networks. It is one of only two buildings from the original Canadian Pacific rail yards that remains today.

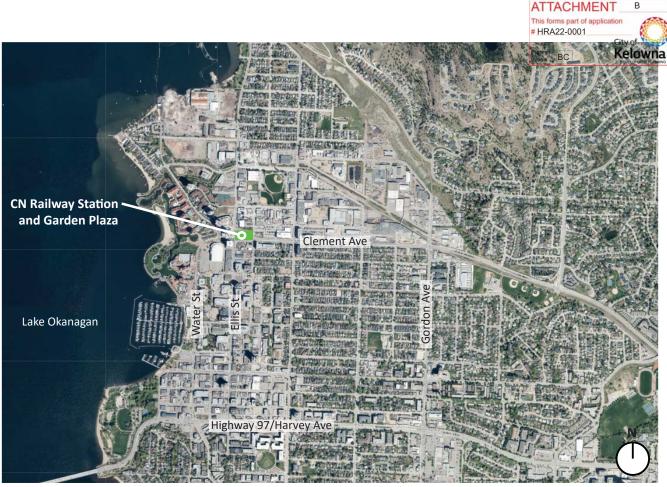
The station was built in 1926 of stucco and fieldstone and was a key element in the switch from Kelowna 's economy being through water-based to land-based access.

In 2012, the station was renovated and revitalized, turning into the popular Train Station Pub. At this time, a small garden and public plaza was built at the Southwest corner of the site, which included a sculpture named The Conductor, by Ken Curley, to commemorate the role of the railway in the economic development of Kelowna.

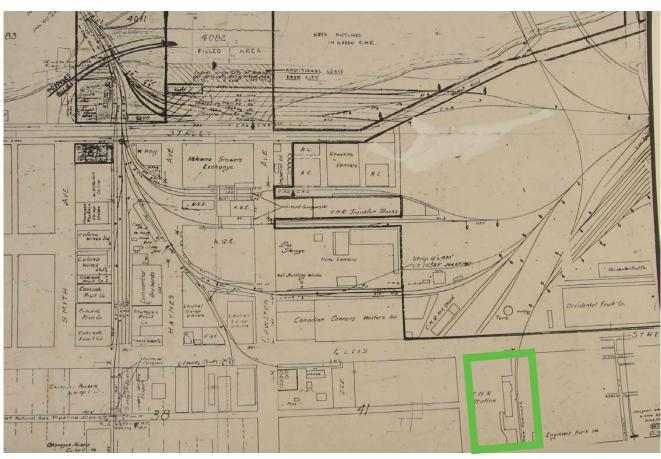
The garden includes evergreen, decorative shrub and perennial plantings, centered around a raised planter with the sculpture. The plaza includes seating with small tree plantings and bicycle racks, incorporating stamped concrete paving emulating the brick utilized on the building itself.



Aerial photograph of the rail yards in 1957. The CN station can be seen at the right side of the image, near the bottom, courtesy of Jim and Jeremy Spurway via okanagan.net



Context and Location Map, aerial courtesy of City of Kelowna



 $\textit{Map of the Canadian Pacific Rail Yard in 1960 with CN Railway Station at bottom right, courtesy of \textit{Jim and Jeremy Spurway via okanagan.} net$



Aerial photograph of the site in 2000, courtesy of City of Kelowna



Aerial photograph of the site in 2012, courtesy of City of Kelowna



Aerial photograph of the site in 2021, courtesy of City of Kelowna

ASSESSMENT & IMAGERY OF THE GARDEN

Assessment



The garden sits at the corner of Clement Avenue and Ellis Street (figure 1) and includes perennial and shrub plantings, feature boulders, a circular raised concrete planter with a sculpture feature of The Conductor (figure 2), four stamped concrete access walkways, and a textured concrete circular path. There are feature boulders within the planting areas and uplights for the sculpture.

Generally, the garden appears to be in good condition. At the time of the site visit (mid-February, 2023), some foliage was visible on the perennial Lamb's Ear plantings (figure 5), and decorative rose hips were visible on both types of roses (figure 3). The boxwood looked green and healthy (figure 3). Plant density appeared good, with only a few small gaps in the boxwood hedge along the perimeter (figure 4 & 6).

Some irrigation lines were visible, exposed above the soil, and there appeared to be no mulch remaining within the planting beds (figure 8 & 9). A few of the irrigation valve boxes were missing lids and a substantial amount of garbage was noted within the planting beds at the time of inspection (figure 10).

The circular raised planter was in fair condition, with some minor cracking, scratches, and cone tie holes from normal aging of the plaza (figures 11-13). Some graffiti was noticeable on the edges of the planter (figure 14).

The sculpture appeared to be good condition with uplights visible and working in the early morning.

The stamped concrete paving has a red brick finish to complement that found on the station building. Only a couple tiny cracks were visible, likely from expansion and contraction of the material through the winter seasons, but do not pose structural or public safety hazards (figures 14 & 15). Some salt damage was visible at the East side of the garden, where a pathways connects North-South from Clement Avenue to the Train Station pub, next to an asphalt parking area (figure 16). Some fading of the red colour has occurred over the years due to sun exposure.

The textured circular concrete path around the raised planter/sculpture feature appeared in excellent condition, with a single surface crack visible.

Comparison with Original Plans

The constructed plaza is very similar to the original plans.

There are a few changes, noted below:

- Some plantings appear to be missing, notably the perennial groundcover plantings of Sweet Alyssum.
- There are two types of stamped, coloured concrete paving in the garden, where the plans showed only a single type.
- Feature boulders have been incorporated into the garden space, where none were shown on the plans.

Context Map



ATTACHMENT This forms part of application # HRA22-0001

Figure 1: Aerial View of Garden space, courtesy of City of Kelowna

Imagery



Figure 2: View of the garden area from the corner entrance at the intersection of Clement Avenue & Ellis Street



Figure 3: Decorative rose hips visible on rose plantings



ATTACHMENT

Figure 4: Healthy green boxwood hedge and dense rose plantings



Figure 5: Dense cover of perennial Lamb's Ear plantings at base of roses in raised planter feature



Figure 6: Small gaps in Boxwood hedge at eastern edge of garden



Figure 7: Feature boulder in landscape bed.



Figure 8: Exposed irrigation lines visible in planting bed at Northwest corner.



ATTACHMENT

Figure 9: Exposed irrigation line visible in raised planter near uplight.



Figure 10: Irrigation valve box missing lid and garbage behind roses in North planting bed. Another valve box was missing a lid in the southwest planting bed.



Figure 11: Cracking and scratches along top edge of raised planter



Figure 12: Holes in wall of raised planter



Figure 13: Additional cracking along wall of raised planter



ATTACHMENT

Figure 14: Graffiti on raised planter



Figure 15: Cracking of stamped concrete paving along edge of municipal sidewalk at Southeast corner of garden, off Clement Avenue



Figure 16: Small crack in surface of stamped concrete paving



Figure 17: Salt damage along East pathway bordering asphalt parking area

ASSESSMENT & IMAGERY OF THE PLAZA

Assessment

This forms part of application # HRA22-0001 City of Planner BC Kelowna

Site Inspection Summary

The plaza is sited North of the garden along the West side of the property and connects Ellis Street to the Train Station building (figure 18). It includes a variety of site furnishings, light standards, bicycle racks, benches, bollards, a waste receptacle, and tree plantings with tree grates. The surface is constructed of the same stamped red brick concrete paving as the garden, with a timber boardwalk stamp along the far North end of the plaza, along the parking stalls (figure 19).

Generally, the plaza appears to be in good condition. At the time of the site visit (mid-February, 2023), no foliage was visible on the tree plantings. Some moss was visible on the tree trunk, but the trees appeared healthy with no visible broken or cracked branches. The tree grates were in excellent condition.

The site furnishings were in good condition and were firmly bolted to the concrete surfacing. There were some signs of wear and damage on the timber slats of the benches, such as small chips in the wood and minor checking (figure 20 - 22).

The bicycle racks and bollards had some signs of weathering of the recycled plastic components. There were some minor scuffs and other aesthetic impurities, but otherwise were in good condition (figure 23 & 24).

Light standards were all in good condition and working at the time of inspection.

The waste receptacle has some chipping of the powdercoat surfacing along the inner rim and top surface, from normal use. It was otherwise in good condition (figure 25).

The stamped red brick concrete paving was in good condition, with some fade in colour over the years due to weather and sun exposure, similar to that of the garden area. There still appeared to be positive drainage across the plaza, with no visible low spots (figure 26). There was some additional wear of the surface near the Northeast most tree planting, where the surface was darkened (figure 27). Minor cracks were visible in a few places, but do not pose structural or public safety hazards (figure 28).

The stamped timber boardwalk concrete paving was in good condition.

Comparison with Original Plans

The constructed plaza is very similar to the original plans.

There are a few changes, noted below:

- Additional bicycle racks from what was shown in the plans; sixteen installed compared to eight on the plans
- The benches are in a slightly different layout, with two located in the centre of the plaza, but the overall quantity is the same
- The stamped concrete was noted on the plans to be a grey tone, but is red. The installed colour matches nicely with the materials of the building.
- The bollards along the east side of the plaza are in a slightly different layout than the plans, which may have been a result of revised barrier curb locations.



Figure 18: Aerial View of Plaza space, courtesy of City of Kelowna

Imagery



Figure 19: View of the plaza area from Ellis Street



Figure 20: Chip damage on timber backrest top slat of bench



Figure 21: Chip damage on front of timber bench slat



Figure 22: Timber checking on rear bench slat



Figure 23: Scuffing and wear on bike rack posts



Figure 24: Chipping of powdercoat along rim of waste receptacle



Figure 25: Positive drainage on plaza surface with no visible low points



Figure 26: Darkening on stamped concrete paving



Figure 27: Small crack in surface of stamped concrete paving



Figure 28: Salt damage along East side of plaza

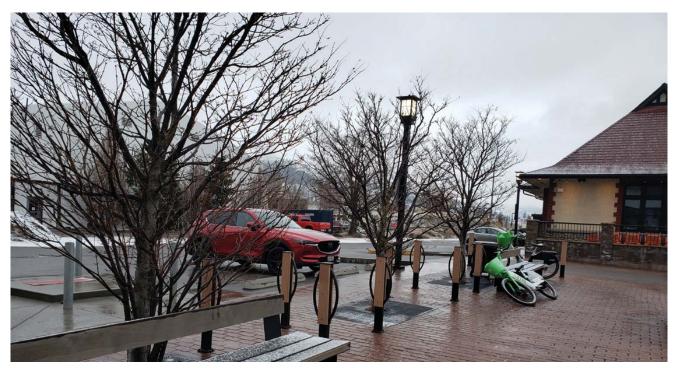


Figure 29: Plaza tree plantings which appear to be in good condition

RECOMMENDATIONS



Recommendations for Repair and/or Replacement

Soft Landscape Elements

Based on a review of the original plans for the garden, some plant material, most specifically the Sweet Alyssum plantings appear to be missing. While there are noticeable empty areas in the planting beds along the perimeter of hardscapes, the existing shrubbery may grow into this space in the summer months. Additional groundcover plantings could be incorporated, however, these may compete with the existing rose plantings. It is recommended that at a minimum, all planting beds be cleaned up through a top dressing of 25-50mm depth of wood mulch.

Exposed irrigation lines should be re-buried and additional stakes added to hold these in place. Mulch, as noted above, should then be added to the planting areas. Locking lids should be replaced for the two irrigation valve boxes which do not these. Consider adding lockable lids for remaining valve boxes, as required.

General site cleanup, such as removal of garbage and leaf debris should occur prior to additional wood mulch being placed.

Raised Planter

The visible linear cracking within the walls of the raised planter may be a result of the rebar spacing and lack of control joints installed during construction. There is little that can likely be done to fix this.

Regarding the various cracking and/or holes where cone ties were used in construction of the planter, there are two possible recommendations for the treatment of these. The first would be to remove cracked concrete and patch with new concrete. It is likely that patches may result in similar cracking in the future. Another option would be to break out all concrete from the cone ties locations and re-finish the entire planter wall with a sand blast. This will create a consistent look across the planter, but may come with a higher cost. Either option would be an acceptable sand blast the entire planter wall.

Graffiti on the raised planter walls should be removed. Consider applying an anti-graffiti stain to the wall.

Hardscape Elements

The cracking of the stamped brick finish concrete paving is superficial and does not require attention.

The fading of the stamped brick finish concrete paving is

a normal result of weathering and could be considered to reflect the rustic and heritage style of the property. If desired, a stain or acid wash, with a top could be applied to the surface to renew the colour.

It is recommended that the entire stamped plaza and garden pathway system be pressure washed to remove dirt and darkened spots and restore consistency in the colour. This should occur in Spring once there is less sand and salt around.

Regarding the salt damage or spalling, a densifying sealer could be applied to preserve the stamped surface and increase longevity. A contractor would need to be hired to specify and apply an appropriate sealer for this particular application.

Site Furnishings

All items of note for the site furnishings are a result of normal wear and tear in this type of public application. These are aesthetic items only which do not affect the function or structure of the furnishings.

Recommendations are listed below:

- An overcoat or pain could be applied to the waste receptacle where powdercoating has chipped. A paint contractor would need to be hired to specify and apply the appropriate product for re-coating.
- Bench boards could be replaced with an IPE wood, which may grey to a similar colour over time.
- Pressure washing or general cleaning of the bicycle racks could remove scuffs and other stains.

Protection During Construction

All elements of the garden and plaza should be protected during the course of construction of any new developments on the site. Temporary construction fencing should be installed along the perimeter of the heritage assets along the interface of construction. No construction materials should be stored within these areas.

If any existing site elements are damaged during construction, these should be repaired to their condition prior to the start of construction.

Tree Preservation Plan

Site:

The Train Station Pub 1177 Ellis Street Kelowna, BC V1Y 1Z5

Prepared for:

Okanagan Commercial Realty Corp. 106-546 Leon Avenue Kelowna, BC V1Y 6J6

Prepared by:

Adela Parlesak
Associate Consulting Arborist
ISA Board Certified Master Arborist #PN-8202BT

ISA Tree Risk Assessment Qualified ISA Certified Tree Worker Specialist



Bartlett Tree Experts
Burnaby Office
3081 Norland Avenue
Burnaby, BC V5B 3A9
604-322-1375
www.bartlett.com

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Background

In December 2022, Okanagan Commercial Realty Corp (OCRC) contacted Bartlett Tree Experts (Bartlett or BTE) regarding the condition of a heritage tree and the measures required to protect the tree during a proposed redevelopment project. The proposed scope of work includes the following:

- Construction of a new building 'A' to the north of the existing Metro Liquor Train station building
- Construction of a new building 'B' at the northwest corner of the lot, west of the heritage tree
- Construction of a new building 'C' at the north side of the lot, east of the heritage tree
- Installation of 'wood patio deck of sleepers'
- Installation of an art wall to the north of the tree
- Installation of a 'meadow with concrete paver slab stepping stones' within the drip line of the tree
- Resurfacing of the existing parking lot

The City of Kelowna (City or COK) requires the contractor to consult with an arborist in order to carry out the necessary development. Arborist Representative Mike Parsons visited the site on February 01, 2023 to assess the tree. Associate Consulting Arborist Adela Parlesak prepared this report.

Purpose

The intended purpose of this report is to provide information on the condition of the tree, its suitability for retention and the measures required to protect any retained trees during the proposed construction project.

Limits of the Assignment

Information regarding the trees included in this report was obtained from:

- the physical inventory conducted by BTE
- an email from OCRC:
 - KTS DP DRAWING SET-LANDSCAPE SET.pdf

A visual inspection was performed of the single heritage tree identified as tee #1.

Data collected in the field included species, diameter at breast height (DBH measured at 1.4m), approximate height, canopy radius, and the overall tree condition. The Critical Root Zone (CRZ) radii was determined using the *Best Management Practices* and the Tree Protection Distance Table in Appendix IV.



The weather conditions were overcast with a light dusting of snow at the time of the assessment. This tree inventory was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

All recommendations made in this report are based on our interpretation of the plans provided and our email communication with the client. A review of the project and the management recommendations of the trees may need to be modified if the scope of work and/or project details are revised.

Tree Protection and Management

A single heritage gingko (*Gingko biloba*) tree located at the north side of the property was included in this inventory. The tree is to be protected during the proposed construction project. Overall the tree is in good condition. There are some structural issues which can be addressed through pruning, such as removing stubs from previously failed limbs, and reducing end weight of over-extended branches.

The species has a relatively good tolerance to construction activities. The City of Kelowna establishes a critical root zone as diameter at breast height (DBH) divided by 166. This would be 660mm / 166 = 3.98m. The *Best Management Practices* guidelines recommend a Tree Protection Zone (TPZ) multiplication factor of 8 for a mature tree, with high tolerance. This would work out to 66cm x 8 = 528cm or 5.28m.

The minimum required protection distance is 3.98m, while the recommended protection distance is 5.28m from the centre of stem radially to minimize negative impacts which can be incurred during the proposed construction project.

Effects of construction on trees

Tree root systems are generally confined to the uppermost meter of the soil profile. Construction activities can cause profound changes to the area surrounding a tree's root system. Access traffic, storage of materials, grading, and trenching can result in soil compaction, crushing or severing of roots, injury to aboveground portions (trunk and branches), and drainage changes.

Cutting of roots reduces a tree's ability to supply itself with water and nutrients necessary to produce the sugars and carbohydrates necessary for sustaining life. Compaction of the soil reduces air pockets in the soil and makes it more difficult for roots to grow through it. It also slows or even prevents drainage of irrigation or storm water, which can result in excessively wet conditions, leading to root rot. Breakage and injury to a tree's trunk and



branches reduce its aesthetic value, but more importantly, can leave entry points for pests and diseases.

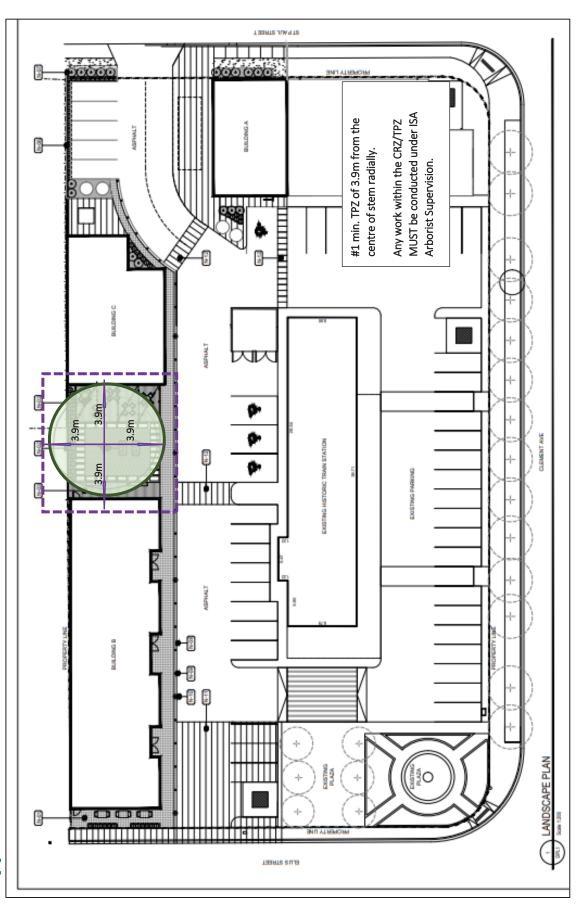
The issues above often do not appear immediately after the area surrounding a tree has been disturbed. It can be years after the project has been completed that stress signs become apparent. Reduced growth, changes in color or leaf size, branch dieback, or even tree death can follow large disturbances.

Recommendations

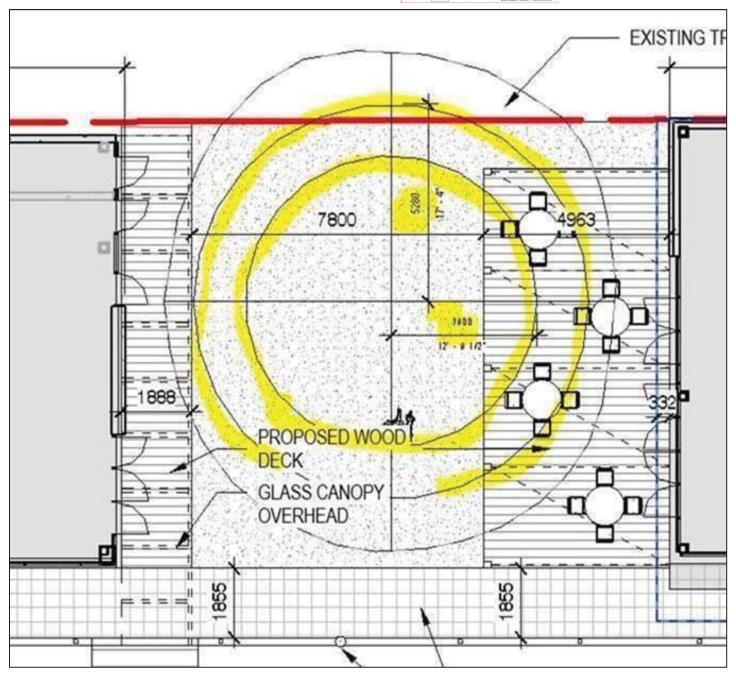
- 1. Implement a preconstruction soil care regimen to optimize soil condition and help mitigate negative impacts.
- 2. Prune to reduce end weight of over-extended branches as necessary to avoid breakage
- 3. Any clearance pruning required to accommodate the new development, and/or during construction shall be conducted by an ISA Certified Arborist (or equivalent) not construction personnel.
- 4. Coordinate the pruning schedule to take place within a month of the project start date. This will ensure enough clearance is provided prior to tree canopy regrowth.
- 5. Establish the tree protection fence prior to the start of any construction activities.
- 6. Any disturbance within the CRZ/TPZ/TPF including but not limited to demolition, construction, grading, trenching, and/or landscaping is to be conducted under ISA Certified Arborist (or equivalent) to monitor the impacts within the critical root zone, and potential root damage.
- 7. Maintain all scopes of work and construction activities, including landscaping outside of the established critical root zone/ tree protection zone.
- 8. Implement a post construction soil care such as a root invigoration program to help decompact soil, supplement nutrients, and improve soil porosity to promote root growth.



Appendix I - Site Plans



Proposed scope of work area, approximate tree location, and TPF layout (not to scale)



TPZ layout to scale.





Appendix II - Tree Details

Tree	Species	DBH¹ cm	Height m	Canopy Radius m	Condition Class ²	Relative Tolerance	Observations/ Comments	CRZ/ TPF³ m	Recommendations
									Retain and Protect
									Prune-clearance
							Co-dominant stems with		Extend the TPF to 5.28m to increase the
							an included bark union		protection zone.
	Gingko					-poog	Wounds from previously		Have an ISA Certified Arborist supervise
1	(Gingko biloba)	99	13.3	4	Good	Moderate	failed limbs	3.9	all work within the CRZ/TPF

¹ DBH- Diameter at Breast Height measured at 1.4m above ground.

Dead

Poor-Most of the canopy displays dieback and undesirable leaf colour, inappropriate leaf size or inadequate new growth.

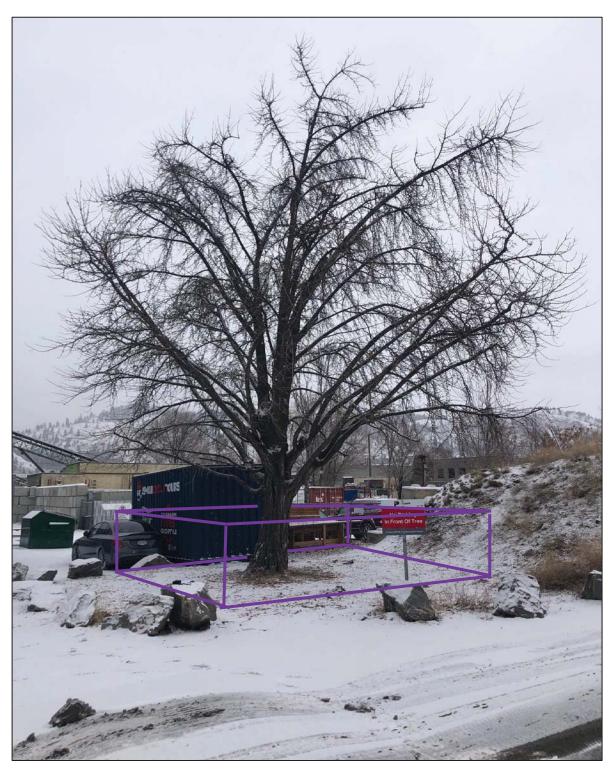
roor impost of the canopy displays uncast and undestrable real colour, mappinghister real size of madequate. Fair- Parts of the canopy display undestrable leaf colour, inappropriate leaf size, or inadequate new growth.

Good- Tree health and condition are acceptable.

² Condition Class:

³ CRZ/TPZ-critical root zone/tree protection zone-tree protection fence distance from the centre of the stem, measurements are based on the Best Management Practices and ANSI A300 Part 5 standards for managing trees during constructions, calculated at 6 to 18 times the DBH relative to species tolerance to construction and maturity.

Appendix III - Photographs



Tree #1 heritage gingko to be protected. Approximate layout of the TPF (not to scale), min. 3.9m (5.28m recommended) from the centre of stem radially.



Canopy view, showing stubs from previously failed limbs

Appendix IV - City of Kelowna Tree Protection Bylaw

Bylaw No. 8041

Schedule A SCHEDULE A Tree Protection Zone Installation Standards

PURPOSE

Tree Protection Zones involve barriers placed around trees for the prevention of damage to tree trunks, branches, and roots by any construction activities/operations.

REQUIREMENTS

- 1. Barriers are to be installed prior to any demolition, excavation, or construction on site.
- 2. Barriers must remain upright and in place throughout the entire construction process.
- 3. No incursions inside or against the Tree Protection Zone are to occur, including, but not limited to: garbage/debris storage, material or equipment storage, porta-potties, soil piling, fill or grade changes, surface treatments or excavations of any kind, equipment fueling or chemical mixing, etc.

SPECIFICATIONS FOR CONSTRUCTION

- Barriers should be a maximum of 1.2 m (~4') in height.
- At minimum, 2"x 4" construction lumber to be used for vertical posts, top and bottom rails and cross bracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm.
 - Spacing between vertical posts to be no further apart than 3.7 m (12') on center.
- Structure must be sturdy with vertical posts driven firmly into the ground. Barrier must be continuous mesh screening (e.g. orange snow fencing).
- The distance of the barrier from the tree trunk must be determined by a qualified person (arborist) based on the drip line and tree diameter, using table below:

Trunk Diameter	Critical Root Zone
(DBH measured in mm or inches)	(minimum distance of fence from trunk)
200 mm / 7.9"	1.2 m
250 mm / 9.8"	1.5 m
300 mm / 11.8"	1.8m
350 mm / 13.8"	2.1m
400 mm / 15.7"	2.4m
450 mm / 17.7"	2.7m
500 mm / 19.7"	3.0m
550 mm / 21.7"	3.3m
600 mm / 23.6"	3.6m
750 mm / 29.5"	4.5m
900 mm / 35.4"	5.4m
1000 mm / 39.4"	6.0m

Minimum Critical Root Zone Calculation: divide DBH (mm) by 166 Example: 800 mm divided by 166 = 4.8 m minimum distance from trunk



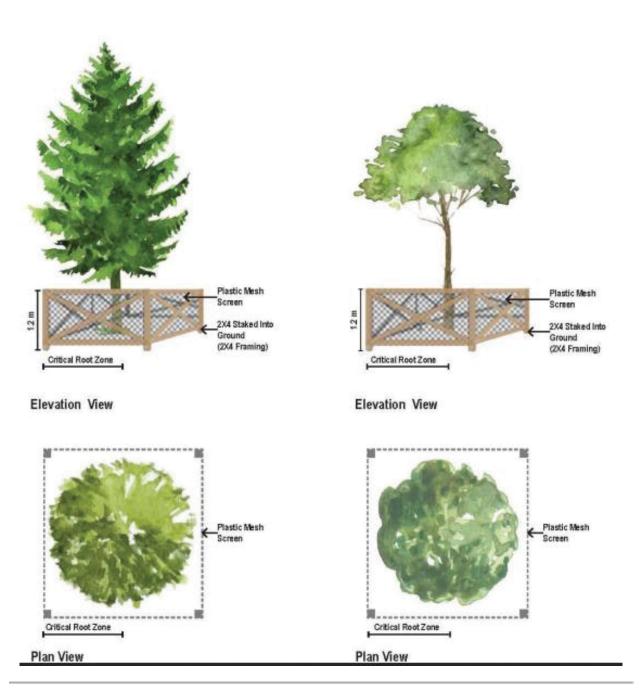
Consolidated Bylaw No. 8041 - Page 11.

Visible signage must be posted advising that encroachment inside the protected area is forbidden.
 Signage to be posted on at least two sides (weather-proof, 11"x17" minimum size). Sign must read:

NO ENTRY

Tree Protection Zone
If barrier has fallen over report immediately for repair
Phone: (xxx) xxx-xxxx

Figure 1 - Standard Tree Protection Zone Barrier Examples



Appendix V - Assumptions and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication of use for any purpose by any other than the persons to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

This report, or any copy thereof, shall not be conveyed, in whole or in part, by anyone, including the client, to the public via any media type or outlet, without the prior expressed consent of the consultant specifically as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualification.

This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems of deficiencies of the plans or property in question may not arise in the future.

Appendix VI - Certificate of Performance

I, Adela Parlesak, certify that:

I have no current or prospective interest in the trees on the property, and have no personal interest or bias with respect to the parties involved;

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;

No one provided significant professional assistance to me, except as indicated within this report;

My compensation is not contingent upon the reporting of a predetermined conclusion that factors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am an International Society of Arboriculture Board Certified Master Arborist # PN-8202BT, and am tree risk assessment qualified. I am a member in good standing of the International Society of Arboriculture. I have been involved in the field of Arboriculture in a fulltime capacity for a period of nine years.

Signed: _	Re	1-0	Date:	February 24, 2023



CITY OF KELOWNA

MEMORANDUM

Date: June 15, 2023

File No.: HRA22-0001 R1

To: Urban Planning Management (BC)

From: Development Engineering Manager (NC)

Subject: 1175-1177 Ellis St Heritage Revitalization

The Development Engineering Branch has the following comments and requirements associated with this Heritage Revitalization Agreement to develop three commercial buildings located along the perimeter of the subject property, which surrounds the restored and heritage designated CN Train Station building. All requirements will be applicable at time of Building Permit. The Development Engineering Technician for this project will be Sarah Kelly (skelly@kelowna.ca).

1. General

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the right to update/change some or all items in this memo once these time limits have been reached.
- b. This property is located within an area identified by the City of Kelowna as possibly suited for groundwater recharge, increasing the site coverage will require consideration of increased storage capacity for onsite drainage system.

2. Domestic Water and Fire Protection

- a. The subject lot is located within the City of Kelowna water supply area. The existing lot is serviced with a 150mm diameter water service. Only one service is permitted per legal lot. If necessary to service new commercial buildings, the Applicant, will arrange for the removal of the existing service and replacement with one larger, metered, service.
- b. The Bylaw requirement for minimum available fireflow to commercial lots is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the necessary fire flows, the applicant must upgrade the existing system at their cost. Please contact the development technician for this file to arrange for formal modelling analysis to be completed.
- c. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant must demonstrate that both the calculated FUS fireflow demand and the internal building sprinkler demand of the proposed development does not exceed 150 L/s.



3. Sanitary Sewer System

a. City records indicate that the subject lot is currently serviced with a 150mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot.

4. Storm Drainage

- a. The property is located within an area identified by the City of Kelowna as possibly suited for groundwater recharge. For consideration of on-site disposal of drainage water, safe use of infiltration is to be confirmed with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering. The Lot Grading Plan must show the design and location of this system.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A Stormwater Management Plan for the localized area of the site being developed; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage. SWMP is required to address increase in the site coverage and resulting increased storage capacity necessary for onsite drainage system.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. City records records indicate that the subject lot is currently serviced with a 150mm diameter storm service. The Applicant's Consulting Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot.
- f. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. Road Improvements

a. Relocation of existing driveway access off St Paul St will require removal of existing concrete letdown, depressed curb, and driveway asphalt. New driveway location must be formalized with a concrete letdown, maximum 6m in width. Boulevard to be restored with landscape and irrigation which meets requirements of Bylaw 7900, Schedule 4.



- b. Public sidewalk on Ellis St to remain as concrete sidewalk to match City standard details, replacement with stamped concrete to match onsite Train Station crossings not permitted.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

6. Electric Power and Telecommunication Services

- a. The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

7. <u>Geotechnical Report</u>

- a. Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
 - <u>NOTE</u>: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.

8. Design and Construction

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





- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Charges and Fees

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).

Nelson Chapman P.Eng.

Development Engineering Manager

SK





City of Kelowna Planning Department 1435 Water Street Kelowna BC, V1Y 1J4 Sep 7, 2022

To whomever it may concern,

RE: Kasian Architecture Infill Proposal at 520 Clement Ave. (aka 1177 Clement St.) - Kelowna

This report is to comment on the appropriateness of two new proposed infill buildings and an extension to the existing liquor store, at the corner of Clement Avenue and Ellis Street, the site of the CN Station, a listed property on the Kelowna Heritage Register which received municipal heritage designation (bylaw 10268) in 2009. The below observations consider the proposal's alignment with additions to historic places in the Standards & Guidelines for the Conservation of Historic Places in Canada and with Kelowna's Heritage Objectives as outlined in Chapter 11 of the OCP.



Render of the proposed Building B on the CN Station site. source: Kasian Architecture.



I have worked with the architects to create a site proposal that positively contributes to the evolution of this intersection, and that preserves and celebrates the special character and quality both of the CN Station and the North End industrial district. The overall proposed development does not negatively impact the heritage value of the historic place nor its character defining elements, but rather enhances it. This development proposal represents a thoughtful evolution of what is currently an under-built site (with an unsightly area at the northeast corner) to include higher density, new, relevant and ongoing uses and the further enhancement of the CN Station building. I see this proposal as a general improvement of the site to become a cohesive, complete complex, inspired by and centred around the heritage asset - the CN Station building.

The proposed drawing set in the Kasian Architecture application is a result of our collaboration.

Heritage status

Before the City of Kelowna protected the building with a municipal heritage designation by-law in 2009, the building had already been identified by the Historic Sites and Monuments Board of Canada in the early 1990s as one of over 100 Heritage Railway Station across Canada, protected through the Federal Heritage Railway Stations Protection Act.

Evaluating heritage values and significance

The CN train station's historic heritage value is extremely high. It not only represents the final stage in the transformation of Kelowna's economy from water-based to land-based access, connecting Kelowna directly to a national rail system, but also the significant economic growth for Kelowna and the entire Okanagan region sparked by the arrival of the CNR. The new railway connection created the impetus for the construction of packing houses, canneries and numerous other industrial facilities in the in the North End in late 1920s, shifting Kelowna's main industrial district from the waterfront to this northeast section of the city.

Its architectural value lies in its representation of an example of the CNR Architectural Division's modest interwar station designs. Its practical scale and simple design reflect the small population (approximately 3000 residents) and estimated cargo activity of Kelowna in the mid-1920s. Notwithstanding its modest scale, the combination of masonry materials (stone, brick and stucco), brick quoined corners and trim, elegant wood doors and windows, prominent roof with eyebrow dormers and deep overhang, give it a harmonious and handsome appearance.

Its conversion into a restaurant has returned what was a relatively underused building with limited public access to being a well-loved gathering place, as perhaps it was perceived when it still served as a passenger train station in its first 4 decades. Its social and historic value have been acknowledged through both federal and municipal protection and through its popularity today as the Train Station Pub.



Identification of the character defining elements of the property

The Kelowna Heritage Register Statement of Significance lists the following CDEs:

- Good example of an historic train station, unique in Kelowna
- Characteristic many CN railway stations built between the wars
- Large roof proportions in relation to the building mass
- Steeply pitched hipped roof with small gables cut into the ends, and with deep, bellcast eaves and six eyebrow dormers
- Long, thin building form
- Projecting bay window for the operator on the north side
- Loading doors at the east end
- Red brick quoins at the corners
- Fieldstone lower walls, with battered (tapered) elevation, capped by a string course
- Stucco walls (painted cream) above the fieldstone / string course
- Wood, double-hung one-over-one window sash, brick framed

Given the heritage values articulated in the previous section, it would be appropriate to also to include its original corner location on Clement and Ellis, the gateway to the 'new' North End industrial area, as a character defining element, and well as its high visibility and status as a landmark. I'd also clarify the character of the original windows which are mostly large, commercial/industrial assemblies spanning from just below the roof eaves to the stone foundation (the most visible window on the Ellis elevation is a triple assembly). The railway garden and large Ginkgo tree are also considered contributors to the heritage value of the site.

Recommendations and strategies to inform the design of the new development

Thanks to the arrival of the CN Railway in 1926, Kelowna began to grow so rapidly, that the scenario of a lone train station building lasted only a few years, as the initial cohort of late 1920s industrial buildings grew around it, and even more so with the subsequent mid-century buildings added after the loop expansion of the rail lines in 1948. Today, Kelowna's status as the largest city in the Okanagan and the fastest growing in the province, is bringing consistent and rapid change to the built environment, mostly reflected in increases in density and height. The immediate area around the CN train station has been rezoned for higher density and two of the four corners of the subject intersection now house high-rise towers, directly across the street from the CN station.

The proposed infill buildings, Buildings B, C and the extension to Building A, all need to respond to the above mentioned context - that the CN Station is an incredibly significant regional, municipal and local (North End) landmark located at an intersection that may be the fastest and most dramatically transforming intersection in BC. Working with Kasian Architecture we used the following principles to finalize the development proposal:

- The CN Station visibility must not be disrupted



- Its modest scale and design cannot be overshadowed
- The infill buildings represent a transition in height and density between the low and sparsely built industrial area and the high-rise towers
- The infill buildings' design should not be generic, but should take cues from the historic place and the industrial character of the area.

The proposed development incorporates these guidelines through:

- The siting of the new buildings leave ample space around the CN Station building to be visible and remain the feature of the site.
- The largest and most visible of the new buildings, Building B, takes direct cues from the CN Station building by applying a unique treatment to its ground floor and a simplified design and colour scheme for the upper levels, so as to keep passerby's eyes at the street level and on the relationship between Building B and the historic train station, especially on the two prominent elevations the west and south elevations.
- The infill buildings range from one to five storeys, offering that middle range transition height to higher developments nearby.
- The infill buildings feature references to the historic train station through:
- Building A and C's modest scale, single storey height, stucco cladding and brick details
- Building B's unique ground floor design and colour treatment including the use of brick detailing on this first floor only
- Building B's ground floor Ellis elevation composition mirrors the train station's Ellis elevation by featuring a solid centre with windows on the ends while the train station features a glazed centre with solid ends.
- All building's industrial-inspired window assemblies with compositions similar to those of the train station's (use of multi assemblies with transoms)

The Standards & Guidelines standard 11 - 'additions to historic places', requires additions to be "physically and visually compatible with, subordinate to and distinguishable from the historic place¹."

Distinguishability - The infill buildings all read as a clearly contemporary structures, which is both honest (it doesn't create confusion about what is historic and what is new) and traditional (architects in the past never imitated traditional design but applied the trending designs of their time, which allows us to easily read and interpret historic and mixed-era streetscapes).

Compatibility - Buildings A and C are compatible with the CN Station in height, scale and the use of stucco and brick cladding. Building B pays homage to the train station through a design emphasis on the ground floor with references to the train station design and composition including a similar ground floor height, vertical brick columns, and southwest canopy cables

¹ Standards and Guidelines for the Conservation of Historic Places in Canada - page 23



that emulate the angle of the station hip roof. All the infill building have industrial-inspired window assemblies with compositions similar to those of the train station's. All three buildings read as industrial/commercial buildings as fitting to the historic character of the North End industrial district.

Subordinate - Additions can be large, but they must not 'steal the show' from the historic place. All three infill buildings lack the traditional ornamentation of the CN Station as expressed in its brick quoins and in curved architectural details such as the bellcast roof and eyebrow dormers. These three more simply-finished buildings leave the CN Station as the central, most intricate feature on site. The additional 3.5 storeys on Building B are downplayed through a muted colour scheme and simplified finishes keeping the focus on the ground floor and that level's relationship with the CN Station.

Finally, as the railway garden and large Ginkgo tree are also considered contributors to the heritage value of the site, the developments' retention and highlighting of these two assets as focal points, and the development's overall pedestrian-focused approach, help to improve public engagement and animation of this important historic place.

Summary

It is my professional opinion that the development proposed here by Kasian Architecture is a good model of conservation and evolution for a historic site. Heritage Conservation is a tool for managing change in historic places. Historic properties should be able to thoughtfully change and evolve, especially when these changes include relevant and sustainable uses. In this case, the protected building is not being altered in any way, and ample space is being left between it and the infill buildings. This proposed cohesive development of the site completes a revitalization intent initiated in 2010 and represents thoughtful, sensitive change at a high visibility intersection in Kelowna with high heritage value. The proposal as a whole respects and reflects the heritage values of the property, follows the national Standards for additions to historic places, and meets the objectives articulated in Kelowna's OCP chapter 11 - Heritage.

Yours Truly,

Elana Zysblat, BCAHP

heritage consultant

Report to Council



Date: June 24, 2024

To: Council

From: City Manager

Subject: 2023 Annual Report and Statement of Financial Information

Department: Financial Services

Recommendation:

THAT Council receives, for information, the 2023 Annual Report for the year ended December 31, 2023;

AND THAT Council receives, for information, the 2023 Statement of Financial Information report that includes: Council Remuneration and Expense Report, Schedule of Remuneration and Expenses paid to or on behalf of each employee, Schedule of Payments to Suppliers of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions.

Purpose:

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

Background:

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

Discussion:

Public Review

The Community Charter requires that the public is informed that the report is available for review two weeks prior to Council's consideration of the annual report. Between Friday, June 7 and Monday, June 24, the Annual Report was shared with the community via kelowna.ca (homepage highlights and

community stories), newspaper advertising, social media (Twitter, Facebook, Instagram, LinkedIn, YouTube), and City email newsletters (Annual Report and City Views). As part of the communications campaign to drive community awareness of the report, members of the public were invited to submit feedback and ask questions in writing or in person at the June 24 Council meeting.

The 2023 Annual Report was published on **kelowna.ca/annualreport** on June 7, 2023 and was promoted through short-form videos on YouTube, City Views e-newsletter, and also shared via LinkedIn and the City's Communities Stories Page.

Annual Report

On April 30, 2024, the Audit Committee reviewed the City of Kelowna's annual Consolidated Financial Statements for the year ended December 31, 2023; these statements were subsequently approved by Council on May 13, 2024.

The 2023 annual report summarizes the City's financial and non-financial accomplishments through a period of dynamic change as we continue to use innovative ways to leverage technologies and collaborate in problem solving; delivering the services and infrastructure required for a rapidly growing community. Amid this rapidly changing environment the City of Kelowna showcased its ability to adapt and thrive, while continuing to demonstrate resiliency, agility, and prosperity.

The 2040 Official Community Plan, 10 Year Capital plan, 20 year servicing plan, along with our community led Imagine Kelowna vision and extensive public engagement, work in tandem to provide clear direction to help deliver on our goals of a more sustainable, equitable future.

The 2023 Annual Report is structured to highlight and reflect on the important groundwork that has been laid over the past year, as well as the opportunities ahead to advance the Imagine Kelowna vision and move forward with a focused, community centred approach. Highlighted sections in the report include updates and achievements in key community and corporate focus areas including crime and safety, affordable housing, homelessness, transportation, agriculture, climate and environment, digital transformation, active financial management, and our people.

Tax Exemptions

A report on permissive tax exemptions granted by Council is included in the annual report. The amount reported in this section includes the municipal portion of taxes exempted for the year 2023 as required under the *Community Charter*. A report is also included on Development Cost Charges (DCC) to indicate the activity for charges received, expenditures made and any waivers or reductions for each DCC group.

Statistical Review

Within the annual report, following the audited Consolidated Financial Statements and Notes to the Consolidated Financial Statements, is the Statistical Review, in graphic format, for the years 2019 – 2023.

Statement of Financial Information

The 2023 Council Remuneration and Expenses report, Employee Remuneration and Expenses report, and Schedules of Payments for the Provision of Goods & Services and Grants & Contributions are prepared annually as part of the *Financial Information Act* reporting requirements.

The 2023 Employee Remuneration report shows an increase of 80 staff earning more than \$75,000 over 2022 – management staff increased by 18, IAFF staff increased by 2, and CUPE staff increased by 60. These increases are largely the result of a combination of incremental wage increases from collective agreements, and higher staffing levels to support the increased operating activity and capital delivery to meet the demands of a growing community.

The City provides hundreds of services that require a wide variety of education and specialized qualifications. The City must also compete with the public and private sectors to recruit and retain employees who are qualified to fill these positions. Kelowna, as one of the fastest growing cities over the past five years, needs to ensure staffing levels keep up with the demand for services.

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

Rem	uneration Com	nparison 2023 -	2022
>\$75,000	2023 Numbers	2022 Numbers	Change
Management	183	165	18
IAFF	140	138	2
CUPE	327	267	60
TOTAL	650	570	8o

The total employee remuneration for 2023 increased by 8.9 per cent, or approximately \$8.3 million to \$100.7 million. This increase can mainly be attributed to contract and staffing rate increases along with retroactive payments during the year. The growth in staffing level, which supports the current and improved services for an expanding City, also added to this increase.

The City of Kelowna continues to support the business community through supplier payments. In 2023, the City provided payments to suppliers amounting to \$463 million which increased \$72 million from the prior year. The number of suppliers also increased by 68. These increases are largely due to a combination of an increase in operations and capital project activity along with other economic challenges such as inflationary.

Supplier Payment Comparison 2023 – 2022 (\$0005)				
Supplier Payments	2023	2022	Change	
>\$25k	\$453,548	\$384,117	\$69,431	
Less than \$25k	9,835	6,843	2,992	
TOTAL	\$ 463,383	\$390,960	\$72,42 3	
# of suppliers >\$25k	579	511	68	

The following table outlines the top 10 suppliers for total amounts paid in 2023.

Top 10 Suppliers (excl. Other Tax Authorities)		
Supplier's Name	Amount (\$)	
YOUNG ANDERSON "IN TRUST"	32,470,917	
PENSION CORPORATION	16,378,675	
BC TRANSIT	12,322,512	
CGL CONTRACTING LTD	9,058,931	
EMIL ANDERSON CONSTRUCTION (EAC) INC	8,530,490	
R&L CONSTRUCTION LTD.	6,680,995	
ACRES ENTERPRISES LTD.	6,563,726	
FORTIS BC	6,429,335	
PONDS VENTURES INC.	5,963,048	
PCL CONSTRUCTORS WESTCOAST INC	5,871,798	

Conclusion:

The 2023 annual report reflects on how the City is adapting and thriving amid rapid change. The City's financial position continued to grow in 2023 despite the changing economic environment and associated challenges. Monitoring annual progress reporting on Council Priorities along with deliberate and persisted attention to our financial principles and strategies are essential as we continue to face these challenges in delivering the sustainable services required, now and for the future, for our rapidly growing community.

Internal Circulation:

- J. Sass, Divisional Director Financial Services
- S. Leatherdale, Divisional Director Corporate & Protective Services
- T. Wilson, Media Relations Manager
- C. Judson, Communications Consultant
- L. Corcoran, Acting Divisional Director Corporate Strategic Services

Considerations applicable to this report:

Legal/Statutory Authority:

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

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

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

Considerations not applicable to this report: Legal/Statutory Procedural Requirements: Existing Policy: Financial/Budgetary Considerations: Consultation and Engagement: Communications Comments:

Submitted by: M. Friesen, Controller, Financial Services

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



Kelowna, B.C., Canada For the year ended December 31, 2023

For the year ende.



A Year of Action, Collaboration, and Innovation



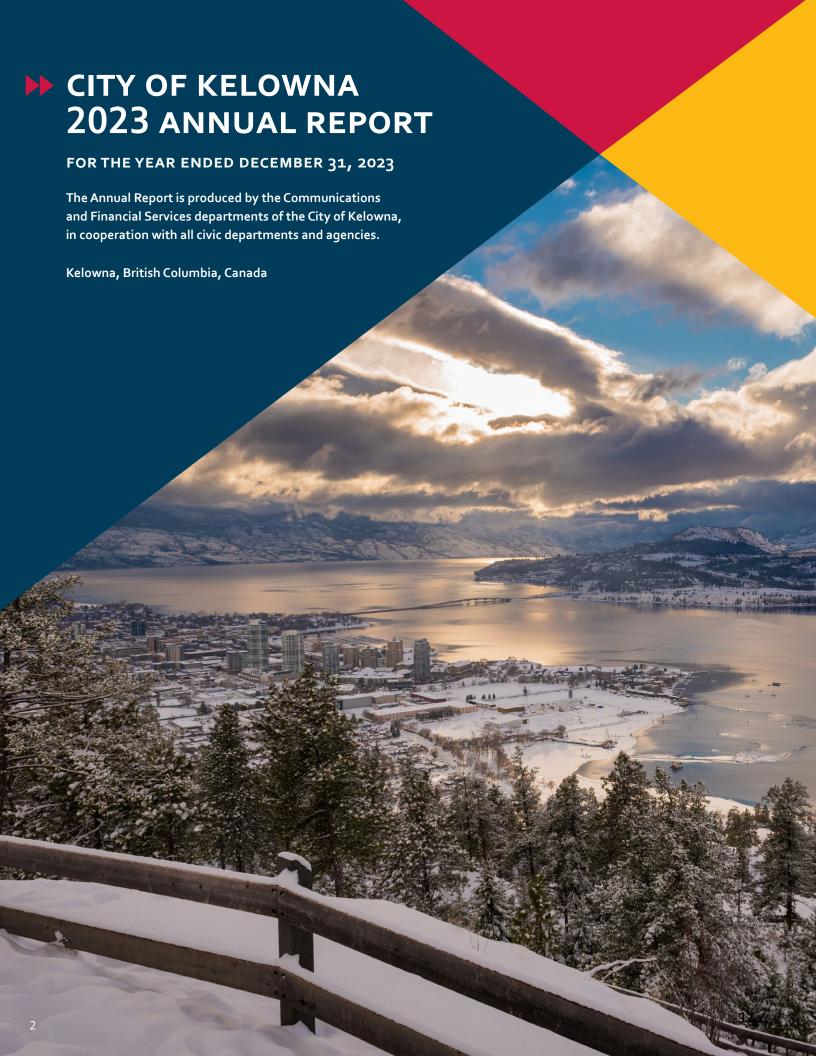


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MESSAGE FROM THE MAYOR

Kelowna is in a pivotal time in its evolution—one full of great opportunities and some pressing priorities. As I reflect on the past year, I am filled with gratitude and admiration for all that we have accomplished together.

As your Mayor, I have had the privilege of working with a Council that is committed to tackling the strategic shifts, improvements and changes that are important to the community. Over the past year, together with our community partners and other levels of government, we took bold and decisive actions to improve the quality of life and wellbeing of our residents and businesses.

Despite the devastating wildfire season that impacted our residents and community on many levels, we have shown resilience, collaboration, and innovation in our collective efforts to build a stronger, safer, and more sustainable city.

We invested in crime and safety, affordable housing, homelessness, transportation, agriculture, and climate and environment. We also leveraged our partnerships with the Province of BC and Government of Canada, community organizations, and the private sector to secure funding, resources, and support for important programs and projects to improve quality of life for our residents.

Kelowna stands at the cusp of an exciting era. Tackling our community's priorities head on, and making way for some of the most ambitious capital and infrastructure projects in the city's history, underscores our focus on action. And preserving what we already love about our city demonstrates a commitment to both tradition and progress.

Through our 2040 Official Community Plan, we are strategically managing our community's incredible growth, while seizing the opportunity to create a city like no other. As we move forward, our focus on action remains unwavering. We're not just addressing issues; we're leveraging opportunities to create a city that exemplifies resilience, progress, and inclusivity. Kelowna's future is a testament to the strength of unity, innovation, and a collective determination to turn challenges into triumphs.

Through a fiscally responsible manner, work is continually being done to ensure we deliver on more infrastructure projects that our community, growing at an exponential rate, not only deserves, but needs. This year we will invest \$95 million in infrastructure projects that improve quality of life for residents, including \$21 million toward creating and improving spaces where community gathers. We will invest approximately \$422 million in upgrades to airport infrastructure in the



next 10 years to better meet the needs of our growing region, and significant progress is being made in advancing key infrastructure projects across Kelowna through the Building a Stronger Kelowna initiative. We are making these investments because we believe that they are essential for the future of our city, our business community and quality of life. We want to create a city that is safe, livable, accessible, and prosperous—a city that is ready for growth, and ready for the future.

While there is much to celebrate from last year, we also recognize we have a lot of work to do. As we look ahead to 2024, we are committed to continuing our pace forward. We have an ambitious and strategic plan to continue investing in our city's future, and to deliver on the Imagine Kelowna vision. To achieve the best possible future for Kelowna, we must continue to collaborate to seize its potential and find innovative solutions that foster our collective progress. We have a bright future ahead of us, and the opportunity to shape it together.

MESSAGE FROM THE CITY MANAGER

On behalf of the City of Kelowna Senior Leadership Team and Council, I am pleased to present the 2023 Annual Report, an important yearly snapshot of the activities undertaken throughout the year for the collective good of our community.

As public servants we are responsible for delivering essential services, programs and targeted, progressive initiatives that bring the community's vision to life. Our core values innovate to make things better, act as one team, serve proudly and lead responsibly—establish the common expectations of how we show up each day and how we approach our work.

As City Manager for the past six years, I have witnessed our staff embodying these values consistently, but 2023 truly stood out as a year defined by our unwavering commitment to innovation, bold leadership, collaborative action, and unity. It marked a significant leap forward in our dedication to forward-thinking strategies, seizing opportunities, and embracing novel approaches to elevate the effectiveness of our city's operations and services.

January 1 to December 31, 2023, was a year of digital transformation and finding ways to enhance transparency and improve the lives of residents through access to online services, technological innovation, and collaborative problem-solving. Developing strong communities that lead, through creativity, innovation, and partnerships is the future.

Our grant work sped Kelowna light years ahead and positioned the City as a municipal leader in advocacy, partnerships and non-taxation revenue streams. The City received an investment of \$100 million through grants and direct awards from senior government that will advance key infrastructure, transportation, community safety, affordable housing, environmental and childcare projects in our community. Community partnerships with organizations like Okanagan College, University of British Columbia Okanagan and Okanagan Regional Library will continue to be the way forward in delivering valuable facilities, programs and services.

In terms of financial management, 2023 marked the transformative journey towards service-based budgeting. The impact of this transition is profound and far-reaching. By aligning our budget with service delivery, benchmarking ourselves against other local governments, and measuring our results publicly, we are not only maximizing efficiency but also enhancing transparency and accountability. Through meticulous data analysis and strategic planning, we are streamlining processes, optimizing resource allocation, and ensuring that every dollar invested yields tangible benefits



for our community and contributes directly to the wellbeing of our residents.

In looking ahead, we remain committed to innovation and redefining the way local government is perceived in the eyes of the tax paying public. I couldn't be more excited about the future of our great city and proud of the effort and commitment of our staff to deliver the priorities of Council and our community.



OUR COMMUNITY

Kelowna is a vibrant mid-sized city located in the southern interior of British Columbia, Canada. One of the fastest growing cities in the country, it is situated in the heart of the Okanagan Valley, surrounded by mountains, lakes and vineyards. With a population of more than 160,000 people, it is the largest city in the Central Okanagan.

Kelowna's diverse economy includes a mix of industries such as agriculture, manufacturing, retail trade, construction, technology, healthcare and tourism. The region is renowned for its wine industry and is home to a top-ranked college and university, a world-class teaching hospital, the second largest trade school in the province, and Kelowna International Airport, one of the largest economic drivers

in the Southern Interior. A growing hub for technology and aerospace-related companies, Kelowna is fast becoming an economic powerhouse and remains one of the area's most sought-after tourist destinations.

Kelowna's natural environment is a cornerstone of its identity, supporting the community's health, economy, and livability. The city offers numerous parks, trails, beaches and recreational facilities, which provide a range of activities for residents and visitors, including hiking, biking, golfing, swimming, and boating. This, coupled with a diverse economy and vibrant arts and culture scene featuring multiple festivals and events throughout the year, bolsters a strong sense of community and high quality of life.



>> 2022 CITIZEN SURVEY

2022 Citizen Survey





81% community as

being safe

Top issues for citizens





level and quality of City services

21% say "rising cost of living" is the #1 reason why quality of life has worsened

Social issues

Transportation

Crime

agree the City is inclusive and accepting of all

Say they receive good value for their City taxes

Top contributors to quality of life:

18% growing steadily

better/more accessible parks & outdoor spaces

more recreation facilities/services

Top 5 priorities for investment

- 1. Addressing social issues
- 2. Diverse housing options
- 3. Traffic flow management
- 4. Fire services
- 5. Drinking water

SOURCE: KELOWNA CITIZEN SURVEY, IPSOS. 2022



162,095

RESIDENTS CALL KELOWNA HOME

66.4% ARE 25-64 YEARS 29% ARE 65 YEARS +



+5.7% INCREASE FROM 2022



66,427 HOUSEHOLDS

63.67% FAMILY HOUSEHOLDS 31.9% HAVE CHILDREN





63.6% HOMES OWNED 36.3% HOMES RENTED



\$111,543 AVERAGE HOUSEHOLD INCOME

63.9% LABOUR FORCE PARTICIPATION

49.2% POST SECONDARY EDUCATED

SOURCE: 2023, ENVIRONICS ANALYTICS

KELOWNA'S TOP SECTORS



1 HEALTH CARE AND SOCIAL ASSISTANCE



7 RETAIL TRADE



3 CONSTRUCTION

FASTEST GROWING INDUSTRY BY SECTOR



1 PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES



2 HEALTHCARE AND SOCIAL ASSISTANCE



3 EDUCATION SERVICES

SOURCE: CENTRAL OKANAGAN ECONOMIC PROFILE 2023 EDITION

\$2.4 BILLION

TOURISM ECONOMIC OUTPUT

SOURCE: 2022–23 ECONOMIC IMPACT SUMMARY KELOWNA & CENTRAL OKANAGAN, TOURISM KELOWNA



2000 HOURS OF SUN EVERY YEAR

SOURCE: CENTRAL OKANAGAN ECONOMIC DEVELOPMENT COMMISSION ECONOMIC PROFILE (2023)

235 PARKS AND BEACHES





86 PLAYGROUNDS

RECORD BREAKING

IN BUILDING PERMITS

46 PER CENT FROM 2022

SOURCE: CITY OF KELOWNA (2023)

2,598

NEW BUSINESS LICENCE APPLICATIONS

+5% FROM 2022

SOURCE: CITY OF KELOWNA (2023)

2.2 MILLIONOVERNIGHT TRIPS

SOURCE: TOURISM KELOWNA (2023



TRAVEL TO WORK BY AUTOMOBILE (AS DRIVER)



TRAVEL TO WORK BY AUTOMOBILE (AS PASSENGER)



TRAVEL TO WORK BY PUBLIC TRANSIT



TRAVEL TO WORK BY WALKING



TRAVEL TO WORK BY CYCLING



TRAVEL TO WORK BY OTHER MEANS

SOURCE: STATISTICS CANADA (2021 CENSUS)

MAYOR AND COUNCIL

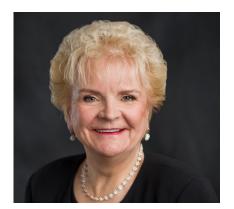
The City of Kelowna is guided by an elected mayor and eight councillors for a four-year term (2022–2026). Led by Mayor Tom Dyas, Kelowna City Council is committed to being open for opportunity through community engagement and partnerships. It is consistent and transparent in decisions, creating a favourable environment for customer service, development and business in Kelowna. Council meets regularly and the public is welcome to attend any open meeting or provide feedback in writing via mail or email. Learn more at kelowna.ca/council.



TOM DYAS Mayor



RON CANNAN
Councillor



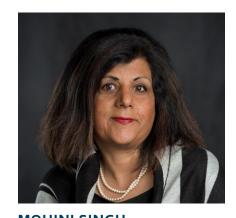
MAXINE DEHART
Councillor



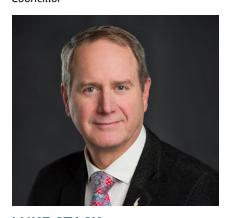
CHARLIE HODGE
Councillor



GORD LOVEGROVE
Councillor



MOHINI SINGH
Councillor



LUKE STACK
Councillor



RICK WEBBER
Councillor



LOYAL WOOLDRIDGE
Councillor

OUR ORGANIZATION

The City of Kelowna is a municipality located in the southern interior of British Columbia. Governed by the Community Charter and Local Government Act, the 1000-employee-strong organization is responsible for providing essential services, including clean drinking water, wastewater systems, landfill and waste management, parks and recreation, fire protection, transportation, community planning and environmental stewardship. Taking into account operational costs and capital requirements for future growth and community needs, on average, it manages an annual budget of approximately \$637.4 million (2019–2023 five-year average). The City is committed to generating own source revenues and partnerships. On average, only approximately 25 per cent of the City's budget is funded through annual taxation. Other revenue sources include reserves, grants, users fees and income from self-funding business units including Kelowna International Airport and the City's water utility and solid waste operations. Through strong financial management, the organization's goal is to maintain, grow and improve local infrastructure and community services, and ensure a high quality of life for citizens.

Council Priorities 2023–2026 identifies the strategic shifts, improvements and changes that are important to Council, the community and the organization. The public Progress Report at opendata.kelowna.ca is an interactive online report showing how the City is taking action and making progress, demonstrating Council's commitment to transparency and accountability.

Working together with the Annual Report to keep the public informed of City projects and progress are the City's website (kelowna.ca), email newsletters, and a variety of social media channels designed to spark conversation and connections with our community. Citizens can also provide input and be involved on key projects through the City's online engagement platform getinvolved.kelowna.ca. Engaged citizens help build strong neighbourhoods and create a city that is welcoming and inclusive.

ORGANIZATIONAL CHART



OFFICE OF THE	KELOWNA INTERNATIONAL AIRPORT	PLANNING & DEVELOPMENT SERVICES	PARTNERSHIPS & INVESTMENTS	INFRASTRUCTURE	ACTIVE LIVING & CULTURE	CORPORATE & PROTECTIVE SERVICES	CORPORATE STRATEGIC SERVICES	FINANCIAL SERVICES
Laura Bentley	Sam Samaddar	Ryan Smith	Derek Edstrom	Mac Logan	Jim Gabriel	Stu Leatherdale	Carla Weaden	Joe Sass
City Clerk	Airport Director	Divisional Director	Divisional Director	General Manager	Divisional Director	Divisional Director	Divisional Director	Divisional Director

FINANCIAL STRATEGY: STRENGTH & STABILITY

Sound financial strategy is the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. Read more about our financial management strategies on page 47.

FINANCIAL STRATEGY

- Assets New
- Assets Renew
- Debt
- Development Financing
- Grants

Operations

- Reserves and Surplus Funds
- User Fees and Charges
- Partnerships and Enterprise
- Property Taxation

FINANCIAL PRINCIPLES

- Sufficient
- Pragmatic

Flexible

Transparent

Balanced

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

• Community Trends Report

DECISIONS

FINANCIAL

PLANS THAT INFLUENCE

PERFORMANCE MEASUREMENT

Knowing the Difference We're Making

City of Kelowna's corporate-wide performance measurement program is an integral part of how we work and key to achieving our desired results. Publicly measuring our corporate performance allows us to evaluate our programs, services and processes to ensure our investments of time and resources best serve our citizens and community priorities. The performance measures are tied directly to operational goals and council priorities, and tell the story of results to improve effectiveness, visibility, transparency and accountability.

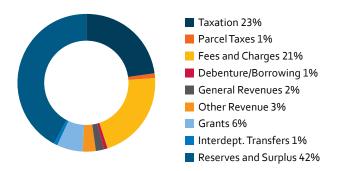


2023-2026 COUNCIL PRIORITY PROGRESS RESULTS



Learn more at opendata.kelowna.ca.

2023 REVENUES BY SOURCE (%)



SOURCE: 2023 FINANCIAL PLAN FINAL BUDGET VOLUME 3



>> CIVIC & COMMUNITY AWARD WINNERS



49TH ANNUAL CIVIC & COMMUNITY AWARD RECIPIENTS

Honouring individuals and organizations for outstanding contributions and achievements in 2023 that directly benefited the community, making Kelowna a great place to live, work and play.

BARRY LAPOINTE

Anita Tozer Memorial Award

MILT STEVENSON

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

FARMING KARMA FRUIT COMPANY

Champion for the Environment Award

Corporate Community of the Year Award

STEPHEN JEFFERYS

Honour in the Arts Award

BEN ANDERSON

Teen Honour in the Arts Award

TOR BROUGHTON

Young Citizen of the Year Award

OKANAGAN FOREST TASK FORCE

Central Okanagan Foundation Volunteer Organization of the Year Award

CHERYL BROWNE

Bob Giordano Memorial Award Coach/Sport Administrator of the Year

EMMA PINKERTON

Augie Ciancone Memorial Award / Young Female Athlete

NASH SEMENIUK

Augie Ciancone Memorial Award / Young Male Athlete

MALINDI ELMORE

Female Athlete of the Year Award

JUSTIN TOWILL

Male Athlete of the Year Award

KSS OWLS AAA BOYS VOLLEYBALL TEAM

Bryan Couling Memorial Award / Athletic Team of the Year





AWARDS & RECOGNITION

GOVERNMENT FINANCE OFFICERS ASSOCIATION CANADIAN AWARD FOR FINANCIAL REPORTING

2022 Annual Report

This is the 21st consecutive year the City has received the award recognizing excellence in governmental accounting and reporting.



Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

City of Kelowna British Columbia

For its Annual Financial Report for the Year Ended

December 31, 2022

Christopher P. Morrill

Executive Director/CEO

GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD

2023 Financial Plan

This is the 22nd consecutive year the City has received the highest form of recognition for governmental budgeting.

DOUG GILCHRIST, CITY MANAGER, CITY OF KELOWNA

RI Medal of Excellence in Ingenuity
Real Estate Institute of British Columbia (REIBC) Awards

SAM SAMADDAR, CHIEF EXECUTIVE OFFICER, KELOWNA INTERNATIONAL AIRPORT

Business Leader of the Year
Kelowna Chamber Business Excellence Awards

RYAN SMITH, DIVISIONAL DIRECTOR, PLANNING AND DEVELOPMENT SERVICES, CITY OF KELOWNA

President's Award

Local Government Management Association (LGMA) Awards

FACE HOMELESSNESS PUBLIC AWARENESS CAMPAIGN FUNDED BY THE PROVINCIAL STRENGTHENING COMMUNITIES' SERVICES GRANT

Gold Quill Award of Merit – Diversity, Equity & Inclusion

FIRESMART COMMUNITY CHIPPING PROGRAM

Community Energy Association Climate & Energy Action Award – Community Planning & Development

AI CHATBOTS

Municipal Information Systems Association of British Columbia Spirit of Innovation Award

COUNCIL PRIORITIES

Council Priorities are the strategic shifts, improvements and changes Council wants to see during their term of office. They are in addition to the essential services the City provides every day from first responders and clean drinking water to safe roads and recreation. Council Priorities work alongside other pivotal City strategies, such as the Official Community Plan, 10-Year Capital Plan, 20-Year Servicing Plan, and *Imagine Kelowna*.

A reduction in corporate and community greenhouse gas (GHG) emissions.								
restored natural								
A climate lens is applied to City								
decision making. Enhanced climate mergency planning and response programs.								
Active Financial Management								
Priority-aligned budgeting.								
Increased non-tax revenue. Digital Transformation								
Improved online service experience.								
Data is used to inform decision making.								
mergen and re								

>> 2023: BEYOND THE CURVE

A YEAR OF ACTION, PROGRESS, AND INNOVATION

While key to livability and quality of life, creating a city of the future isn't just about building smart architecture and sustainable infrastructure—it's about daring to be bold in vision, taking decisive action, and not being afraid to make tough decisions and push through obstacles.

Cities that stand out are those that continually push boundaries, embrace change, and strive for excellence in every aspect of life. Whether it's pioneering sustainable transportation solutions, implementing cutting-edge technologies, creating vibrant cultural hubs, or addressing community priorities, innovative thinking is what drives progress.

Embracing new ideas and nurturing a culture of creativity allows cities to stay ahead of the curve and unlock their full potential to create vibrant, sustainable communities that put people first and deliver a high quality of life—now and in the future. However, innovation alone is not sufficient. Action is the catalyst that transforms innovative ideas into reality. It's about rolling up sleeves, demonstrating a willingness to take bold steps forward, and working collaboratively to make things happen. This was the driving spirit behind 2023, marking a year of transformative change and propelling our community into a new era of progress.

The compass guiding the City's business planning and investment decisions to take immediate action on what truly matters to our residents and the organization are the 2023–2026 Council and corporate priorities. While there is significant work ahead to achieve our shared vision, over the course of the 2023, together we took major steps forward for the collective

good of the community. The results achieved illustrate that when leadership is driven by empathy, innovation, and a genuine desire to make good, transformative change is not just possible, but inevitable.

However, at the core of our work, comes a responsibility to ensure sustainable growth and protecting what we already love about our city. Through our 2040 Official Community Plan, we are strategically managing our community's incredible growth, while seizing the opportunity to create a city like no other. In the coming years, there will be a big push to deliver more infrastructure, more quickly, to keep pace with growth pressures. From roads and parks bundles to expanded recreation facilities, we will commence some of the City's most ambitious capital and infrastructure projects to date. In fact, our 10-year capital plan includes over 330 infrastructure projects to support Kelowna's future and growth.

The 2023 Annual Report is one measure of accountability. Regular public progress reporting on Council and corporate priorities can be found at opendata.kelowna.ca. You can find ways to share your feedback and get involved at kelowna.ca/getinvolved.

Holding your leaders accountable for the strategic shifts, improvements, and changes you want to see is an important part of local government. It is about fostering a sense of pride and ownership within our community, where each resident feels not just represented but actively involved in shaping the future of our city. Because, together, we are not just ahead of the curve—we are pioneers charting a course towards a future where strong communities lead, not just through words, but through real, meaningful action.



ADVOCATING FOR A BETTER FUTURE

In 2023, the City took decisive action to strengthen its collaboration and partnerships with the provincial and federal governments, resulting in the acquisition of \$100 million in senior government funding (including \$68 million from grant-based applications) for our community and to advance Council's advocacy priorities.

Led by the City's Partnerships Office, the collective grants and intergovernmental relations work resulted in the following support to help advance vital projects and initiatives in the areas of infrastructure, housing and shelter spaces, complex care, childcare, public safety and transit.

- \$31.5 million from the Government of Canada's Housing Accelerator Fund to see more housing built faster through infill housing, housing partnerships, and transit-oriented development.
- \$25.1 million from the federal and provincial governments to create a total of 273 new childcare spaces in future community recreation centres including the redevelopment of Parkinson Recreation Centre, as well as the new Mission and Glenmore activity centres.
- \$26 million one-time allocation from the provincial Growing Communities Fund to deliver infrastructure projects that support our growing community.
- Provincial and federal investments for the majority of the \$29.3 million BC Transit projects for three transit exchanges, electric buses infrastructure and to prepare for a new transit operations centre.
- Addressing our residents' and Council's top priorities of homelessness, and crime and safety, the City advocated to the responsible ministers, resulting in:
 - » A Memorandum of Understanding between the Province and the City for delivery of the HEART & HEARTH programs to address encampments that will provide up to 180 temporary shelter spaces at three City-land provided sites.
 - » The first 20 complex care spaces being created and operationalized, with 16 spaces currently occupied by those most vulnerable with complex needs in the community.
 - » Advancing provincial decriminalization policies to balance the need for public safety by calling for exemptions to keep playgrounds, parks, splash and skate parks, transit stops, beaches and within doorways safe from public drug use.
 - » Changes to the Criminal Code of Canada for stricter bail reforms for repeat offenders.

Grant and advocacy work throughout 2023 has positioned the City of Kelowna as a municipal leader in partnerships and non-taxation revenue streams that deliver results to ensure a safe, resilient and thriving community as we grow.

22GRANTS AWARDED TOTALING \$68M

50 GRANT CONTRACTS MANAGED AT A VALUE OF \$129M 75%
GRANT APPLICATION
SUCCESS RATE
(TARGET: 50%)



BUILDING A STRONGER KELOWNA

GROWING OUR COMMUNITY, SPORT AND WELLNESS FACILITIES

One of the most significant progressions in 2023 was the advancement of several key recreation and community infrastructure projects through the Building a Stronger Kelowna initiative. With funding in place following an Alternative Approval Process in 2023, plans are underway to construct key community, sport and wellness facilities in 2027, including new activity centres in Mission and Glenmore, enhanced sports fields in Rutland, and a destination recreation centre in the heart of our city in the redevelopment of Parkinson Recreation Centre. The initiative also includes plans to advance key facility partnerships with UBCO and Okanagan College. In late 2023, community engagement garnered over 1,300 submissions from Kelowna residents to help shape plans for the two new activity centres to be constructed within the Glenmore and Mission recreation parks. They will offer low-barrier, accessible programs and spaces for all ages. The entire initiative aims to provide facilities and services that enhance community wellbeing and economic opportunities, foster inclusion and connection, and support net zero carbon goals.

Discover plans and progress for Kelowna's new community, sport and wellness facilities at kelowna.ca/strongerkelowna.



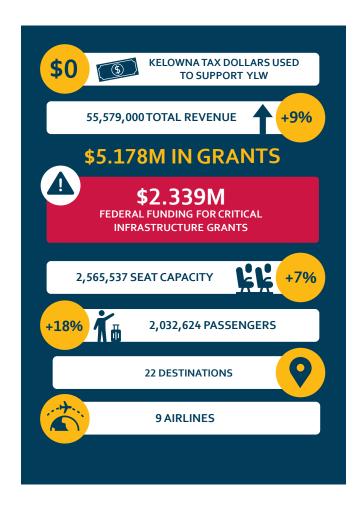


>> SOARING TO NEW HEIGHTS

In 2023, Kelowna International Airport (YLW), one of Canada's 10 busiest airports and a key economic driver for our community and region, recorded over two million passengers and embarked on a \$108-million-dollar terminal building expansion—the largest infrastructure project in the airport's history. Once complete, the project—which is fully self-funded with no impact to taxation—will double the size of the existing departures lounge, expand the security screening area, and improve the airport facilities to provide an enhanced travel experience.

In partnership with the Province, the YMCA of Southern BC and KF Aerospace, the City and YLW also opened the 86-space Kelowna Airport YMCA Child Care Centre. The project, which aligns with the City's 2040 Official Community Plan to provide accessible, affordable and inclusive spaces to meet the needs of citizens living or working in the Gateway, received \$3.8 million in ChildCareBC New Spaces funding from the Province.

Projects like this are investments in our city's and region's future. As an economic hub, the capacity of YLW is vital to support flights to move people and goods throughout the Okanagan and beyond. Between 2024 and 2033, YLW will invest approximately \$422 million in upgrades to airport infrastructure to better meet the needs of our growing region.



▶ AN EVENTFUL YEAR!

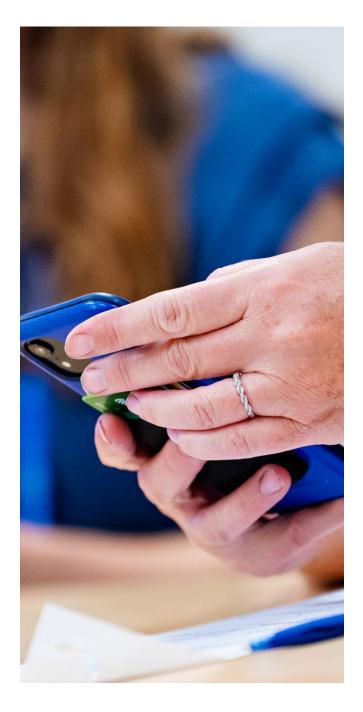
In 2023, City of Kelowna was named host of Curling Canada's 2025 Montana's Brier, issued permits to more than 300 events and tournaments, and welcomed major events including:

- Pan Continental Curling Championships
- BreakOut West Music Festival
- Canadian Ultimate Championships
- CanWest Cross Country Championships
- Kelowna Made
- Meet Me on Bernard



COMMUNICATION BY THE NUMBERS

Citizens rely on two-way communications to influence policy and regulation, understand and affect change on the issues and opportunities that contribute to their quality of life, participate in programs, conduct business, use City services, and stay safe in emergencies. It is essential to the successful function of local government, business operations, community partnerships and program utilization that contributes to the health and wellbeing of the community.

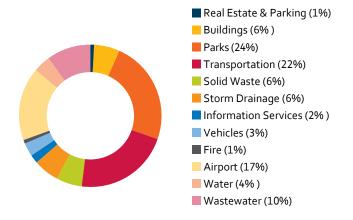




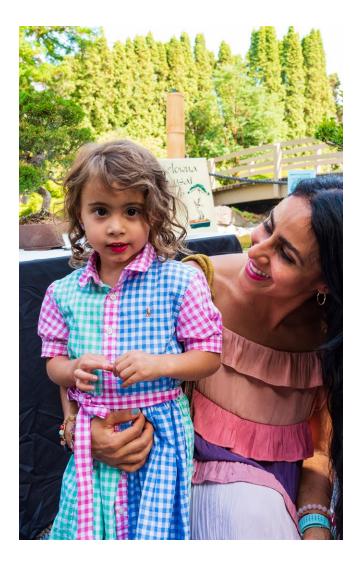
BUILDING A VIBRANT COMMUNITY



2023 CAPITAL PLAN INVESTMENT BY ASSET COST CENTRE*



*FIGURES ARE ROUNDED AND MAY NOT SUM TO 100 PER CENT.



HARNESSING THE POWER OF AI

As part of its digital transformation strategy, in 2023, the City embarked on one of its biggest artificial intelligence (AI) initiatives to date, making it the first municipality in Canada to launch an AI-powered building permit digital assistant.

The chatbot, which is supporting property owners, contractors and developers 24/7 at kelowna.ca, can sift through complex bylaw and technical information and quickly provide easy-to-understand answers and guidance on all aspects of the permitting process.

Faced with unprecedented growth alongside the housing crisis, the City's aim was to reduce the time staff spent answering questions so they could devote more time to processing applications and, ultimately, improve the turnaround time and quality of building permits.

Between its soft launch in October and December 2023, the chatbot managed more than 9,500 questions, with approximately 18 per cent of all chat interactions occurring outside regular work hours, effectively extending the City's service availability.

The chatbot is one of eight chatbots the City has implemented since 2020, using artificial intelligence to enhance its services and operations. The City chatbots handle 25 to 75 per cent of user inquiries without requiring a staff touchpoint.

The next phase of digital assistants will help users fill out applications and fact check paperwork for customers, opening the door to innovation and the possibility to better serve residents and the community.

Learn more at kelowna.ca/intelligentcity.





CRIME AND SAFETY

Representing more than 40 per cent of the City's operating budget, crime and safety is the number one priority for Council, residents and the business community.

In 2023, the City took decisive action to strengthen residents' sense of safety, reduce crime, and enhance the wellbeing of our community. The introduction of a one-per-cent public safety levy facilitated the recruitment of 32 new RCMP and Bylaw officers, 11 firefighters (including one fire mitigation position), and other safety-related positions for 2023 and 2024. Efforts to bolster public safety resources were complemented by the establishment of a 13-member Mayor's Task Force on Crime Reduction. The task force, comprised of community stakeholders, will provide recommendations to Council on community-driven initiatives that help address current gaps and challenges.

Through community partnerships, some highly successful tools and programs-including business and community safety toolkits, the bike valet, and loan-a-lock program were introduced in 2023. Bylaw Services launched a Peer Navigator pilot program to enhance connections with unhoused community members, providing support from individuals with lived experiences of homelessness and addiction, helping them access resources and social services related to housing, health, justice, and community wellbeing. Kelowna RCMP launched a Repeat Property Offender Management Program which targets investigative and enforcement efforts on the minority of offenders committing the majority of property crime in Kelowna. RCMP also increased their analytic capabilities, enabling a stronger deployment of finite resources to target enforcement on hot spots during the days and times when crime is occurring most.

Simultaneously, the City's advocacy efforts targeted senior levels of government, urging support for health and justice initiatives, including complex care, integrated crisis response teams, bail reform, and an increase in Crown prosecutors. The City continued to advance the "upstream" Community Safety Plan with provincial government partners and more than 40 non-governmental organizations across the city. Throughout 2023, the City leveraged provincial and federal grant programs, including the Building Safer Communities Fund to reduce youth gang involvement, and offset expenditures for public safety related programs and operations.

A purposeful increase of police and bylaw presence in downtown and Rutland, as well as Crime Prevention Through Environmental Design (CPTED) audits delivered by Community Safety staff, continued to be a focus throughout the year. In addition, Kelowna's Gospel Mission, with support from the City and the Uptown Rutland Business Association, launched Community Coaching workshops to empower business owners with tools to respond to homelessness effectively, and with compassion and confidence. Bylaw Services—which plays a crucial role in addressing homelessness and public safety in our community—contributed to comprehensive strategies to manage public spaces, address health concerns and connect unhoused residents to support services, and promote safety and security throughout our city.

Thanks to combined efforts of the City, including Bylaw Services; RCMP; and the community, RCMP's 2023 data showed a substantial reduction in property crime, including:

- 44 per cent reduction in business break and enter
- 40 per cent decrease in bike theft
- 39 per cent decrease in auto theft
- 29 per cent reduction in theft from motor vehicles

RCMP and the City's Community Safety Department continue to collaborate on persistent and emergent crime and safety issues in our community, such as shoplifting, fraud, and youth online safety.

While Kelowna continues to be a safe place to live, work and raise a family, continued investment in public safety to catch up and keep up with the increasing demands of our rapidly growing city remains critical to our quality of life. The City, including Bylaw Services, in partnership with the community and police, remains committed to reducing the risk of crime and increasing citizens' sense of safety.

Learn more at kelowna.ca/communitysafety.

THE GROUSE COMPLEX: A STORY OF UNITY AND RESILIENCE

On August 15, 2023, 20 years almost to the day after the start of the 2003 Okanagan Mountain Park fire, flames from the Grouse Complex wildfire ignited our city's skyline and threatened communities, homes, and vital infrastructure from Lake Country to West Kelowna. In the aftermath of the frightening event that drove more than 24,000 people from their homes, it was the collective unity and unprecedented, coordinated response that shone most brightly.

More than 500 firefighters and 100 RCMP officers from more than 50 cities and towns joined forces with the Kelowna Fire Department, West Kelowna Fire Rescue, Lake Country Fire Department, North Westside Fire Rescue, BC Wildfire Service, and Kelowna RCMP and Bylaw Services to battle the Grouse Complex which comprised three individual fires: McDougall Creek on the Westside, Clarke Creek in Lake Country and Walroy Lake in Kelowna. Gaining national attention, it was one of the biggest stories of the year.

Leaders from across all levels of government, including Prime Minister Justin Trudeau, Premier David Eby, ministers Harjit Sajjan, Bowinn Ma and Bruce Ralston, along with local MLAs and MPs, joined the City on the ground to demonstrate a shared commitment of support. Behind the scenes—often under personal evacuation fears—Emergency Support Services staff, regional Emergency Operations Centre personnel, and City employees worked tirelessly, embodying the City of Kelowna's organizational values of innovation, teamwork, service, and responsibility.

Amid evacuation orders and alerts, residents demonstrated extraordinary patience, cooperation and community in the face of fear and frustration. Closing the airport, and travel and other restrictions, during the emergency impacted Kelowna's tourism, agriculture, and business communities. However, amid the disaster, these businesses offered lodging, personal effects and other comforts to support displaced residents, visitors and first responders. Residents volunteered at evacuation centres, delivered food, displayed thank you signs, and answered the call to shop local and find ways to support the businesses affected by the fire.

The Walroy Lake wildfire in Kelowna, which reached 733 hectares, was announced held on August 24 after just two weeks, thanks in part to FireSmart efforts and ongoing fuel mitigation treatments to reduce the amount of available fire fuels in our natural areas. While the heroic efforts of fire crews saved hundreds of homes, sadly, four properties in Kelowna were lost or partially lost.

While there was much fear, shock and sadness, the strength and resilience displayed during the Grouse Complex wildfire stands as a testament to the unity that defines our city. We put people first. We care for one another, and, in times of adversity, the collective spirit of our community reminds everyone that, together, any challenge can be overcome.

Learn more at kelowna.ca/fire.





KEY ACTIONS AND ACHIEVEMENTS

- Responded to the Knox Mountain and Grouse Complex wildfires, supporting RCMP route security operations, leading outdoor sheltering emergency contingency planning, and helped with evacuation notification.
- Introduced 1% public safety levy to add more RCMP members, bylaw officers and firefighters.
- Established the Mayor's Task Force on Crime Reduction.
- Received a \$2 million grant from the Building Safer Communities Fund for the Youth Gang Prevention and Reduction Strategy, in partnership with School District 23.
- Advocated on drug decriminalization pilot project, prolific violent and property offenders, bail reform, complex care beds, and an increase in Crown prosecutors.
- Increased proactive crime hot spot patrols.
- Delivered business and community safety toolkits, and crime prevention through environmental design audits to local businesses and residential stratas.
- Launched bike valet and loan-a-lock programs.
- Implemented a Repeat Property Offender Management Program.
- Advocated for more health and justice supports from senior levels of government.
- Kelowna RCMP released 2024–2026 Strategic Plan.
- Piloted a program pairing a Peer Navigator with bylaw officers, the only formalized partnership of its kind in B.C.
- Bylaw Services responded to the needs of nearly 300 unhoused people throughout the year and is increasingly recognized as Provincial leader in innovative multidisciplinary outdoor sheltering operations.
- Led Emergency Weather Response contingency planning and coordination of operations.

Crime and Safety 169 27

AFFORDABLE HOUSING

In the last five years, home prices in the Central Okanagan have risen by more than 50 per cent,* with the average home price in Kelowna now sitting at just over \$1 million. Unaffordable home ownership has cascading effects across the housing system, raising demand and prices for rental housing, ultimately making all housing forms less affordable.

The role of a well-functioning housing system is a critical factor in creating healthy, diverse and vibrant neighbourhoods. A growing, thriving community like Kelowna needs a wide range of housing types to meet the needs of residents at all stages of life, including students, young families, seniors, and everyone in between.

Our housing supply must also meet the demands of a rapidly growing population. Kelowna is one of the fastest growing and sought after communities in Canada. Without an adequate supply and diversity of housing, the community's housing challenges will persist. There are many factors outside of the City's control, such as interest rates; housing market dynamics; and land, construction and labour costs. However, we are pulling all the levers within our sphere of influence—such as development regulation and processing, as well as incentives—to affect change and meet our goal to improve housing affordability for our residents.

In 2023, the City was able to issue \$1.8 billion worth of building permits—up 46 per cent from 2022. Having processed permits for 4,039 new homes, the housing supply is set to start catching up to demand after a record year. Multi-unit housing led the way, representing over 87 per cent of building permits issued, with apartment housing rounding out the majority.

The City has also worked hard to create a development environment that is highly supportive of rental housing. Tax incentives, regulatory incentives like reduced parking requirements, and grants have all combined to attract the highest level of investment in purpose-built rental housing in Kelowna's history. At the end of 2023, there were over 2,800 rental homes under construction, with over 7,000 in the development pipeline. This unprecedented level of new supply will help reduce vacancy rates and moderate price increases.

Ground-oriented missing-middle housing was still lagging in 2023 with only 128 new homes issued permits. However, through our Official Community Plan, Kelowna has designated the City's Core Area for higher densities to encourage multi-unit development such as ground-oriented housing and apartments, notably within our five urban centres. Council also recently endorsed the "Middle Income Housing Partnership," a new initiative to use Cityowned land to build more housing below market rates. The program aims to deliver new affordable rental housing projects with a minimum of 20 per cent of units that are 20 per cent below market rate.

Over the course of 2023, the City continued work on the Infill Options program. The program was designed to implement changes across City regulations and processes to support a greater variety of ground-oriented housing options throughout our community.

In the fall, the City was the successful recipient of \$31.5 million in grant funding from the Housing Accelerator Fund. The funding will be spent over the course of the next three years to improve the supply and diversity of housing being delivered to meet the needs of current and future Kelowna residents. The grant will support seven initiatives over the next two years, including items such as supporting development along transit corridors, acquiring land, and exploring new partnerships for affordable housing.

The City also advanced several important initiatives, including restrictions on Short Term Rental (STR) accommodation. Following the provincial government's STR regulations, the City amended Kelowna's Zoning Bylaw to remove STRs as a secondary use to help ensure rental properties are used for residents and will contribute to targets within the Housing Needs Assessment.

The City will be working throughout 2024 to align with new provincial legislation around STR accommodation, infill housing and transit-oriented development. Taken together, these represent the most sweeping land use changes in Kelowna in decades. Through these shifts, more compact, complete communities will be easier and faster to build.

*SOURCE: ASSOCIATION OF INTERIOR REALTORS



KEY ACTIONS AND ACHIEVEMENTS

- Completed a Housing Needs Assessment.
- Secured \$31.5 million in funding from the Federal Housing Accelerator Fund to help build the housing we need faster.
- Obtained over \$26 million, through the BC Growing Communities Fund, toward our infrastructure needs.
- Moved forward with the Middle Income Housing Partnership Program.
- Expanded the Infill Options Program.
- Advanced urban centre planning.
- Updated rules related to secondary residences in the ALR.
- Updated bylaws to support new local and provincial short-term rental regulations.
- Introduced a digital building permit tool.

For more information, visit kelowna.ca/housing.







2,800 RENTAL HOMES UNDER CONSTRUCTION, WITH OVER 7,000 IN THE DEVELOPMENT PIPELINE



3,406 SUPPORTED HOUSING UNITS REACHED



PROCESSED
PERMITS FOR 4,039
NEW HOMES



8,786 MARKET
PURPOSE-BUILT RENTAL
HOUSING UNITS REACHED



Affordable Housing

HOMELESSNESS

Homelessness is not unique to Kelowna but is presenting as a dynamic and rapidly changing problem locally and across Canada. It poses a complex and pressing societal challenge, significantly impacting individuals and communities. While the City continues to advocate for the necessary health and housing supports from senior levels of government, we have assumed a progressively larger role in addressing the homelessness crisis and outdoor sheltering response in Kelowna.

Through the 2024 budget, Council committed to additional resources for the Social Development Department. The enhanced department will support and connect the local social serving sector and facilitate collective action among diverse leaders to enhance social wellness and respond to various complex challenges, including homelessness.

In October, the City signed a memorandum of understanding (MOU) with the Province, formalizing a commitment to work together to better support people who are unhoused, including those sheltering in encampments, and to help prevent encampments in the future. Through the MOU, the City committed to bring forward available land and expedite land-use decisions for new shelter and transitional housing projects.

The partnership has since resulted in the construction of 120 units of transitional housing, including 60 individual units and 60 modular housing units, which opened

in 2024. The Province, through BC Housing, provided \$9.3 million to construct two transitional housing sites from the new Homeless Encampment Action Response Temporary Housing (HEARTH) program.

Located at 759 Crowley Avenue and 2740 Highway 97 North, the housing is staffed 24/7 and offers residents access to skills training and support navigating the housing system. The goal is to transition individuals from local shelters to more independent housing, freeing up shelter spaces for those in encampments and others facing homelessness.

The City has remained a leading and consistent advocate for enhanced care and support for B.C. residents who require complex care in conjunction with their housing needs. We continue to offer municipally owned land contributions to the Province for a new purpose-built complex care centre while working closely with Interior Health to address the need for more complex care beds in our city.

The health issues and struggles of individuals experiencing unsheltered homelessness, staying in shelters, or in precarious housing, impacts not only their individual health, but also community functioning and the wellness of all. While 2023 marked a major step forward in establishing more housing solutions, the City remains committed to building momentum as a leader in addressing homelessness locally.

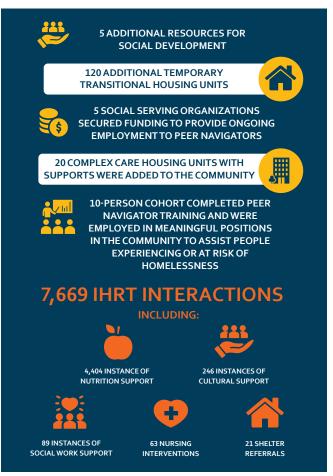




KEY ACTIONS AND ACHIEVEMENTS

- Supported the advancement of the Social Development Department to address homelessness and outdoor sheltering response.
- Provided land and entered into an agreement with the Province to open 120 new units of temporary housing: STEP Place and Trailside Transitional Housing Site.
- Put forward a mental health and addictions treatment resolution to Southern Interior Local Government Association.
- Supported the Indigenous Harm Reduction Team (IHRT) in the delivery of nine workshops, attended by 130 health care practitioners, to increase cultural safety and reduce stigma and racism in healthcare settings; as well as Cpl'kx*lx*alt "Returning to Ourselves," a six-week program that integrates cultural knowledge and practices with evidence-based recovery treatment strategies. The projects were conducted through partnerships with Ki-Low-Na Friendship Society, PEOPLE Lived Experience Society, Interior Health and Urban Matters CCC with funding from Health Canada's Substance Use and Addictions Program.
- Received funding from the Union of BC Municipalities to advance innovate, community-led food security initiatives.

Learn more at kelowna.ca/social.



Homelessness 173 ₃₁



>> TRANSPORTATION & MOBILITY

A well-functioning transportation system isn't just a convenience—it's the backbone of daily life, ensuring the smooth flow of people and goods throughout the city. It is a catalyst for economic growth; connects residents to opportunities, resources, and each other; and is a steward of environmental sustainability.

Socially, the benefits of a well-connected city are profound. Accessibility to employment centres increases job opportunities, particularly for low-income communities reliant on public transportation. It promotes inclusivity by breaking down barriers to mobility, reduces social isolation among vulnerable populations including seniors and people with disabilities, and provides residents with access to essential services and social activities.

Environmentally, a robust transportation system plays a crucial role in reducing carbon emissions and combating climate change. By providing and promoting viable alternatives to private car usage, cities can significantly decrease their carbon footprint and improve air quality, while at the same time reducing road congestion—something that is top of mind for Kelowna residents and Council, considering how quickly our community is growing.

Kelowna residents make approximately 85 per cent of their trips by vehicle, either as a driver or a passenger. The remaining 15 per cent of trips are made by other means like biking, walking, and public transit. To help keep Kelowna moving, now and into the future, the City's 2040 Transportation Master Plan includes over 100 recommended actions that will help us maintain and renew our existing infrastructure, create fast and reliable transit,

improve road connections, develop comfortable bicycle routes, create walkable neighbourhoods, and help people use and enjoy new ways of getting around.

In 2023, the City invested nearly \$70 million in transportation infrastructure, including roads, transit, and active transportation. In addition, we collaborated with BC Transit for a successful application valued at \$29 million in funding to improve, grow and electrify regional transit service. We began design work on extension projects for Commonwealth Road, Frost Road, and Clement Avenue to Highway 33. We also partnered with the Province on both the Highway 97 and the Goods Movement studies, in collaboration with the Chamber, and are collaborating with UBCO on various research initiatives including improving the connectivity of the university, airport and downtown Kelowna, via the Okanagan Rail Trail corridor.

The 2024 budget has earmarked \$33 million in transportation infrastructure projects. In addition, staff are working to accelerate an approximately \$60 million investment to deal with capacity and congestion on our important network roads.

Working alongside the 2040 Official Community Plan, these transportation investments, and those noted below, are setting the direction for a vibrant city offering diverse transportation options that conveniently connect people and places, and help to deliver on our goals of a more sustainable, equitable future.

Learn more at kelowna.ca/transportation.

KEY ACTIONS AND ACHIEVEMENTS

Biking, Walking and Micromobility:

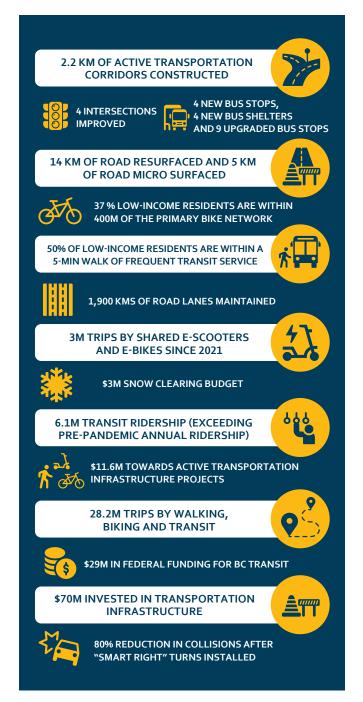
- Extended the bike network with the Houghton ATC (Hollywood to Rutland) and Casorso ATC (KLO to Barrera).
- Installed five new crosswalk rectangular rapid flashing beacons (RRFBs) and completed designs for five more.
- Installed sidewalk on Cameron Ave. and Innovation Drive.
- Added lighting to Okanagan Rail Trail.
- Moved forward on the Bertram Street Multiuse Overpass.
- Published the new 2023 Kelowna bike map.
- Completed the Neighbourhood Bikeways Study.
- Doubled ridership of the Micromobility Program (2022–2023).

Transit:

- Recorded highest level of service hours (209,000) ever across the region.
- Continued project development for the new Hollywood Transit Centre.
- Started expansion plan and lease extension at the Hardy Transit Centre (for interim capacity).
- Completed Rutland Local Area Transit Plan.
- Completed Mission Transit Network Restructuring Plan.

Road Improvements:

- Opened South Perimeter Way.
- Planning and design underway for Clement/Highway 33 extension, Commonwealth Rd., Burtch Rd., and Frost Rd.
- Managed 10 traffic calming projects (two delivered, five designs ready for construction).
- Delivered the Regional Goods Movement Study, a joint partnership with Ministry of Transportation and Infrastructure (MoTI).
- Continued tracking of travel times using cloud-based data.
- Supported the delivery of MoTI's Central Okanagan Integrated Transportation Strategy.



SOURCE: ICBC COLLISION DATA



Transportation & Mobility 175 33

AGRICULTURE

The role of agriculture in our community is of both great historical and current significance. It has played a crucial role in Kelowna's economy for generations and is a significant part of Kelowna's identity. It has shaped our development pattern and culture, and is integral to our food system.

More than 10,000 HA (46%) of the City's land base is zoned agricultural and, of that, over 8,600 HA (40%) are within the Agricultural Land Reserve (ALR). More than 1,000 parcels are actively farmed in Kelowna—contributing to the approximately \$130 million in wholesale revenue and \$900 million in economic activity in the Central Okanagan.

The pressure to find new land for a growing city can undermine otherwise viable agricultural lands over time. Protecting and preserving agricultural lands has never been more important for their economic and aesthetic value. As climate change becomes a local reality, agricultural land will play a growing role in food security and climate adaptation.

The Official Community Plan (OCP) Growth Strategy focuses most of Kelowna's future growth into the Urban Centres and the Core Area, with some growth targeted in the Gateway and Suburban Neighbourhoods districts. This approach aims in part to protect and preserve our city's agricultural lands so they can be utilized to grow crops and support our economy.

Over the past year, we have increased coordination with the Agricultural Land Commission through a term agriculture planner position and updated the zoning bylaw to align with the Agricultural Land Commission's legislation related to secondary residences in the ALR. We have also established an Agricultural Advisory Committee to advise Council on issues important to the agricultural and agri-business community.

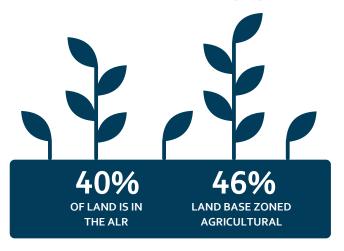
To have a better understanding about active farming in Kelowna, the Province of BC, in collaboration with the City and Regional District of Central Okanagan, is completing an update of the Agricultural Land Use inventory.

This project would update the 2014 inventory, describing crop type, irrigation, livestock, farm practices and buildings on agricultural land. With an updated inventory, more accurate agricultural water demand predictions for different climate scenarios can be created and used for informed decision making.

Lean more at kelowna.ca.

KEY ACTIONS AND ACHIEVEMENTS

- Permanent home found for Kelowna Famers' and Crafters' Market in the Landmark District.
- Updated rules related to secondary residences in the ALR.
- Agricultural Advisory Committee to advise Council on agricultural issues and sustainable land use from a cultural, economic, and environmental perspective.



983 ACTIVELY FARMED PARCELS (EQUIVALENT TO 29.9% OF LAND IN KELOWNA)













>> CLIMATE AND ENVIRONMENT

The Knox Mountain and Walroy Lake wildfires in 2023 served as yet another stark reminder of the devastating impacts of climate change on our community. While some effects like wildfires and floods are visible, many other subtle environmental changes are occurring, such as shifts in the atmosphere and in wildlife and water habitats, all of which contribute to the intricate web of climate impacts.

As we face increased frequency and intensity of extreme weather events, the consequences ripple through various aspects of our lives. Changes in temperature and precipitation patterns not only lead to increased fire and floods, but also disrupt agricultural production, exacerbate water scarcity and health risks, cause biodiversity loss, and force economic disruptions—each resulting in cascading impacts to things like our air quality, food security, healthcare costs, supply chains, and even our ability to control invasive species.

In response, the City of Kelowna has taken proactive steps to prioritize environmental protection and climate resilience. In 2023, we created a Climate Action & Environment Department to apply a climate lens to policy development and decision-making. Through initiatives like the updated Climate Resilient Kelowna Strategy, Urban Forestry Strategy, and investment in sustainable infrastructure, we're striving to build a more resilient and sustainable future for our community.

By focusing on compact, energy-efficient growth and investing in alternative transportation infrastructure, we aim to reduce greenhouse gas emissions and promote a healthier, more sustainable way of living. The City is also investing in sustainability across our operations and infrastructure, including the redevelopment of Parkinson Recreation Centre, which will be built to a high sustainability and efficiency standard. In addition to new incentives to support homeowners in home energy retrofitting, in 2023, the City introduced a variety of community programs to help build resiliency and address climate and environmental issues.

Together, we're working towards a future where our environment is safeguarded, our community thrives, and future generations can enjoy the beauty of Kelowna for years to come.

For more information, visit kelowna.ca/environment.

On September 20, 2023, the City of Kelowna received the 2023 Climate & Energy Action Award in the Community Planning & Development category at the Union of BC Municipalities (UBCM) Convention in Vancouver. The award from the Community Energy Association recognized the contribution Kelowna made to building resilience to wildfires through a FireSmart and community chipping program. Hundreds of metric tonnes of flammable cedar, juniper, mugo pine and other coniferous debris were removed from over 250 private properties by City of Kelowna crews and contractors.

KEY ACTIONS AND ACHIEVEMENTS

- Established a Climate Action & Environment Department.
- Drafted the Climate Resilient Kelowna Strategy.
- Drafted the Urban Forestry Strategy.
- Advanced a new homeowner energy retrofitting program.
- Offered home energy and EV charging rebates.
- Introduced the Facility Energy Modernization Renewal Program.
- Updated the zoning bylaw to require EV charging outlets in most parking stalls in new residential buildings.
- Expanded public EV charger network to 19 available chargers.
- Initiated the last phase of Rutland's Kelowna Family Y energy upgrades, estimated to mitigate 160 tonnes of CO2e per year.
- Advanced the Mill Creek flood protection and restoration project.
- Expanded the City's marine program through increased enforcement and removal of illegal buoys.
- Continued forest fuel management to improve the health of the natural forest area and protect surrounding areas in the event of a wildfire.
- Completed a Construction & Demolition Debris Recycling Feasibility Study, in partnership with the Regional District of Central Okanagan, to identify waste reduction options to lower GHG emissions.

See more climate and environment highlights and actions in the transportation council priority section on page 32.



5 NEW ZERO EMISSION ELECTRIC FLEET VEHICLES

8 NEW PUBLIC CHARGING STATIONS IN LOTS AND PARKADES





9 SCHOOLS PARTICIPATED IN CLEAN AIR AND SAFE ROUTE 4 SCHOOL PROGRAM

METHANE CAPTURED FROM THE LANDFILL





31.72% WASTE DIVERSION RATE

68,246 TONNES OF MATERIAL RECYCLED INCLUDING 44,501 TONNES OF ORGANICS





150 PARK TREES PLANTED, 350 STREET TREES PLANTED AND 389 NEIGHBOURWOODS TREES PLANTED

200 IDLING AWARENESS SIGNS INSTALLED



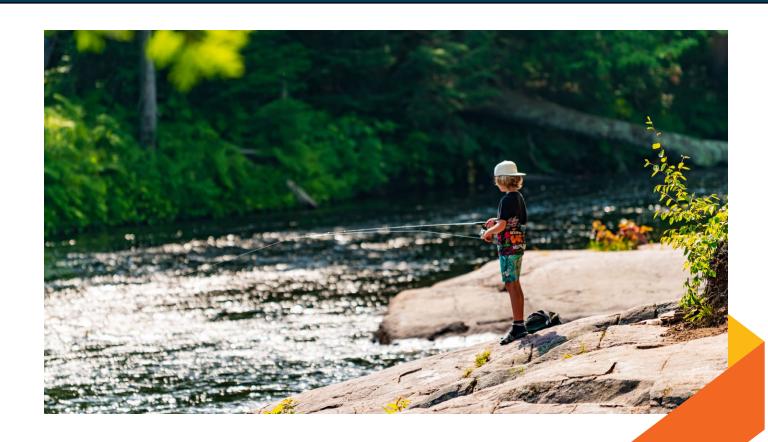


146,911 TONNES OF WASTE DISPOSED

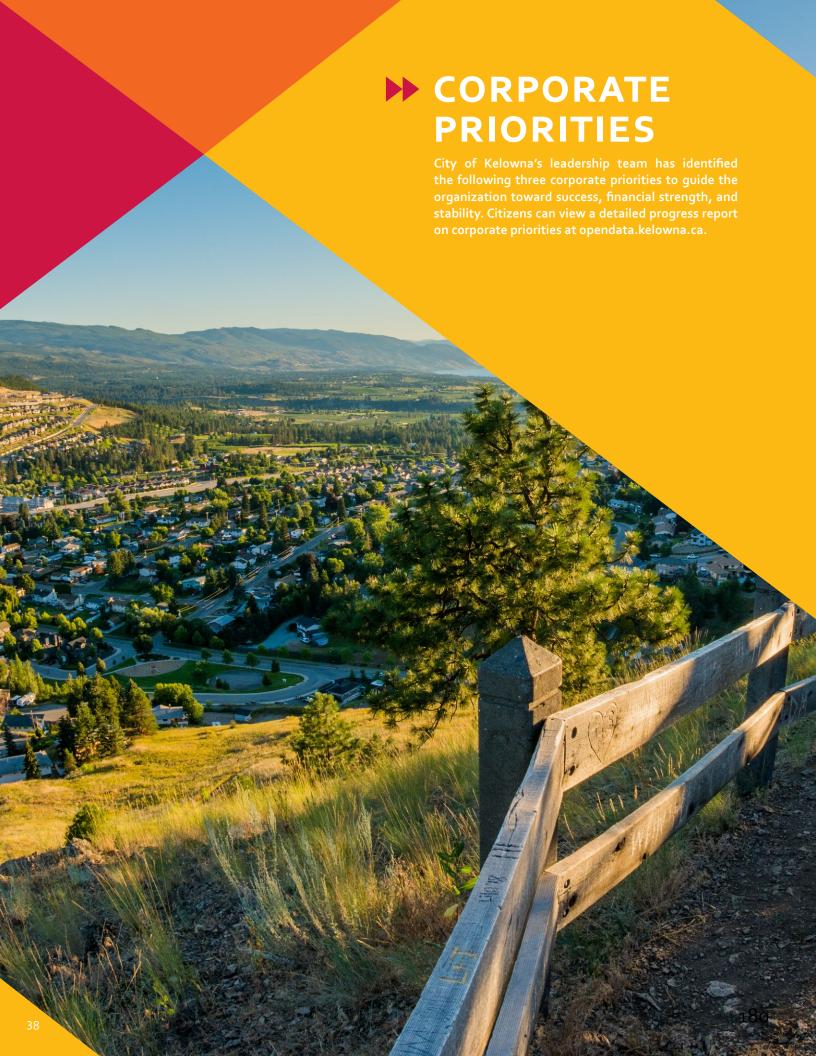
1,683 TONNES OF WASTE DISPOSED FROM BURNT HOMES DUE TO WILDFIRES







Climate and Environment



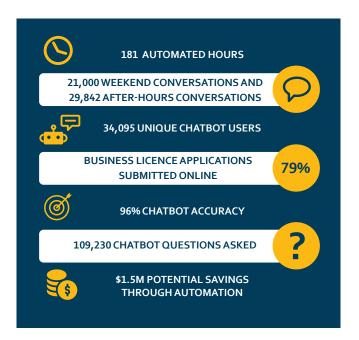
DIGITAL TRANSFORMATION

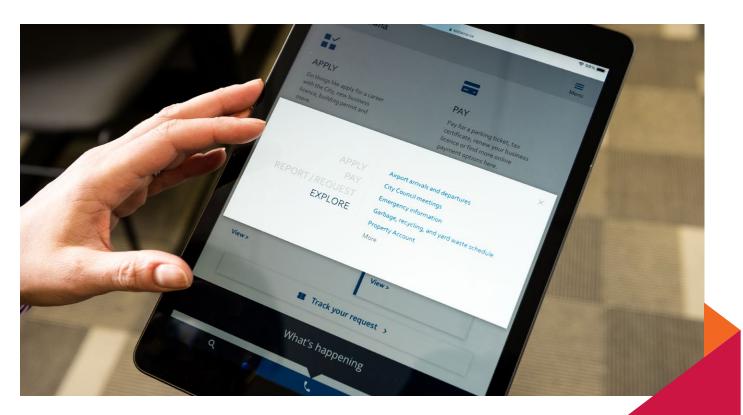
Digital transformation is the integration of digital technology into all areas of our organization, fundamentally changing how we operate and deliver value to customers. It involves the adoption of new technologies, the redesign of business and operational processes, and the development of new business models. Our digital transformation vision is focused on data informed decision making, improving the online service experience, and making processes more efficient.

KEY ACTIONS

- Levered Artificial Intelligence (AI) to summarize staff reports and shorten staff reading time.
- Automated resident request process to speed response times
- Automated invoice processing reducing days of work to 45 minutes.
- Expanded the Open Kelowna data site to include robust and interactive progress reporting on the Official Community Plan and Transportation Master Plan.
- Expanded the deployment of digital assistants (phone and chat) across all customer service lines.
- Advanced development, with BC Transit, on a new ondemand transit technology trip booking service.

- Unlocked data from the enterprise asset managements system (CityWorks) to allow deeper analysis of service level and cost information including how much we spend.
- Provided access to water and wastewater SCADA data for analytics and predictive modeling.
- Pioneered embracing AI and MS Copilot technology.





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ACTIVE FINANCIAL MANAGEMENT

Active financial management is the ongoing monitoring and management of our financial resources to help us achieve our organizational and community goals, while ensuring long-term financial stability and program sustainability. Our focus is on enhancing the City's budget process to better align resources with priorities and meet defined service levels, as well as developing initiatives to increase non-tax revenue and further minimize the City's reliance on tax revenue.

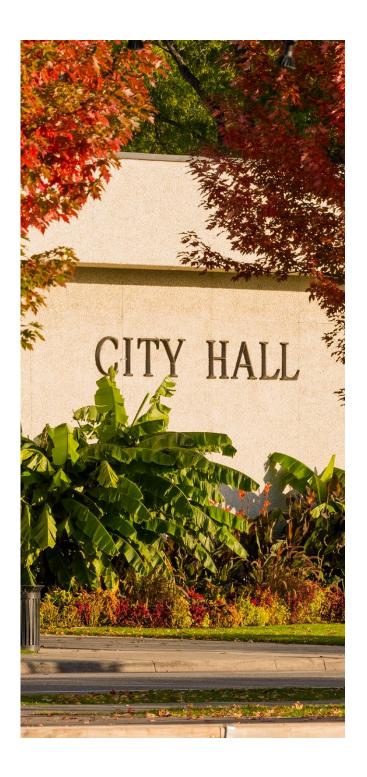
22 GRANTS AWARDED TOTALING \$68 M

50 GRANT CONTRACTS
MANAGED AT A VALUE OF

\$129M

KEY ACTIONS AND ACHIEVEMENTS

- Mapped operating cost centres to services and added performance measures in each service area, allowing Council and residents to more clearly see the amount of budget going to priority services.
- With an increased line of sight, redeployed \$1.5 million of unanticipated investment interest revenue mid-year to support the affordable housing Council priority and \$1 million of parking revenues to reduce the taxation required for the 2024 budget.
- Conducted a survey of all revenue generating service areas to understand their current recovery type, rate calculation, and review schedule.
- Introduced a cash flow budgeting methodology to reduce early collection of property taxation revenue.
- Introduced an endowment fund investment to maximize returns and provide long-term predictable interest revenue to support Council priorities while protecting the principal investment for future generations.
- Added quarterly financial reporting to Council, and the benchmarking of financial metrics to allow for comparison to other cities moving forward.
- Completed a comprehensive "Driving Municipal Revenue" study which included a national scan of best in class municipal approaches, tools and innovative structures for alternative revenue generation.
- Maintained an occupational health and safety policy and management system that goes beyond the legal requirements to keep staff safe and to receive rebates on WorkSafeBC premiums.



OUR PEOPLE

Our people are the most valuable asset of our organization. They are the driving force behind our success, and their skills, knowledge, and expertise are essential for achieving our organization's and community's goals. Investing in our people means providing them with the training, development, and support they need to succeed. It also means creating a positive and inclusive workplace culture, where everyone feels valued and respected. We want to see increased opportunity for all employees, regardless of position or role, and to help them learn and grow their leadership competencies.

KEY ACTIONS AND ACHIEVEMENTS

- Completed Phase I of our Mental Health Strategy to identify opportunities to support employee wellbeing and engagement.
- Enhanced our learning and development opportunities, offering more than 200 courses and workshops, as well as mentoring and coaching programs.
- Continued implementation of our Diversity, Equity and Inclusion (DEI) strategy, including the launch of DEI training for all staff.
- Hosted a variety of recognition events and awards, including Employee Excellence Awards, the Long Service Awards, and the Safety Awards.
- Updated the Employee Development Scholarship policy to reduce the financial barriers for career development.
- Delivered unconscious bias training to all managers to improve impartial recruitment and selection.







FINANCIAL SERVICES

The City of Kelowna is committed to financial strength and stability. The City defines this as the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. This commitment to excellence was recognized again by the Government Finance Officers Association. In 2023 and for the 21st year in a row, the City was awarded the Canadian Award for Financial Reporting and for the 22nd year, the Distinguished Budget Presentation Award.

CANADIAN AWARD FOR FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Kelowna for its annual financial report for the fiscal year ended December 31, 2022. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

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

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

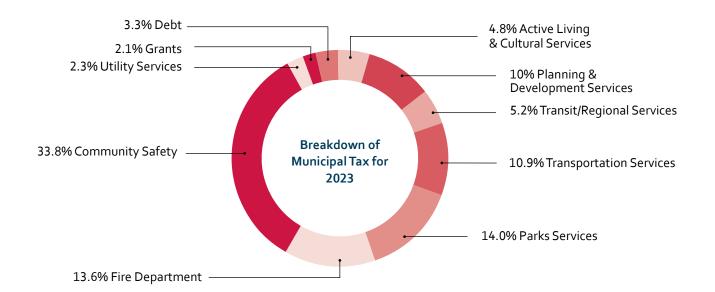
PROVISION OF SERVICES & SUPPORT FOR GROWTH

In December of 2022, Council approved the 2023 Financial Plan – Preliminary volume with a tax increase of 3.80 per cent, followed by the addition of the 2023 Carryover budget in March 2023. Staff were able to plan for 2023, incorporating the effects of ongoing supply chain disruptions, labour shortages, and inflationary pressures not seen in almost 40 years.

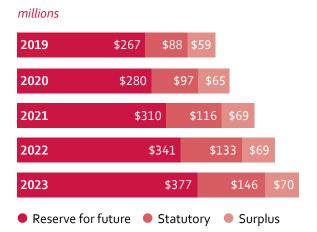
The 2023 Financial Plan leaned into our core principles and strategies for financial strength and stability to fulfill our mandate to serve the needs of our growing community while facing economic challenges. The budget prioritized maintaining and expanding critical infrastructure and directing funding towards the highest needs of the community. The 2023 Final Budget, as approved by Council in April of 2023, had a tax increase of 3.78 per cent, which was two basis points lower than the Approved Preliminary Budget.

The City budgeted to collect a total of \$310.2 million in taxation revenues, 57 per cent of which was retained for municipal purposes. The remaining 43 per cent is levied on behalf of other governments and agencies to provide funding for schools, the Regional District of Central Okanagan shared services, libraries, regional hospital, Kelowna business improvement areas, and for BC Assessment to cover the City's share of costs associated with providing assessment information.

The City has historically relied on pay-as-you-go rather than debt financing for infrastructure needs wherever possible in achieving strategic servicing goals. Pay-as-you-go capital project funding represented 8.6 per cent of the 2023 taxation requirement. The service area with the highest cost with funding from municipal taxation is Community Safety, including RCMP, at 33.8 per cent, followed by Parks services at 14 per cent and the Fire Department at 13.6 per cent.



CONSOLIDATED RESERVES & SURPLUS



LONG TERM DEBT



CITY RESERVES

Reserves form an integral component of the City's budget and strategic financial plan to help ensure equity between current and future taxpayers. The City maintains reserves to achieve the following policy objectives:

- To acquire, replace and renew major capital assets
- To ensure stable, predictable tax and utility levies
- To minimize the financial impact of unusual and unexpected events including but not limited to law enforcement, weather events, insurance claims, tax assessment appeals, environmental hazards and other significant unexpected or emergent issues
- To achieve long-term financial stability
- To balance the costs of maintaining sufficient Reserve levels to current and future taxpayers
- To fund asset retirement obligations

City reserves are established, maintained and used for specified purposes as mandated by statute, City bylaw or Council policy.

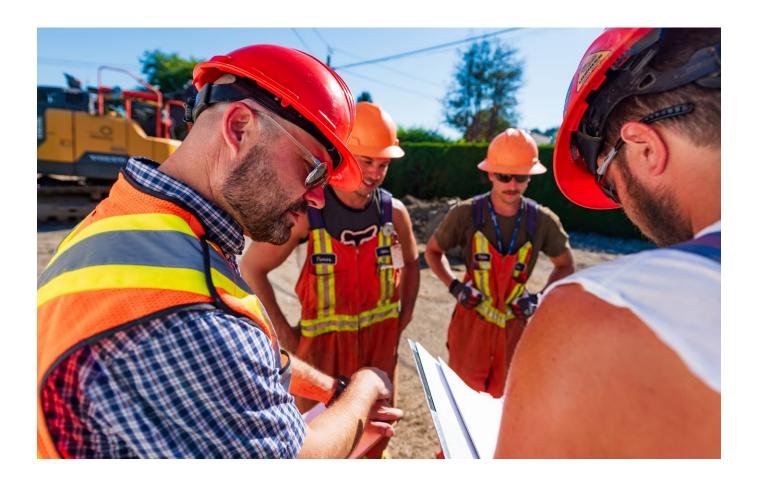
DEVELOPMENT COST CHARGES

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

The City's DCC program supports community development and integrates with longer-term plans. Infrastructure requirements are based on the 2040 Official Community Plan that estimates a total population of nearly 180,000 by the end of 2040. The 20-Year Servicing Plan and Financing Strategy provides the infrastructure requirements and supportive cost sharing for all assets out to 2040. Cost sharing methodologies reflect the level of benefit to existing taxpayers and new growth. Charges are based on the demand placed on services by different residential types, commercial, industrial, and institutional growth.

The 20-Year Servicing Plan and Financing Strategy underwent a comprehensive review in 2022 to align with the 2040 Official Community Plan resulting in a new DCC bylaw adopted in October 2022. This update added a new service, Drainage, to provide for investment in the City's primary drainage corridors and outfalls impacted by growth. The total program cost is \$1.3 billion of infrastructure assets to meet the needs of growth by 2040. The funding for the program is 65 per cent from Development, 29 per cent from City funds, and six per cent from Developer Constructed Works and senior levels of government. Arterial Roads maintain the largest share of the program at \$528 million; followed by Park Development and Land Acquisition at \$462 million, Wastewater Treatment at \$122 million, Wastewater Trunks at \$63 million, Water Distribution at \$62 million and Drainage at \$58 million.

Local governments are permitted to temporarily lend available money from one DCC reserve fund to another. The money, along with appropriate interest, must be returned to the original reserve fund. For 2023, a deficit in Water Sector B reserve was covered from Water Sector A and a deficit in the Wastewater Treatment reserve was covered by Water Sector A and Roads Sector A reserve fund.



MUNICIPAL ASSIST FACTOR

The Local Government Act requires local governments to assist in the cost of growth-related infrastructure. The municipal assist factor is separate from costs allocated between growth and the existing users on the basis of benefit. The level of the assist, determined by City Council, reflects the community's desire to encourage development by reducing the DCC rates by the level of assist adopted.

City of Kelowna Municipal Assist Factor

Roads	16%
Parks	11%
Water	2%
Wastewater	2%
Drainage	2%

MAJOR PROJECT EXPENDITURES IN 2023

Parks Acquisition

\$15 million – Truswell Road \$6.3 million – 1885/1893/1915 Barlee Road

Parks Development

\$1.0 million – Kelowna's Newest Waterfront Park (Pandosy Waterfront Park)

\$1.0 million - Mission Recreation Park - Softball Diamonds

\$0.4 million – Tower Ranch Park

\$0.3 million - Ballou Park

\$0.3 million - DeHart Park

Roads

 $\$5.9\,million\,-\,South\,Perimeter\,Road\,Agreement\,-\,Repayments$

\$4.0 million – Sutherland Road - ATC and Land Acquisition

\$1.1 million – Houghton Road - ATC

\$1.1 million - Casorso Road - ATC

FUTURE PLANS

Total 2024 program expenditures are projected at \$61.4 million made up of the following major projects:

Parks Acquisition

\$16.7 million – Parkland Acquisition

Parks Development

\$16.0 million – DeHart Park, Glenmore Recreation Park, Burne Park, Mission Recreation Park – Softball Diamonds, Mill Creek Linear Park, and Parkinson Recreation Park Field Realignment

Roads

\$12.3 million – Stewart Rd West – Road Improvements, Sutherland Road – ATC, Dilworth Road – ATC, Leckie Road – ATC, Abbot Road – Protected Bike Lane, Burtch Road – Road Improvements, K.LO. Road/Spiers Road/Hall Road – Intersection and Road Improvements, Frost Road – Road Improvements, Clement Avenue – Road Improvements, and South Perimeter Road Agreement – Repayments

Water

\$1.9 million – Poplar Point to Dilworth Mountain Transmission Upgrade Design, Summit Reservoir, and Royal View Transmission Mainline - Knox to Gordon

Wastewater Trunks and Treatment

\$8.3 million – Glenmore Connection – Glenmore Rd from Cross Rd to Scenic Rd, Water Street Lift Station, and Byrns to Baron Trunk Phase 2

Drainage

\$1.0 million - Mill Creek Flood Protection.

Development Cost Charge Reserve Funds*

(thousands of dollars)

(thousands of donars)					
	 Opening Balance	Receipts	Interest	Transfers Out	Closing Balance
Parks Land/Development	\$ 41,826	\$ 54,820	\$ 1,772	\$ 27,285	\$ 71,133
Roads	86,381	27,726	3,116	13,193	\$ 104,030
Water	17,112	1,910	633	(3,115)	\$ 22,770
Wastewater	2,819	12,768	192	192	\$ 15,587
Drainage	3	160	1	_	\$ 164
Total	\$ 148,141	\$ 97,384	\$ 5,714	\$ 37,555	\$ 213,684

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

Waivers and Reductions: The Local Government Act provides an option to grant relief from DCCs for eligible types of development which include not-for-profit rental housing, for-profit affordable rental housing, subdivision of small lots designed to result in low greenhouse gas emissions and development designed to result in low environmental impact. In 2023 no waivers or reductions were granted.

On July 24, 2023, Council adopted the 10-Year Capital Plan (2023 to 2032), which identifies all the City's planned infrastructure investment for the next 10-Years.

FINANCIAL MANAGEMENT STRATEGIES

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

The 10 financial management strategies are:

ASSETS - NEW

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

ASSETS - RENEW

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

DEBT

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

DEVELOPMENT FINANCING

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

GRANTS

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

OPERATIONS

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

PARTNERSHIPS AND ENTERPRISE

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

PROPERTY TAXATION

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

RESERVES AND SURPLUS FUNDS

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

USER FEES AND CHARGES

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

TOP 10 PRINCIPAL CORPORATE TAXPAYERS



2023

Legal Name Type of Property FortisBC Inc Electrical Utility

- FortisBC Inc
 Orchard Park Shopping Centre
 Al Stober Construction Ltd
 DHL No 48 Holdings Ltd
 McIntosh Properties Ltd
 Electrical Utility
 Commercial Building
 Multiple Types
 Shopping Mall
 - Aqua Resort Ltd Multiple Types
 RG Properties Ltd Shopping Mall
 4231 Investment Ltd Multiple Types
 Victor Projects Ltd Multiple Types
- 10 Dilworth Shopping Centre Ltd

2022

6

7

8

9

Legal Name

- 1 Al Stober Construction Ltd
- 2 FortisBC Inc
- 3 Orchard Park Shopping Centre
- 4 McIntosh Properties Ltd
- 5 Victor Projects Ltd
- 6 Inland Natural Gas Co Ltd
- 7 Midwest Ventures Ltd
- 8 Callahan Construction Company Ltd
- 9 Jabs Constructions Ltd
- 10 3752 Investments Ltd

Source: City of Kelowna Financial Services Department.

Type of Property

Shopping Mall

Commercial Building

Electrical Utility

Shopping Mall

Shopping Mall

Shopping Mall

Gas Utility

Multiple Types

Multiple Types

Multiple Types

Multiple Types

PERMISSIVE TAX EXEMPTIONS

Art Gallery, Museum, Heritage, Cultural Purpos	se	Charitable or Philanthropic	
Central Okanagan Heritage Society	\$7,798	BC Society for Prevention of Cruelty to Animals	\$ 14,025
Centre Culturel Francais De L'Okanagan	\$3,732	BHF Building Healthy Families Society	\$2,283
Chabad Okanagan Society	\$2,153	Big Brothers Big Sisters of the Okanagan Society	\$4, 787
German – Canadian Harmonie Club	\$5,440	Bridges to New Life Society	\$5,322
Kelowna Art Gallery	\$107,033	Canadian Mental Health Association	\$8, 484
Kelowna Canadian Italian Club	\$5,783	Central Okanagan Community Food Bank Society	\$ 25,584
Kelowna Museums Society		Central Okanagan Emergency Shelter Society	\$5,240
(Kelowna Centennial Museum)	\$93,671	Columbus Holding Society	\$5,223
Kelowna Museums Society (Laurel Packing House)	\$50,242	Daycare Connection Childcare Society	\$915
Kelowna Museums Society	¥30,242	Father DeLestre Columbus Society	\$747
(Okanagan Military Museum)	\$63,693	Immaculate Conception Parish	\$2, 579
Kelowna Visual and Performing		Kalano Club of Kelowna	\$7 , 966
Arts Centre Society	\$91,527	Kelowna & District S.H.A.R.E. Society	\$10,861
OCCA Communities Association	\$1,621	Kelowna & District Safety Council Society	\$3,441
Okanagan Symphony Society	\$20,361	Kelowna Community Resources	\$23,905
Roman Catholic Bishop of Nelson Pandosy Mission	\$2,796	Kelowna Gospel Mission Society	\$16,044
Westbank First Nation	\$2,790 \$8	Kelowna Senior Citizens Society of BC	\$9,735
	40	Kelowna Trinity Baptist Church Legacy Foundation	\$888
Athletic or Service Club		Kelowna Yoga House Society	\$12,098
Central Okanagan Land Trust	\$12,416	Kelowna(#26) Royal Canadian Legion	\$6,127
Central Okanagan Small Boat Association	\$33,114	KGH - Rutland Auxiliary Thrift Shop	\$11,448
East Kelowna Community Hall Association	\$2,349	Ki-Low-Na Friendship Society	\$35,557
H2O Adventure & Fitness Centre	\$161,422	MADAY Society for Seniors	\$2,833
Kelowna & District Fish & Game Club	\$4,446	National Society of Hope	\$5,804
Kelowna Badminton Club	\$8,795	New Opportunities for Women	¢2 10/
Kelowna Cricket Club	\$464	(NOW) Canada Society	\$3,184
Kelowna Curling Club	\$21,014	Okanagan Boys & Girls Clubs Okanagan Halfway House Society Inc	\$109,002 \$8,656
Kelowna Lawn Bowling Club	\$14,150	Okanagan Mental Health Services Society	\$1,887
Kelowna Major Men's Fastball Association	\$18,223	Pathways Abilities Society	\$23,158
Kelowna Minor Fastball Society	\$2,446	Reach Out Youth Counselling & Services Society	\$5,451
Kelowna Outrigger Racing Canoe Club Association	\$25,308	Resurrection Recovery Resource Society	-
Kelowna Riding Club	\$5,036	dba Freedom's Door	\$21,556
Kelowna United Football Club	\$247	Salvation Army Community Resource Centre	\$29,888
Kelowna Yacht Club	\$8,463	Society of St. Vincent De Paul of Central Okanagan	-
Nature Trust of BC	\$55,067	Starbright Children's Development Centre Assoc.	\$28,845
Okanagan Gymnastic Centre	\$15,372	The Bridge Youth & Family Services Society	\$8,515
Okanagan Mission Community Hall Association	\$5,673	Tourism Kelowna Society	\$15,165
Rutland Park Society	\$9,131	YMCA of Okanagan Association	\$4,103
Scouts Canada	\$11,565		

Permissive Tax Exemptions 191 49

	ity Act	Mission Springs Church of God	\$
an Cancer Society	\$16,239	New Apostolic Church	
ring		Okanagan Chinese Baptist Church	
		Okanagan Jewish Community Association	
News Centre	\$53,807	Okanagan Sikh Temple & Cultural Society	
era Place	\$238,261	Providence Baptist Church	
e Schools		Ridgeview Evangelical Missionary Church	
leen Hall Preparatory School Society	\$24,451	Rutland United Church Salvation Army Community Church	
iculata Regional High School	\$547	•	
vna Christian Centre School	\$106	Serbian Orthodox Par-Holy Proph St Ilija (Parish) Seventh Day Adventist Church	\$
vna Christian School	\$12,028	Spring Valley Congregation of Jehovah's Witnesses	
nth Day Adventist Church (Private School)	\$225	St. Andrew's Church	
oseph Elementary School	\$40,284	St. Charles Garnier Parish	
olic Worship	,		;
		St. David's Presbyterian Church	9
stolic Resource Centre Society	\$17, 876	St. Mary's Anglican Church	
Assn of Seventh Day Adventist	\$1,740	St. Michaels Anglican Church St. Peter & Paul Ukrainian Greek Orthodox Church	9
Church	\$3,983		9
ist Evangelical Lutheran Church	\$5,004	St. Pius X Parish	9
urch of the Nazarene	\$3,534	Synod of the Diocese of Kootenay	9
rpus Christi Roman Catholic Parish	\$5,360	The BC Muslim Association	9
rmition of the Mother of God	\$4,322	The Church of Jesus Christ of Latter-Day Saints	9
angel Tabernacle Church	\$4,436	The Congregation of Bethel Church	9
th Lutheran Church	\$5,483	The Embassy Church	9
st Baptist Church	\$5,9 78	The Union of Slavic Churches of Evangelical Christians	4
st Lutheran Church of Kelowna	\$7,620	Truth Now Tabernacle United Pentecostal Church	4
st Mennonite Church	\$4,733	Unitarian Fellowship of Kelowna Society	\$
st United Church	\$7,988	Officer fail of the fown a Society	7
enmore Congregation of Jehovah's Witnesses	\$6,192	Total Municipal Portion of	
ace Baptist Church	\$10,161		,06
rdwara Guru Amardas Darbar Sikh Society	\$3,024		
owna Bible Chapel	\$8,150		
owna Buddhist Society	\$5,340		
owna Christian Centre Church	\$8,431		
owna Christian Reformed Church	\$8,025		
owna Congregation of Jehovah's Witnesses	\$3,644		
owna Full Gospel Church	\$3,505		
owna Gospel Fellowship Church	\$5,621		
owna Tabernacle Congregation Church	\$1,026		
owna Trinity Baptist Church	\$20,694		
nnonite Brethren Churches llow Park Church)	\$7,218		
ssion Creek Alliance Church	\$11,506		

REVITALIZATION TAX EXEMPTIONS

333 Drysdale Blvd

Revitalization Tax Exemptions

1775 Chapman PI \$21,862 269 Lawrence Ave \$14,537 Tax Incentive Area #2 \$2,445 1467 St Paul St \$71,883 1477 St Paul St \$4,746 1586 Ellis St \$1,757 1588 Ellis St \$88,926 1590 Ellis St \$2,815 460 Lawrence Ave \$971 476 Lawrence Ave \$746 596 Leon Ave \$3,364 552 – 554 Leon Ave \$16,936 Tax Incentive Area #3 \$10 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing \$1155 Brookside Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$6,186 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 </th <th>Tax Incentive Area #1</th> <th></th>	Tax Incentive Area #1	
Tax Incentive Area #2 1467 St Paul St \$2,445 1471 St Paul St \$71,883 1477 St Paul St \$4,746 1586 Ellis St \$1,757 1588 Ellis St \$88,926 1590 Ellis St \$2,815 460 Lawrence Ave \$971 476 Lawrence Ave \$746 596 Leon Ave \$3,364 552 – 554 Leon Ave \$16,936 Tax Incentive Area #3 \$10 Highway 33 W 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dindas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1745 Chapman Pl \$13,18	1775 Chapman Pl	\$21,862
1467 St Paul St \$2,445 1471 St Paul St \$71,883 1477 St Paul St \$4,746 1586 Ellis St \$1,757 1588 Ellis St \$88,926 1590 Ellis St \$2,815 460 Lawrence Ave \$971 476 Lawrence Ave \$971 476 Lawrence Ave \$3,364 552 – 554 Leon Ave \$3,364 552 – 554 Leon Ave \$16,936 Tax Incentive Area #3 110 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,2455	269 Lawrence Ave	\$14,537
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1588 Ellis St \$2,815 460 Lawrence Ave \$971 476 Lawrence Ave \$746 596 Leon Ave \$3,364 552 – 554 Leon Ave \$16,936 Tax Incentive Area #3 *** 110 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing *** 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,446	1477 St Paul St	\$4, 746
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476 Lawrence Ave\$746596 Leon Ave\$3,364552 – 554 Leon Ave\$16,936Tax Incentive Area #3\$110 Highway 33 W1350 St Paul St\$7,2541759 Highway 33 E\$3,650200 Nickel Rd\$12,703225 Rutland Rd S\$22,925460 Doyle Ave\$68,738Purpose-Built Rental Housing\$20,6921145 Pacific Ave\$20,6921155 Brookside Ave\$21,8811155 Pacific Ave\$6,1861165 Sutherland Ave\$8,600125 Dundas Rd\$20,8051469 KLO Rd\$152,2241525 Dickson Ave\$32,0771545 Bedford Ave\$25,162165 Celano Cres\$1,3281710 Richter St\$111,3311745 Chapman Pl\$13,1821920 Enterprise Way\$51,6481975 Kane Rd\$63,0872065 Benvoulin Crt\$12,2552075 Benvoulin Crt\$12,446	1590 Ellis St	\$2,815
596 Leon Ave \$3,364 552 – 554 Leon Ave \$16,936 Tax Incentive Area #3 *** 110 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing *** 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2075 Benvoulin Crt \$12,446	460 Lawrence Ave	\$971
Tax Incentive Area #3 110 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing \$20,692 1145 Pacific Ave \$6,186 1155 Brookside Ave \$6,186 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	476 Lawrence Ave	\$746
Tax Incentive Area #3 110 Highway 33 W \$24,583 1350 St Paul St \$7,254 1759 Highway 33 E \$3,650 200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing \$20,692 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	596 Leon Ave	\$3,364
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200 Nickel Rd \$12,703 225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,446	1350 St Paul St	\$7,254
225 Rutland Rd S \$22,925 460 Doyle Ave \$68,738 Purpose-Built Rental Housing 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,446	1759 Highway 33 E	\$3, 650
460 Doyle Ave \$68,738 Purpose-Built Rental Housing 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,446	200 Nickel Rd	\$12,703
Purpose-Built Rental Housing 1145 Pacific Ave \$20,692 1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	225 Rutland Rd S	\$22 , 925
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1155 Brookside Ave \$21,881 1155 Pacific Ave \$6,186 1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,446		
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1165 Sutherland Ave \$8,600 125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1155 Brookside Ave	\$21,881
125 Dundas Rd \$20,805 1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1155 Pacific Ave	\$6,186
1469 KLO Rd \$152,224 1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1165 Sutherland Ave	\$8,600
1525 Dickson Ave \$32,077 1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	125 Dundas Rd	\$20,805
1545 Bedford Ave \$25,162 165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1469 KLO Rd	\$152,224
165 Celano Cres \$1,328 1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1525 Dickson Ave	\$32,077
1710 Richter St \$111,331 1745 Chapman Pl \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1545 Bedford Ave	\$25,162
1745 Chapman PI \$13,182 1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	165 Celano Cres	\$1,328
1920 Enterprise Way \$51,648 1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1710 Richter St	\$111,331
1975 Kane Rd \$63,087 2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1745 Chapman Pl	\$13,182
2065 Benvoulin Crt \$12,255 2075 Benvoulin Crt \$12,446	1920 Enterprise Way	\$51,648
2075 Benvoulin Crt \$12,446	1975 Kane Rd	\$63,087
•	2065 Benvoulin Crt	\$12,255
2080 Benvoulin Crt \$31,273	2075 Benvoulin Crt	\$12,446
	2080 Benvoulin Crt	\$31,273
2127 Ethel St \$4,416	2127 Ethel St	\$4,416
305 Homer Rd \$4,668	305 Homer Rd	\$4,668

4119 Lakeshore Rd	\$15,980
468 West Ave	\$32,354
598 Sutherland Ave	\$6,123
599 Clement Ave	\$38,728
678 Richter St	\$2,726
740 Clement Ave	\$138,867
755 Academy Way	\$62,840
773 Glenmore Rd	\$57,350
800 Academy Way	\$105,244
805 Academy Way	\$38,933
815 Leon Ave	\$83,729
955 Leon Ave	\$14,302
720 – 724 Valley Rd	\$101,253

Total Revitalization Tax Exemptions

\$113,012

\$1,775,544



Revitalization Tax Exemptions 193 51

HERITAGE BUILDING TAX EXEMPTIONS

Murchison House 1781 Abbott St

\$8,858

Copeland House 784 Elliot Ave

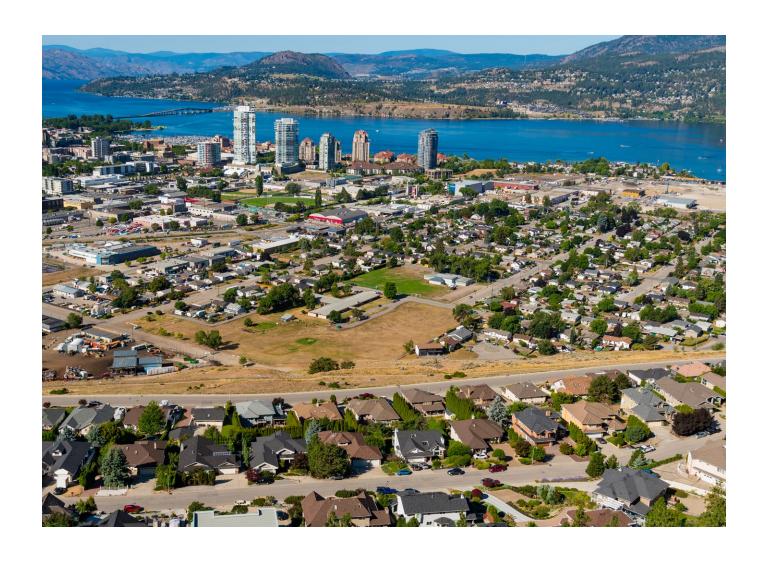
\$9,265

Total Heritage Building Tax Exemptions

\$18,123

Total Value of Municipal Taxes Exempted

\$3,861,390







REPORT FROM THE DIVISIONAL DIRECTOR, FINANCIAL SERVICES

June 7, 2024

MAYOR DYAS AND MEMBERS OF COUNCIL,

I am pleased to present the City of Kelowna's 2023 Annual Financial Report for the year ended December 31, 2023. The purpose of this report is to publish the City of Kelowna's Consolidated Financial Statements, Auditor's Report and to provide an update on City services and projects, pursuant to Sections 98 and 167 of the Community Charter.

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

The external auditor, Grant Thornton LLP, conducted an independent audit of the Consolidated Financial Statements in accordance with Canadian auditing standards and, in their opinion, determined them to be presented fairly and not materially misstated. The City received an unqualified audit opinion. The City's Audit Committee also reviewed the Consolidated Financial Statements to ensure they are comprehensive, reliable, and understandable.

The information presented in this document reflects the results of the past year's work on *Council Priorities 2023–2026*, which help guide how the City will acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. The City also continues to monitor and report financial health indicators as part of presentations to the Audit Committee and Council. The financial health indicators demonstrated a stable year for the City as it continues to be well positioned to meet current and future financial obligations. The City has shown resiliency while adapting to the changing economic climates such as the challenges of inflation, and supply chain issues, and is well positioned financially to meet the challenges of a rapidly growing community.

As one of the fastest growing cities in Canada and recognizing the time value of money, it has become increasingly important to be able to deliver capital infrastructure quicker in order to support our citizens and meet the needs of a growing community. Due to our strong financial management, the City of Kelowna has the ability to employ innovative treasury and procurement strategies in an effort to expedite the level of capital infrastructure delivery.

The City has seen increases in revenues for the year specifically due to increased development and construction activity, strong returns on investments, as well as increases in Airport operations. The Kelowna International Airport continues to rebound strongly, returning to pre-pandemic levels for the first time since 2019. However, City operations continue to encounter challenges with inflation and labour shortages. The City of Kelowna has adapted and continues to thrive with the rapid changes as seen in the overall financial results for the year.

The 2023 revenues increased by \$85 million over the prior year, seeing a \$20 million increase from Fees and charges revenue, \$12 million increase in Interest earned, and \$21 million more in DCC contribution revenue.

Rising interest rates and the City's investment policy resulted in higher Interest earned revenue over the prior year. Lastly, DCC contribution revenue increased in 2023, due to DCC funded projects completed during the year.

The City's expenses increased by a total of \$37 million over the prior year. This increase in operational expenses was a result of increased operational activity along with price escalations due to inflation. Salaries and benefits increased by \$10 million; mainly due to RCMP contract retroactive payments, the renegotiation of CUPE contracts and staffing increases during the year. Economic factors such as inflation resulted in an \$8 million increase in materials and supplies, a \$6 million increase in contract and professional services and a \$1 million increase in equipment expensed by the City over the prior year.

The General Fund ended 2023 with a \$11 million unappropriated surplus from operations with \$10.7 million put into reserves and \$0.3 million added to accumulated surplus. The General Fund accumulated surplus balance of \$5.2 million is to be used only for extraordinary events. The City ended the year with an increase to accumulated surplus, which now sits at \$2.5 billion. The accumulated surplus is an indicator of the City's overall financial viability and is equal to the sum of the net financial assets and non-financial assets representing resources (both financial and non-financial) that may be used to provide future services.

In 2023, the City executed land purchases and completed various larger capital projects during the year. Parkland was acquired at 3896 Truswell Rd, 1885 Barley Road, and at 1450 Steele Rd. Property acquisitions related to the Active Transportation Corridor also occurred in the year. Large capital projects included roads and road improvements made to the City's infrastructure, various machinery & equipment were purchased for use in operations. The Airport performed terminal and runway upgrades with substantial progress on the terminal and combined operations building project.

The City's statements provide key financial information and results to keep taxpayers, residents, and business leaders informed on the financial performance and delivery of City programs and services. The City's net financial position showed continued growth in 2023, demonstrating the City's ongoing strength to meet financial obligations despite any economic environment we encounter.

Respectfully submitted,

– Joe Sass, CPA, CA Divisional Director, Financial Services



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INDEPENDENT AUDITOR'S REPORT

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

Opinion

We have audited the consolidated financial statements of the City of Kelowna ("the City"), which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statements of operations and accumulated surplus, consolidated statement of remeasurement gains and losses, consolidated statement of changes in net financial assets and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2023, and the results of operations, its remeasurement gains and losses, its changes in its net assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

Emphasis of Matter – Restated Comparative Information

We draw attention to Note 2 to the consolidated financial statements, which explains that certain comparative information presented for the year ended December 31, 2022 has been restated. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the consolidated financial statements

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

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

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

Auditor's Responsibilities for the Audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian

generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

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

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

Grant Thornton LLP
Chartered Professional Accountants

Kelowna, Canada April 30, 2024

Audit | Tax | Advisory
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Independent Auditor's Report 199 57

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2023 (in thousands of dollars)

	2023	2022
		(Restated—
		Note 2)
Financial Assets		
Cash and cash equivalents (Note 3)	\$ 108,228	\$ 91,524
Accounts receivable (Note 3)	76,848	55,130
Accrued interest	8,072	2,997
Portfolio investments (Note 3)	845,875	676,316
Long term investments (Note 10)	6,000	6,000
Assets held for resale	4,371	12,467
	1,049,394	844,434
Liabilities		
Accounts payable and accrued liabilities	83,474	50,922
Performance deposits	48,247	43,382
Deferred revenue (Note 3)	81,639	57,597
Deferred development cost charges (Note 3)	213,684	148,141
Long term debt (Note 3)	65,720	70,920
Asset retirement obligations (Note 18)	40,014	32,323
	532,778	403,285
Net Financial Assets (Debt)	516,616	441,149
Non-Financial Assets		
Prepaid expenses	6,585	6,528
Inventory	1,553	1,454
Work in progress (Note 4)	73,102	43,489
Tangible capital assets (Note 4)	1,907,673	1,843,347
	1,988,913	1,894,818
Accumulated Surplus	\$ 2,505,529	\$ 2,335,967
Accumulated Surplus is comprised of:		
Accumulated surplus (Note 5)	2,472,954	2,335,967
Accumulated remeasurement gains (losses)	32,575	_
Accumulated Surplus	\$ 2,505,529	\$ 2,335,967

Contingent liabilities and Commitments (Notes 8 and 9) Contractual rights (Note 16)

Joe Sass, CPA, CA

Divisional Director, Financial Services

See accompanying notes to the consolidated financial statements.

Tom Dyas Mayor, City of Kelowna

CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the Year Ended December 31, 2023 (in thousands of dollars)

	_	Budget 2023	Actual 2023	Actual 2022 (Restated— Note 2)
Revenue Taxation (Note 6)	\$	190,930	\$ 192,053	\$ 184,627
Fees and charges	Þ	168,384	\$ 192,033 181,426	\$ 184,627 161,823
Interest earned		12,707	27,955	16,308
		-	-	•
DCC contributions		55,192	37,555	16,775
Government transfers (Note 7)		54,233	65,545	38,751
Other capital contributions		482	4,296	5,154
Gain on disposal of tangible capital assets		-	484	1,374
		481,928	509,314	424,812
Expenses				
General government		51,400	60,105	49,219
Protective services		92,835	95,612	77 , 477
Transportation		48,010	66,622	68,880
Recreation & cultural		43,202	49,468	46,824
Other services		25,861	27,976	27,084
Airport		22,592	30,367	26,487
Wastewater		14,275	24,007	23,598
Water		13,011	16,819	15,889
Loss on disposal of tangible capital assets		-	140	62
Write down of tangible capital assets		-	1,211	218
	_	311,186	372,327	335,738
Annual Surplus	\$	170,742	136,987	89,074
Accumulated Surplus, beginning of year			2,335,967	2,246,893
Accumulated Surplus, end of year			\$ 2,472,954	\$ 2,335,967

CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES

For the Year Ended December 31, 2023 (in thousands of dollars)

	Actual 2023
Accumulated remeasurement gains (losses), beginning of year	* -
Adjustment on adoption of the financial instruments standard	27,217
	27,217
Unrealized gains (losses) attributable to:	
Portfolio investments	5,358
Change in remeasurement gains and (losses)	5,358
Accumulated remeasurement gains (losses), end of year	\$ 32,575

CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS (DEBT)

For the Year Ended December 31, 2023 (in thousands of dollars)

		Budget 2023	Actual 2023	(1	Actual 2022 Restated— Note 2)
Annual Surplus	\$	170,742	\$ 136,987	\$	89,074
Amortization of tangible capital assets		_	69,449		69 , 278
Proceeds from disposal of tangible capital assets		_	3,044		2,274
Gain on disposal of tangible capital assets		_	(345)		(1,312)
Write down of tangible capital assets		_	1,211		218
Acquisition of tangible capital assets		(363,601)	(159,814)		(104,913)
Contributions of tangible capital assets		_	(1,352)		(1,718)
Change in asset retirement obligations estimate		_	(6,132)		_
Unrealized gains (losses) on portfolio investments		_	32,575		_
Change in inventory and prepaid expenses	_	_	(156)		3,182
Increase (degrees) in Net Financial Access (Daht)		(102.050)	75 467		F.C. 0.0.3
Increase (decrease) in Net Financial Assets (Debt)		(192,859)	75,467		56,083
Net Financial Assets (Debt), beginning of year		441,149	441,149		385,066
Net Financial Assets (Debt), end of year	\$	248,290	\$ 516,616	\$	441,149



CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2023

(in thousands of dollars)

	Actual 2023	Actual 2022 (Restated—
Net inflow (outflow) of cash and cash equivalents related to the following activities		Note 2)
Operating		
Annual surplus	\$ 136,987	\$ 89,074
Adjustment for non-cash items	4 150,507	\$ 05,071
Amortization of tangible capital assets	69,449	69,278
Accretion expense	1,559	1,496
Gain on disposal of tangible capital assets	(345)	(1,312)
Write down of tangible capital assets	1,211	218
Actuarial adjustment on long term debt	(2,337)	(2,331)
Contributions of tangible capital assets	(1,352)	(1,718)
Unrealized gains (losses) on portfolio investments	32,575	_
Decrease (increase) in		
Accounts receivable	(21,718)	(7,680)
Inventory and prepaid expenses	(156)	3,182
Other assets	3,021	231
Increase (decrease) in		
Accounts payable and accrued liabilities	32,553	4,590
Deferred development cost charges	65,543	23,556
Other liabilities	28,906	15,787
	345,896	194,371
Capital		
Acquisition of tangible capital assets	(159,814)	(104,913)
Proceeds from disposal of tangible capital assets	3,044	2,274
	(156,770)	(102,639)
Investing		
Change in investments	(169,559)	(95,606)
Financing		
Proceeds from issuance of long term debt	4,902	441
Repayment of long term debt	(7,765)	(8,808)
	(2,863)	(8 , 367)
Net increase (decrease) in cash and cash equivalents	16,704	(12,241)
Cash and cash equivalents, beginning of year	91,524	103,765
Cash and cash equivalents, end of year	\$ 108,228	\$ 91,524
Non-cash capital activities		
Acquisition of tangible capital assets through contributions (Note 4)	\$ 1,352	\$ 1,718



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2023

(in thousands of dollars)

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

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

1. SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

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

Accrual accounting

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

Assets held for resale

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

Inventory

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

Municipal Finance Authority cash deposits and demand notes

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

Cash deposits held by MFA Demand notes held by MFA

2023	2022
\$ 1,854	\$ 1,799
4,013	4,015
\$ 5,867	\$ 5,814

Reserves for future expenditures

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

Statutory reserve funds

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

Intangible assets

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

Interest capitalization

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

Financial instruments

Financial instruments are contracts that give rise to the financial assets of one entity and financial liabilities or equity instruments of another entity and include cash and cash equivalents, accounts receivable, portfolio investments, accounts payable and accrued liabilities, and long term debt.

Financial instruments are classified as level 1, 2 or 3, as described below:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Market-based inputs other than quoted prices that are observable for the asset or liability either directly or indirectly.
- Level 3: Inputs for the asset or liability that are not based on observable market data; assumptions are based on the best internal and external information available and are most suitable and appropriate based on the type of financial instrument being valued in order to establish what the transaction price would have been on the measurement date in an arm's length transaction.

Financial instruments are measured at fair value or cost.

- Fair value category: investments quoted in an active market are reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date.
 - Unrealized gains and losses on financial assets are recognized in the consolidated statement of remeasurement gains and losses until such time that the financial asset is derecognized due to disposal or impairment. At the time when a financial instrument in the fair value category is derecognized, the associated accumulated remeasurement gains and losses are reversed and reclassified to the consolidated statement of operations.



Cost category: Investments not quoted in an active market, financial assets and liabilities are recorded at cost or amortized cost.
 Gains and losses are recognized in the consolidated statement of operations when the financial asset is derecognized due to disposal or impairment.

Financial assets are assessed for impairment on an annual basis. If there is an indicator of impairment, the City determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset.

Asset retirement obligations

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability for closure of the operational site and post-closure care relating to the landfill site has been recognized based on estimated future expenses. An additional liability has been recognized based on the estimated future expenses associated with asbestos removal during construction or disposal of structures owned by the City of Kelowna. Under the modified retroactive method, the discount rate and assumptions used on initial recognition are those as of the date of adoption of the standard. Assumptions used in the subsequent calculations are revised annually.

The liability is discounted using a present value calculation and adjusted annually for accretion expense. The recognition of a liability resulted in an accompanying increase of the respective tangible capital assets. The landfill tangible capital asset is amortized using the units of production method, while the structures tangible capital assets, affected by the asbestos liability, are being amortized along with their respective assets following the amortization accounting policies outlined in Note 1.

Work in progress

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

Tangible capital assets

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

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

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

Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value at the date of contribution, where fair value is reasonably determinable.



Amortization

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

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

Land and Work in Progress are not amortized.

Revenue recognition

Taxation revenue

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

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

Fees and charges revenue

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

Development Cost Charges (DCC) contributions

Development Cost Charges (DCC) contributions are recognized as revenue during the period in which the related costs are incurred.

Government transfers

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

Investment income

The City's investments are disclosed in Note 3.

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

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

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

Expenses

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

Liability for contaminated sites

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

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

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

Use of estimates

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

2. CHANGE IN ACCOUNTING POLICIES

Asset Retirement Obligations

On January 1, 2022, the City adopted Canadian Public Sector Accounting Standard PS 3280 Asset Retirement Obligations. The new accounting standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets, such as asbestos removal in retired buildings by public sector entities. The new accounting standard has resulted in a withdrawal of the existing accounting standard PS 3270 Solid Waste Landfill Closure and Post-Closure Liability. The standard was adopted on the modified retroactive basis at the date of adoption.

The City removed the landfill liability that had been recognized to date and recognized an asset retirement obligation upon adoption of PS 3280 on January 1, 2022, using the modified retroactive method. The liability represents the required closure and post-closure care for the landfill site owned by the City. The landfill site was purchased in 1966, and the liability was measured as of the date of purchase, when the liability was assumed. As of the date of adoption of the standard, the relevant discount rate is 4.85% per annum.

On January 1, 2022, the City recognized an additional asset retirement obligation relating to structures owned by the City that contain asbestos. The liability was measured as of the date of purchase of the structures, when the liability was assumed. The expected useful lives of the structures have not been changed since purchase.

In accordance with the provisions of this new standard, the City reflected the following adjustments at January 1, 2022:

Landfill obligation:

- A decrease of \$4,429 to the landfill liability to remove the liability recognized to date under PS 3270, and an accompanying increase of \$4,429 to opening accumulated surplus.
- An increase of \$1,991 to the landfill tangible capital asset account, representing the original estimate of the obligation as of the date of purchase, and an accompanying increase of \$684 to accumulated amortization, representing 56 years of increased amortization had the liability originally been recognized.



- An asset retirement obligation in the amount of \$26,961, representing the original \$638,018 obligation discounted to the present value amount using a rate of 4.85%.
- A decrease to opening accumulated surplus of \$25,654, as a result of the recognition of the liability and accompanying increase in amortization expense and accretion expense for the 56 years since purchase.

Asbestos obligation:

- An increase of \$750 to the structures tangible capital asset accounts, representing the original estimate of the obligation as of the date of purchase, and an accompanying increase of \$429 to accumulated amortization, representing increased amortization had the liability originally been recognized.
- An asset retirement obligation in the amount of \$3,866, representing the original \$15,369 obligation discounted to the present value amount using a rate of 4.85%.
- A decrease to opening accumulated surplus of \$3,545, as a result of the recognition of the liability and accompanying increase in amortization expense and accretion expense for the years since purchase.

Financial Instruments and Suite of Standards

On January 1, 2023 the City adopted Canadian Public Sector Accounting Standards; PS 1201 Financial statement Presentation, PS 2601 Foreign Currency Translation, PS 3041 Portfolio Investments and PS 3450 Financial Instruments. The new accounting standards prescribe the accounting treatment for financial instruments and were adopted prospectively.

 $PS 1201 \, Financial \, Statement \, Presentation \, replaces \, PS \, 1200 \, Financial \, Statement \, Presentation. \, This \, standard \, introduces \, the \, statement \, Presentation \, Presenta$ of remeasurement gains and losses. Requirements in PS 2601 Foreign Currency Translation, PS 3041 Portfolio Investments and PS 3450 Financial Instruments, which are required to be adopted at the same time, give rise to the presentation of gains and losses as remeasurement gains and losses.

PS 2601 Foreign Currency Translation replaces PS 2600 Foreign Currency Translation. This standard requires that exchange gains and losses arising on financial assets and liabilities prior to settlement are recorded in the statement of remeasurement gains and losses. Upon settlement, the cumulative amount of unrealized foreign exchange gain or losses previously recognized is reclassified to the statement of operations. The City has not experienced any unrealizable gains or losses arising from foreign currency translation.

PS 3041 Portfolio Investments replaces PS 3040 Portfolio Investments. This standard requires that portfolio investments are measured in accordance with PS 3450 Financial Instruments. The basis of valuation of portfolio investments is disclosed. Losses in the value of a portfolio investment that are not in temporary decline are recognized in the statement of operations.

PS 3450 Financial Instruments establishes the recognition and derecognition, measurement, presentation and disclosure of financial instruments, including derivatives. This standard requires the fair value measurement of derivatives and portfolio investments in equity instruments that are quoted in an active market. The differences between financial instruments previous carrying amounts and fair value on transition was \$27,217.

3. FINANCIAL ASSETS AND LIABILITIES

Cash and cash equivalents

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

Accounts receivable

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

Type of receivable	2023	2022
Property tax	\$ 9,417	\$ 7,756
Trade receivables	21,708	19,934
Due from government	3,474	5,353
Due from provincial government	2,754	2,007
Due from regional government	54	93
Utilities	6,581	6,101
Deferred development cost charges	32,863	13,929
Allowance for doubtful accounts	(3)	(43)
	\$ 76,848	\$ 55,130

Portfolio investments

Portfolio investments are recorded at cost or remeasured at fair market value at year end. Portfolio investments are comprised of the following:

	Level	2023	2022
Portfolio investments in the fair value category Municipal Finance Authority investment funds	2	\$ 235,726	\$ 234,637
Publicly traded shares	1	120,997	76,717
Total portfolio investments reported at fair value		356,723	311,354
Portfolio investments in the cost and amortized cost category Guaranteed Investment Certificates and deposit notes		392,533	280,287
Provincial and bank issued bonds		96,619	84,675
Total portfolio investments reported at cost and amortized cost		489,152	364,962
Total Portfolio investments		\$ 845,875	\$ 676,316

Included in portfolio investments are designated assets related to the City's Legacy Endowment Fund. At December 31, 2023 the fair market value of these internally restricted funds was \$157,821.

Operating line of credit

The City has an operating line of credit with the Royal Bank of Canada for an authorized amount of \$5,000 bearing interest at bank prime rate less 0.50%. At December 31, 2023 the balance outstanding was \$nil (2022 - \$nil).

Deferred revenue

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

Deferred Revenue by Type	2022	Receipts			Interest Transfers Out			2023
Tax prepayments	\$ 21,719	\$	41,617	\$	_	\$	39,955	\$ 23,381
Construction	19,047		1,864		821		667	21,065
Grants	1,220		23,682		198		1,056	24,044
Other	11,204		10,249		244		12,502	9,195
Local Area Service	4,407		186		_		639	3,954
Total	\$ 57 , 597	\$	77 ,59 8	\$	1,263	\$	54,819	\$ 81,639

Deferred development cost charges (DCC)

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

	 2022 Receipts		Interest	Tran	sfers Out	2023		
Park Land/Development	\$ 41,826	\$	54,820	\$	1,772	\$	27,285	\$ 71,133
Roads	86,381		27,726		3,116		13,193	104,030
Water	17,112		1,910		633		(3,115)	22,770
Wastewater	2,819		12,768		192		192	15,587
Drainage	3		160		1		_	164
Total Deferred DCC	\$ 148,141	\$	97,384	\$	5,714	\$	37,555	\$ 213,684

Long term debt

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

	Total
2024	\$ 10,392
2025	10,355
2026	7,630
2027	6,784
2028	4,029
2029 and thereafter	 26,530
Total	\$ 65,720

Total outstanding debt issued was \$141,910 and total debt payable at December 31, 2023 was \$65,720 (2022 – \$70,920). Total interest paid in 2023 was \$4,727 (2022 – \$3,762).

Schedule 3 provides a breakdown of long term debt.

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

4. TANGIBLE CAPITAL ASSETS (TCA) AND W	UR	KINPK	OGF	(E33			
		2023 2023 Tangible Work in capital progress assets (NBV)				2022 Work in progress	2022 Tangible capital assets (NBV) (Restated— Note 2)
Land	\$	_	\$	407,186	\$	_	\$ 369,612
Land improvements		1,571		36,134		847	32,989
Buildings		25,291		203,658		18,894	188,920
Infrastructure		42,457		1,178,097		21,795	1,168,509
Machinery and equipment		3,783		82,598		1,953	83,317
	\$	73,102	\$:	1,907,673	\$	43,489	\$ 1,843,347
Contributions received in 2023 include:							
Type of contribution		2023		2022			
Land	\$	1,335	\$	1,718			
Infrastructure		17		_			
Total Contributed tangible capital assets	\$	1,352	\$	1,718	_		

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

During the year, tangible capital assets with a cost of \$1,211 (2022 – \$218) were written off due to impairment.

During the year, no interest was capitalized \$nil (2022 – \$nil).

5. ACCUMULATED SURPLUS

erves for uture					200 miles 200 feet		
uture					in Tangible		2022
		Statutory		Fund	Capital	Total	(Restated—
enditures		Reserves	S	Surpluses	Assets	2023	Note 2)
341,206	\$	133,046	\$	68,956	\$ 1,792,759	\$ 2,335,967	\$ 2,246,893
13,017		5,101		131,510	(12,641)	136,987	89,074
55,239		8,291		(63,530)	_	-	_
(32,053)		_		(59,478)	91,531	-	_
_		_		(7,765)	7,765	-	-
377,409	\$	146,438	\$	69,693	\$ 1,879,414	\$ 2,472,954	\$ 2,335,967
	•	55,239 (32,053) –	55,239 8,291 (32,053) – – –	55,239 8,291 (32,053) – – –	55,239 8,291 (63,530) (32,053) – (59,478) – – (7,765)	55,239 8,291 (63,530) – (32,053) – (59,478) 91,531 – – (7,765) 7,765	55,239 8,291 (63,530) (32,053) - (59,478) 91,531 - (7,765) 7,765 -



Accumulated Surplus detail as follows:

		alances,	_						
Description	Beg	ginning of Year	Transfer From		Transfer To	Annual Surplus		F	Balances, End of Year
·		Tear	110111	110111 10			301p103		- Ind of fedi
Non-Statutory Reserves									
General Fund reserve	\$	249,529	\$ 146,149	\$	165,259	\$	10,325	\$	278,964
Airport Fund reserve		45,581	26,573		31,153		1,817		51,978
Waste Water Fund reserve		18,693	3,262		3,619		140		19,190
Water Fund reserve		27,403	5,353		4,492		735		27,277
		341,206	181,337		204,523		13,017		377,409
Statutory Reserves									
Parking reserve		11,406	2,336		5,541		386		14,997
Land reserve		10,932	1,010		4,773		397		15,092
Capital works, machinery and equipment reserve		103,826	31,473		30,625		3,422		106,400
Septic removal specified area reserve		6,882	2,115		4,286		367		9,420
Public amenity and streetscape reserve		_	_		_		529		529
		133,046	36,934		45,225		5,101		146,438
Surplus by Fund									
General Fund surplus		5,029	217,016		133,758		83,480		5,251
Airport Fund surplus		2,407	33,085		6,440		26,645		2,407
Waste Water Fund surplus		49,169	13,569		253		12,960		48,813
Water Fund surplus		12,351	8 , 577		1,023		8,425		13,222
Accumulated Surplus		68,956	272,247		141,474		131,510		69,693
Investment in Non Financial Assets									
Investment in tangible capital assets	1	L,792,759	3,700		102,996		(12,641)		1,879,414
Accumulated Surplus	\$ 2	2,335,967	\$ 494,218	\$	494,218	\$	136,987	\$ 2	2,472,954



6. TAXATION

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

	 2023	2022
Taxes collected		
Property taxes	\$ 309,169	\$ 285,928
Local improvement levies	262	142
Frontage tax – water	1,744	1,704
Specified sewer area recoveries	1,237	1,240
Grants in lieu of taxes	652	627
Levies – library	7,325	7,056
Levies – other	 2,140	4,911
	322,529	301,608
Less transfers to other governments		
Province of BC (school taxes)	97,265	86,616
BC Assessment Authority	2,765	2,488
Regional Hospital District	14,643	13,884
Regional District of Central Okanagan	 15,803	13,993
	130,476	116,981
Net taxes available for municipal purposes	\$ 192,053	\$ 184,627



7. GOVERNMENT TRANSFERS

Government transfers are the major source of transfers to the City. Government transfers received are for completed projects that meet the required criteria as set out by the Government body providing the funding. Government transfers do not include grants in lieu of taxes received from the Federal and Provincial governments. During the year \$22,825 (2022 – \$386) remained as deferred revenue for future expenditures. In 2023 the City received and recorded as revenue the following transfers:

	2023	2022
Operating transfers		
Federal	\$ 1,250	\$ 856
Provincial	50,654	24,277
Other governments	165	166
	52,069	25,299
Capital transfers		
Federal	5,460	11,234
Provincial	7,659	2,202
Other governments	357	16
	13,476	13,452
Total Government transfers	\$ 65,545	\$ 38,751



8. CONTINGENT LIABILITIES

Regional District of Central Okanagan

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

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

Post employment benefits and compensated absences

The City of Kelowna does not accrue expenses for post-employment benefits and compensated absences. Post-employment benefits are benefits expected to be provided after employment but before retirement to employees and their beneficiaries. Compensated absences are benefits for employee absences for which employees will be paid (i.e. sick leave). City employees retiring do not receive any post-employment related benefits that either vests or accrues over the period of employment. Compensated absences: such as sick leave benefits do not accrue and are not vested. The City recognizes the expense for compensated absences when the event obligates the City to pay.

Legal actions

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

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

9. COMMITMENTS

Agreements, contracts and purchase orders

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

The City has purchase orders open as at December 31, 2023 which have not been recorded in the accounts. The balance of these open purchase orders is not determinable at this time. The funding for the majority of these obligations has been set aside in reserves for future expenditures. These amounts will be recorded in the accounts in the period the goods and services, to which they relate, are received.

YMCA of Southern Interior BC loan guarantee agreement

The City has, under the terms of the partnering agreement between the City of Kelowna and YMCA of Southern Interior BC, guaranteed repayment in the event that the YMCA of Southern Interior BC defaults on a \$1,800 20-year loan issued in 2001. Under the agreement the City shall resume operation of the facility and assume responsibility for the repayment of the debt incurred by the YMCA of Southern Interior BC. During 2010 an amendment was made to the agreement for additional financing of \$700 for a 20-year term. Both loans have an interest rate of prime minus 0.5%. As at December 31, 2023, the outstanding loan balance was \$431 (2022 – \$481). The City does not expect to make any payments on the guarantee and no amounts have been accrued in the financial statements.

Multi-Purpose Facility Public/Private Partnership

The City of Kelowna, subject to the terms and conditions of the Tripartite Agreement between the City of Kelowna, Royal Bank of Canada and RG Arenas (Kelowna) Ltd., RG Properties Ltd., Prospero Canadian Land Investment Fund Ltd. group of companies, committed to the annual purchase of community use time at the Multi-Purpose Facility with the option to make a lump sum payment before the 15th day of one of year 6, 11, 16, 21 or 26, commencing with the year of substantial completion (November 10, 1999).

The City chose to exercise its option to make a lump sum payment of \$6,727 in 2019 (Year 21) as prepayment for community use time with no further amounts payable under the Tripartite Agreement until November 9, 2029.

The balance of \$4,036 (2022 - \$4,709) in prepaid community use time is included in Prepaid expenses.

Royal Canadian Mounted Police Services

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

10. LONG TERM INVESTMENTS

Kelowna Developments Ltd.

The investment in Kelowna Developments Ltd., a wholly owned subsidiary, is carried at its cost of \$2.00. The company is inactive with no assets or liabilities and is being retained for potential future use.

RG Arenas (Kelowna) Ltd.

The investment in preferred shares in RG Arenas (Kelowna) Ltd. is carried at its cost of \$6,000. The shares were purchased under the terms of the Preferred Share Agreement between the City of Kelowna, RG Arenas (Kelowna) Ltd., RG Properties Ltd., and Prospero Canadian Land Investment Fund Ltd. and represents the City's investment in the Multi-Purpose facility. The City has the option to purchase the Facility for the sum of \$1.00 and the surrender of the preferred shares within the 10 year period beginning 30 years and one week from the date of Substantial Completion of the Facility, that being November 19, 2029. If exercised, the Facility will be conveyed to the City free and clear of all liens, charges and encumbrances.

11. LETTERS OF CREDIT

In addition to the performance deposits reflected in cash balances, the City is holding irrevocable Letters of Credit in the amount of \$89,908 (2022 – \$67,692) which were received from depositors to ensure their performance of works to be undertaken within the City. These amounts are not reflected in the financial statements but are available to satisfy any liabilities arising from non-performance by the depositors. Included in the \$89,908, the City is holding irrevocable Letters of Credit in the amount of \$23,932 (2022 – \$15,339) which are received from developers to ensure payment of development cost charges in future years.

12. TRUST FUNDS

In accordance with PSAS, trust funds are not included in the City's consolidated financial statements. The City administers a Cemetery Perpetual Care Fund for the perpetual care and maintenance of the City owned and operated cemetery. As at December 31, 2023 the Trust Fund balance is \$3,796 (2022 – \$3,526).

13. SEGMENTED INFORMATION

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

General government

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

Protective services

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

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

Police services, provided by the Royal Canadian Mounted Police, include administration, crime investigation and prevention, traffic, prisoner custody and court liaison expenses.

Transportation services

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

Recreation and cultural services

Recreation and cultural services are comprised of services related to recreation, leisure and culture including administration and program costs as well as grounds and building maintenance. Facilities managed within this segment include parks and playgrounds, arenas, swimming pools, beaches, boat launches, stadiums as well as community and multi-age activity centers. Some of the larger facilities that the City owns and/or operates include the H2O Adventure & Fitness Centre, Parkinson Recreation Centre, Kelowna Community Theatre, Kelowna Museum, Kelowna Library, Kelowna Art Gallery, Capital News Centre and the Rotary Centre for the Arts.

Other services (Public Health/Environmental/Development services)

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

Airport services

The Airport, owned and operated by the City of Kelowna, is a regional economic driver that connects passengers to domestic and international destinations in accordance with a low-cost business model and in compliance with Federal regulations. The Airport is self-funded, provides a payment in lieu of property taxes to the City of Kelowna, and is accounted for in its own fund.

Wastewater services

Kelowna's wastewater system collects, conveys, treats and disposes of domestic wastewater (derived from the home) and industrial wastewater (resulting from business use, manufacturing and processing). The system currently services approximately 75% of Kelowna's population and expansion to unserviced areas continues. Kelowna's wastewater system has a treatment capacity of 70 million litres per day. Wastewater Utility is accounted for in its own fund.

Water services

The Water Utility is responsible for planning, expansion, operation and maintenance of the City's Water Supply System and is one of four water suppliers operating within Kelowna's boundaries. The Water Utility is accounted for in its own fund.

Statutory reserves

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

14. EXPENSES BY OBJECT

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



15. BUDGET DATA

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

	Budget Amount
Revenues:	
Operating budget	\$ 397,161
Capital budget	 84,767
	481,928
Expenses:	
Operating budget	311,186
Capital budget	363,601
	674 , 787
Annual deficit per approved budget	(192,859)
Add: tangible capital asset purchases	 363,601
Annual surplus per statement of operations	\$ 170,742

16. CONTRACTUAL RIGHTS

The City of Kelowna contractual rights arise from rights to receive payments from lease agreements. During 2020, the City of Kelowna entered into a long term lease agreement with Rise Commercial Developments Inc to lease 350 Doyle Avenue commencing in 2021. The long term lease is for \$7,000 to be received over 80 years with an option to renew for an additional 19 years.

As of December 31, 2023, the City of Kelowna received a \$2,700 prepayment with the remaining balance of \$4,300 in the form of non-cash consideration, estimated to be received in 2026.

17. RISK MANAGEMENT

Risk management of financial instruments

The City of Kelowna has exposure to the following risks related to its financial instruments: credit risk, liquidity risk, interest rate risk, foreign exchange rate risk, and other price risk.

The City employs various risk management strategies to identify and mitigate these risks.



Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to meet its contractual obligation and cause a financial loss for the other party. The City is primarily exposed to credit risk on its cash and cash equivalents, accounts receivable and portfolio investments. The Government's carrying amounts for these financial assets best represent its maximum exposure to credit risk.

For cash and cash equivalents, and portfolio investments, the City manages this risk by dealing solely with reputable financial institutions, and through an investment policy that limits investments to high credit quality as well as maintains asset allocation and portfolio diversification. For accounts receivable, the City reviews balances and aging information to determine if a valuation allowance is necessary, and initiates collection actions.

Liquidity risk

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk on its accounts payable and accrued liabilities and long term debt.

The City manages its overall liquidity risk by managing cash resources which is achieved by monitoring actual and forecasted cash flows. The City manages this risk on its borrowings by applying limits to its debt capacity and distributing debt maturities over many years (Schedule 3).

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate unfavourably with changes in market interest rates.

The City is exposed to interest rate risk through its portfolio investment holdings in interest-bearing, or fixed-income assets which may include GICs, term deposits, and funds that include debt securities of Canadian Governments and corporate issuers. The City manages this risk by holding interest bearing instruments to maturity.

Foreign exchange rate risk

Foreign exchange rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate unfavourably with a change in the value of the Canadian dollar relative to other currencies. The City is not exposed to any significant foreign exchange risk because instruments held in foreign currency are not considered significant.

Other Price risk

Other Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate or currency risk). The City is exposed to other price risk through its portfolio investments and manages these risks through maximum proportions of equities in its investment portfolio and through concentration limits on investments in any one issuer, as outlined in the investment policy.

The City is not involved in any hedging relationships through its operations and does not hold or use any derivative financial instruments for trading purposes. Overall, the other price risk is not considered significant.

18. ASSET RETIREMENT OBLIGATIONS

The City's asset retirement obligations consist of several obligations as follows:

a) Landfill obligation:

The City owns and operates a landfill site. The liability for the closure of the operational site and post-closure care has been recognized under PS 3280 Asset Retirement Obligations. The costs were based upon the presently known obligations that will exist at the estimated year of closure of the site and for 200 years post this date. The landfill had an estimated useful life of 160 years when it was purchased, of which 103 years remain. Post-closure care is estimated to be required for 200 years from the date of site closure. These costs were discounted to December 31, 2023 using a discount rate of 4.41% (2022 – 4.85%) per annum.



b) Asbestos obligation:

The City owns and operates structures that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. Following the adoption of PS 3280 Asset Retirement Obligations, the City recognized an obligation relating to the removal and post-removal care of the asbestos in these structures as estimated at January 1, 2022. Post-closure care is estimated to extend for up to a year post the closure of the structure, while demolition and construction continues. Estimated costs have been discounted to the present value using a discount rate of 4.41% (2022 – 4.85%) per annum.

The transition and recognition of asset retirement obligations involved an accompanying increase to the structures and landfill tangible capital assets and the restatement of prior year balances (see note 2).

Changes to the asset retirement obligation in the year are as follows:

	 Landfill Closure	Asbestos obligation	2023
Balance, beginning of year	\$ 28,269	\$ 4,054	\$ 32,323
Change in estimate	5,246	886	6,132
Accretion expense	 1,372	187	1,559
Balance, end of year	\$ 34,887	5,127	40,014
	Landfill Closure	Asbestos obligation	2022
Balance, beginning of year	\$ -	\$ -	\$ -
Adjustment on adoption of asset retirement obligation standard (note 2)	 26,961	3,866	30,827
Balance, beginning of year, as restated	26,961	3,866	30,827
Accretion expense	 1,308	188	1,496
Balance, end of year	\$ 28,269	\$ 4,054	\$ 32,323

19. LIABILITY FOR CONTAMINATED SITES

In early 2020 the City acquired 1746 Water Street and accepted responsibility to clean up contamination found at the site. Clean up activities took place in 2020-2023 and further work will be undertaken in 2024 to remediate the site. This will consist of groundwater and vapour monitoring and sampling, drilling investigation and monitoring to assess plume stability and seasonality. A liability in the amount of \$36 (2022 - \$185) is based on contractor estimates of the remaining work required to be undertaken.

The City's liability of \$36 (2022 – \$185) for contaminated sites is included in Accounts payable and accrued liabilities.



20. PENSION LIABILITY

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

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

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3.8 billion funding surplus for basic pension benefits on a going concern basis.

The City of Kelowna paid \$8,764 (2022 – \$8,224) for employer contributions while employees contributed \$7,661 (2022 – \$7,156) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024.

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

21. COMPARATIVE FIGURES

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

21. FUTURE ACCOUNTING CHANGES

PS 3160 Public private partnerships

This section establishes standards on how to account for and report public private partnerships. This section applies to fiscal years beginning on or after April 1, 2023, with early adoption permitted.

PS 3400 Revenues

This section establishes standards on how to account for and report on revenue. This section applies to fiscal years beginning on or after April 1, 2023, with early adoption permitted.

Purchased Intangibles, PSG-8

This public sector guideline establishes standards on how to account for and report on purchased intangibles. This public sector guideline applies to fiscal years beginning on or after April 1, 2023, with early adoption permitted.

The Conceptual Framework for Financial Reporting in the Public Sector

The PSAB issued The Conceptual Framework for Financial Reporting in the Public Sector, which replaces the conceptual aspects of Section PS 1000, Financial Statement Concepts and Section PS 1100, Financial Statement Objectives. This conceptual framework applies to fiscal years beginning on or after April 1, 2026, with early adoption permitted.

PS 1202 Financial Statement Presentation

This section revises and replaces the existing PS 1201 Financial Statement Presentation. This section applies to fiscal years beginning on or after April 1, 2026, with early adoption only permitted if The Conceptual Framework for Financial Reporting in the Public Sector is also adopted at the same time.





SCHEDULE 1 - TANGIBLE CAPITAL ASSETS

For the Year Ended December 31, 2023 (in thousands of dollars)

MACHINERY & EQUIPMENT

		Land	lmp	Land provements	E	Buildings	\	ehicles/		lachinery Equipment	
Cost Balance, beginning of year Add: additions during the year Add: transfers to tangible capital assets Less: assets held for resale Less: disposals during the year	\$	369,612 33,429 – 8,095 (3,950)	\$	80,605 234 178 –	\$	374,447 7,547 15,081 – (170)	\$	43,941 3,510 200 – (2,453)	\$	118,484 3,366 2,135 – (566)	
Asset retirement obligation		407,186 -		81,017 7,241		396,905 1,507		45 , 198 –		123,419 –	
Balance, end of year Accumulated Amortization		407,186		88,258		398,412		45,198		123,419	
Balance, beginning of year Add: amortization Less: accumulated amortization on disposals		- - -		48,908 2,506 –		185,810 8,525 –		24,441 2,838 (2,269)		61,896 5,476 (516)	
Accumulated amortization on asset retirement obligation		-		51,414 710		194,335 419		25,010 –		66,856 –	
Balance, end of year		-		52,124		194,754		25,010		66,856	
Net Book Value of Tangible Capital Assets	\$ 407,186		\$	36,134	\$	203,658	\$	20,188	\$	56,563	
								INFRA	STR	UCTURE	

	Plant & Facilities		Roads, Lanes, Sidewalks & Bike Paths		oridges, unnels & erpasses	Underground, Overhead & Other Networks		Airpor Infrastruc	
Cost									
Balance, beginning of year	\$ 234,483	\$	600,260	\$	37 , 382	\$	1,232,047	-	609
Add: additions during the year	2,618		4,035		222		4,944	2,	755
Add: transfers to tangible capital assets	8,720		17 , 556		189		12,574	3,	574
Less: assets held for resale	_		_		_		_		_
Less: disposals during the year	 _		(13)		_		-		_
	245,821		621,838		37,793		1,249,565	102,	938
Asset retirement obligation	26		_		_		97		_
Balance, end of year	245,847		621,838		37,793		1,249,662	102,	938
Accumulated Amortization									
Balance, beginning of year	112,107		389,213		11,360		477,532	42,	084
Add: amortization	8,017		16,806		585		18,554	3,	691
Less: accumulated amortization on disposals	_		_		_		_		_
Accumulated amortization on asset	120,124		406,019		11,945		496,086	45,	775
retirement obligation	7		_		_		25		_
Balance, end of year	120,131		406,019		11,945		496,111	45,	775
Net Book Value of Tangible Capital Assets	\$ 125,716	\$	215,819	\$	25,848	\$	753,551	\$ 57,	163

Subtotal Machinery & Equipment	Ma	omputers	Co
\$ 187,719 7,571 2,686 — (3,019)	\$	25,294 695 351 –	\$
194,957		26,340	
194,957		26,340	
104,403 10,741 (2,785)		18,066 2,427 –	
112 , 359 –		20 , 493 –	
112,359		20,493	
\$ 82,598	\$	5,847	\$

Subtotal Infrastructure	Work in Progress	Total 2023	Total 2022 (Restated— Note 2)
\$ 2,200,781 14,574 42,613 - (13)	\$ 43,489 90,171 (60,558) –	\$ 3,256,653 153,526 - 8,095 (7,152)	\$ 3,152,526 105,825 - 805 (2,502)
2,257,955 123	73 , 102 –	3,411,122 8,871	3,256,654 2,741
2,258,078	73,102	3,419,993	3,259,395
1,032,296 47,653 -	- - -	1,371,417 69,425 (2,785)	1,303,490 69,253 (1,323)
1,079,949	-	1,438,057	1,371,420
32	_	1,161	1,139
1,079,981	_	1,439,218	1,372,559
\$ 1,178,097	\$ 73,102	\$1,980,775	\$ 1,886,836



SCHEDULE 2 – SEGMENTED INFORMATION

For the Year Ended December 31, 2023 (in thousands of dollars)

	General overnment	rotective Services	Trai	nsportation	creation & Cultural	9	Other Services	
Revenue								
Taxation	\$ 188,042	\$ _	\$	262	\$ _	\$	_	
Fees and charges	15,966	17,931		19,506	6,494		30,455	
Interest earned	18,636	_		_	_		_	
DCC contributions	_	_		13,193	27,285		_	
Government transfers	36,093	4,365		12,456	3,362		294	
Other capital contributions	2,571	_		_	_		_	
Gain on disposal of tangible capital assets	258	8		217	1		-	
	261,566	22,304		45,634	37,142		30,749	
Expenses								
Salaries and benefits	29,523	39,789		10,846	13,974		9,607	
Contract and professional services	14,225	1,465		28,893	7,764		11,560	
RCMP Contract	_	52,541		_	, –		_	
Materials and supplies	11,384	2,620		7,789	14,048		1,145	
Equipment	828	, 450		3,932	1,706		2,630	
Allocations	(6,783)	(211)		240	(196)		2,451	
Cost recoveries	(2,884)	(3,341)		(11,101)	(165)		(4,040)	
Grants and external transfers	3,997	111		1	1,032		416	
Utilities	209	345		1,405	2,588		259	
Loss on disposal of tangible capital assets	39	4		97	_		_	
Write down of tangible capital assets	985	_		13	_		_	
Amortization of tangible capital assets	5,878	1,842		24,618	8,718		2,575	
Accretion	153	_		_	_		1,372	
Total before Debt	57,554	95,615		66,733	49,469		27,975	
Debt interest and fiscal services	3,573							
Total operating expenses	61,127	95,615		66,733	49,469		27,975	
Annual Surplus (Deficit)	\$ 200,439	\$ (73,311)	\$	(21,099)	\$ (12,327)	\$	2,774	

A	Airport	Wa	stewater		Water		atutory eserves		2023
\$	-	\$	1,237	\$	2,512	\$	-	\$	192,053
	47,884		23,632		18,909		649		181,426
	1,917		1,796		1,155		4,451		27,955
	- - 170		192		(3,115)		_		37,555
	5 , 178 604		3,789		8		_		65,545
	604		485		636		_		4,296 484
	55,583		31,131		20,105		5,100		509,314
	6,168		4,860		4,623		_		119,390
	3,367		1,525		871		_		69,670
	_		_		_		_		52,541
	9,736		3,040		1,779		_		51,541
	91		1,100		754		_		11,491
	1,559		1,729		1,219		_		8
	(699)		(261)		(775)		_		(23,266)
	_		_		_		_		5,557
	677		1,355		1,471		_		8,309
	_		_		_		_		140
	213		_		_		_		1,211
	8,864		10,378		6,576		_		69,449
	20		_		14		_		1,559
	29,996		23,726		16,532		_		367,600
	584		282		288		_		4,727
	30,580		24,008		16,820		_		372,327
\$	25,003	\$	7,123	\$	3,285	\$	5,100	\$	136,987



SCHEDULE 2 – SEGMENTED INFORMATION

For the Year Ended December 31, 2022 (in thousands of dollars)

	General vernment	Protective Services		Transportation		Recreation & Cultural		Other Services		
Revenue										
Taxation	\$ 177,971	\$	_	\$	142	\$	_	\$	_	
Fees and charges	14,455		13,333		17,544		5,366		29,732	
Interest earned	11,293		_		_		_		_	
DCC contributions	-		_		1,366		14,673		_	
Government transfers	8,758		4,171		13,306		3,980		195	
Other capital contributions	3,105		_		_		425		_	
Gain on disposal of tangible capital assets	297		_		1,075		2		_	
	215,879		17,504		33,433		24,446		29,927	
Expenses										
Salaries and benefits	25,977		37,296		10,179		12,898		8,972	
Contract and professional services	10,943		1,423		30,767		7,844		8,469	
RCMP Contract			36,172		-		_		-	
Materials and supplies	7,807		2,369		7,405		12,409		869	
Equipment	563		363		3,552		1,816		2,242	
Allocations	(7,803)		(166)		174		(193)		3,574	
Cost recoveries	(1,039)		(2,308)		(10,189)		(146)		(1,590)	
Grants and external transfers	3,835		86		28		1,542		478	
Utilities	204		350		1,380		2,342		247	
Loss on disposal of tangible capital assets	19		_		43		_		_	
Write down of tangible capital assets	26		_		_		52		102	
Amortization of tangible capital assets	5,949		1,893		25,586		8,311		2,515	
Accretion	 154		_		_		_		1,308	
Total before Debt	46,635		77,478		68,925		46,875		27,186	
Debt interest and fiscal services	2,628		_		_		_		_	
Total operating expenses	49,263		77 , 478		68,925		46,875		27,186	
Annual Surplus (Deficit)	\$ 166,616	\$	(59,974)	\$	(35,492)	\$	(22,429)	\$	2,741	

	Airport	Wa	stewater		Water		atutory eserves	(F	2022 Restated— Note 2)
\$	_	\$	1,239	\$	5,275	\$	_	\$	184,627
•	41,984	•	22,604	•	16,616	•	189	•	161,823
	1,010		1,112		615		2,278		16,308
	, –		677		59		, –		, 16,775
	7,784		557		_		_		38,751
	575		485		564		_		5,154
	_		_		_		_		1,374
	51,353		26,674		23,129		2,467		424,812
	5,529		4,627		4,248		_		109,726
	2,489		1,275		615		_		63,825
	_		_		_		_		36,172
	8,192		2,981		1,575		_		43,607
	13		1,135		749		_		10,433
	1,507		1,662		1,251		_		6
	(690)		(258)		(730)		_		(16,950)
	_		_		_		-		5,969
	680		1,534		1,397		_		8,134
	-		_		_		_		62
	38		_		-		_		218
	8,162		10,360		6,502		_		69,278
	20		_		14		_		1,496
	25,940		23,316		15,621		_		331,976
	584		282		268				3,762
	26,524		23,598		15,889		_		335,738
\$	24,829	\$	3,076	\$	7,240	\$	2,467	\$	89,074



SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2023 (in thousands of dollars)

Long term debt – General Fund Debenture Debt

Year of Maturity	Purpose	De Balar Dec. 31,		ce Amount		Debt Balance Dec. 31/23		king Fund Balance Dec. 31/23	Current Interest Rate
	Local Improvements								%
2035	Lawrence Ave LAS	\$	238	\$	345	\$	222	\$ 123	3.00
	Recreation and Culture								
2027	H2O Centre		9,008		27,500		7,328	20,172	3.90
2027	Kokanee Gymnastic		262		800		213	587	3.90
2028	H2O Centre		772		2,000		655	1,345	4.30
2035	Police Facilities		14,498		20,000		13,599	6,401	2.75
2035	Library Parkade Ext & Memorial Parkade		10,874		15,000		10,199	4,801	2.75
2036	Police Facilities		13,063		17,000		12,324	4,676	2.60
2037	Police Facilities		2,407		3,000		2,278	722	3.15
2038	Police Facilities		1,148		1,360		1,091	269	3.15
Total Deb	ot – General Fund	\$	52,270	\$	87,005	\$	47,909	\$ 39,096	



SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2023 (in thousands of dollars)

Long term debt – Wastewater Fund Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/22	Amount of Issue	ا	Debt Balance Dec. 31/23		Ralance Dec. 31/23	Current Interest Rate
	Specified Area Programs							%
2024	Spec. Area 21A – McKenzie Bench	\$ 201	\$ 1,350	\$	103	\$	1,247	2.25
2024	Spec. Area 22B – Vista Rd	12	80		6		74	2.25
2024	Spec. Area 22C – Hein Rd	40	266		20		246	2.25
2024	Spec. Area 22D – Elwyn Rd	22	149		11		138	2.25
2024	Spec. Area 22E – Dease Rd	14	96		7		89	2.25
2024	Spec. Area 22F – Mills Rd	51	342		26	316		2.25
2024	Spec. Area 29 – Campion Cambro	130	874		67	807		2.25
2024	Spec. Area 30 – Acland	54	364		28	336		2.25
2025	Spec. Area 20 – North Rutland	1,365	6,822		924		5,898	0.91
2025	Spec. Area 28A – Okaview	128	638		86		552	0.91
2028	Spec Area 26 – Fisher Rd	780	2,021		662		1,359	4.30
2028	Spec Area 34 – Country Rhodes	168	435		143		292	4.30
2028	Spec Area 36 – Clifton	103	267		88		179	4.30
	Sewer Treatment Plant							
2031	Brandt's Creek Tradewaste Treatmen	nt 1,238	3,800		944		2,856	1.47
Total Debt – Wastewater Fund		\$ 4,306	\$ 17,504	\$	3,115	\$	14,389	



SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2023 (in thousands of dollars)

Long term debt – Water Fund Debenture Debt

Year of Maturity	Purpose	D	Debt Balance ec. 31/22	Amount of Issue	D	Debt Balance ec. 31/23	king Fund Balance Dec. 31/23	Current Interest Rate
	Specified Area Programs							%
2023	Spec Area 16 – Byrns	\$	3	\$ 39	\$	_	\$ 39	2.85
2024	Spec Area 18 – Lakeshore		4	24		2	22	2.25
2028	Spec Area 26 – Fisher Rd		115	297		97	200	4.30
2038	Local Area Service – Aspen Rd		41	48		38	10	3.20
2042	Local Area Service – Somid		441	441		424	17	3.36
	Water Improvement Programs							
2028	Cedar Creek Pump Station		2,923	7,577		2,482	5,095	4.30
2031	Poplar Point Pump Station Upgrade		1,091	2,000		987	1,013	1.47
Total Debt – Water Fund			4,618	\$ 10,426	\$	4,030	\$ 6,396	
Debentu								
2025	Airport Expansion	\$	2,527	\$ 7,500	\$	1,713	\$ 5,787	2.75
2026	Airport Expansion		1,546	3,500		1,179	2,321	2.60
2026	Airport Expansion		1,307	3,000		995	2,005	2.10
2027	Airport Expansion		4,295	8,000		3,486	4,514	2.80
Total Deb	t – Airport Fund	\$	9,675	\$ 22,000	\$	7,373	\$ 14,627	
Long terr	m debt – Other							
2029	Airport – Enterprise Rental Car Kiosl	k \$	51	\$ 73	\$	44		nil
2028	South Perimeter DCC Road B		-	4,902		3,249		nil
Total Debt – Other		\$	51	\$ 4,975	\$	3,293		
Total City	r Long Term Debt	\$	70,920	\$ 141,910	\$	65,720		
	- 9	<u> </u>	,	 = -=,	-	1		







SCHEDULE 4 – COVID-19 SAFE RESTART GRANT FOR LOCAL GOVERNMENTS

For the Year Ended December 31, 2023 (in thousands of dollars)

The COVID-19 Safe Restart Grant was received from the Provincial Government in 2020. The schedule below provides disclosure of funds received, spent and remaining as well as any interest earned on unused funds. A balance at the end of the year represents unused funds received and is included in the General fund reserve.

		2023	2022
Balance, beginning of year	\$	370	\$ 1,716
Interest earned		12	37
Less funds used to support:			
Community services revenue losses		(107)	(204)
Technological costs		(170)	(210)
Support for vulnerable persons		-	(285)
Enforcement and protection services		(105)	(684)
		(370)	(1,346)
Balance, end of year		_	\$ 370



SCHEDULE 5 – BC GROWING COMMUNITIES FUND GRANT

For the Year Ended December 31, 2023 (in thousands of dollars)

The BC Growing Communities Fund Grant was received from the Provincial Government in 2023 and was included in the Government transfers Revenue line (Note 7) under Operating transfers, Provincial. The schedule below provides disclosure of funds received, spent and remaining. A balance at the end of the year represents unused funds received and is included in the General fund reserve.

	2023	2022
BC Growing Communities Fund Grant received	\$ 26,228	\$ _
Interest earned	241	_
Less use of funds:		
Public safety equipment	(213)	_
	28	_
Balance, end of year	\$ 26,256	\$





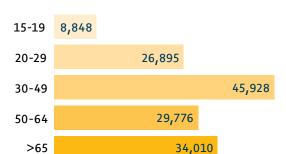




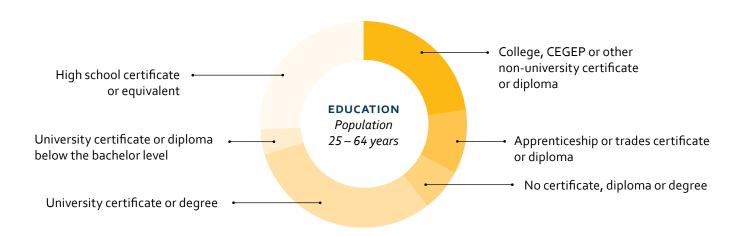


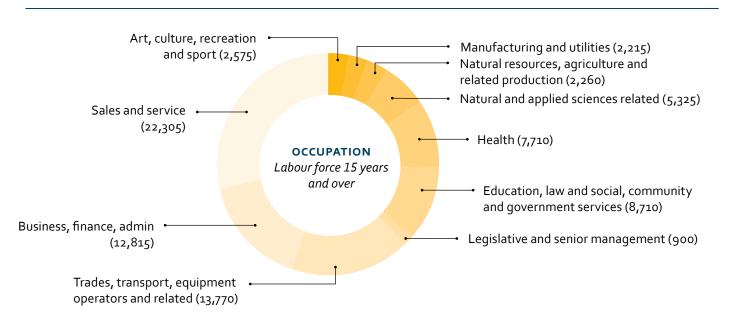
STATISTICAL REVIEW 2019 – 2023

POPULATION 2019 144,059 2020 147,499 2021 151,334 2022 155,698 2023 162,095



AGE OF POPULATION

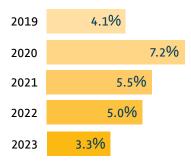




Note: The population and age of population statistics on this page are updated each year from data from Environics Analytics. The education and occupation graphs on this page are updated from Census information available every 5 years.

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UNEMPLOYMENT RATE FOR KELOWNA



Source: Statistics Canada, Labour Force Survey as prepared by BC Stats: BC Unemployment Rate by Region.

NUMBER OF CITY OF KELOWNA EMPLOYEES



Note: Full Time Employees (FTE) at the City of Kelowna

NET FINANCIAL ASSETS (DEBT)

millions



ACQUISITION OF TANGIBLE CAPITAL ASSETS

millions



ANNUAL SURPLUS

millions



ACCUMULATED SURPLUS

billions



Source: City of Kelowna Financial Services Department.

CONSOLIDATED REVENUES CONSOLIDATED REVENUES CONSOLIDATED EXPENSES millions **PER CAPITA** millions 2019 \$396.1 2019 \$2,749 2019 \$297.6 2020 \$350.3 2020 2020 \$2,375 \$287.6 2021 \$379.1 2021 2021 \$2,505 \$310.6 2022 \$424.8 2022 2022 \$2,728 \$335.7 2023 \$509.3 2023 \$3,142 2023 \$372.3 **CONSOLIDATED REVENUES BY TYPE** millions 2019 2020 2021 2022 2023 **Taxation** \$ 155.62 \$ 162.40 \$ 171.37 184.63 \$ 192.05 Fees and charges 150.52 118.15 142.19 161.82 181.42 Interest earned 14.32 13.20 11.54 16.31 27.95 DCC contributions 16.84 14.39 11.71 16.78 37.56 Government transfers 53.02 34.58 35.83 38.75 65.55 Other capital contributions 4.30 4.52 4.71 4.56 5.15 Gain on disposal of tangible capital assets 1.24 2.89 1.87 1.37 0.48 Total 396.08 350.32 379.05 424.81 509.31 **CONSOLIDATED EXPENSES BY FUNCTION** millions 2019 2020 2021 2022 2023 \$ 41.44 \$ 31.81 \$ 33.69 \$ \$ 49.22 60.10 General government 65.55 95.61 Protective services 65.07 73.91 77.48 64.44 66.47 68.88 66.62 Transportation 63.78 Recreational & cultural 45.46 41.71 44.10 46.82 49.47 Other services (Incl Natural Gas Legacy) 27.71 24.03 25.38 27.08 27.98 24.50 21.91 22.00 26.49 30.37 Airport Wastewater 22.55 21.91 21.42 23.60 24.01 16.82 Water 13.38 14.57 15.26 15.89

Source: City of Kelowna Financial Services Department.

Loss on disposal of tangible capital assets

Write down of tangible capital assets

Total

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\$

0.82

0.08

287.57

\$

0.04

0.54

\$

310.55

0.06

0.22

\$

335.74

0.14

1.21

372.33

1.09

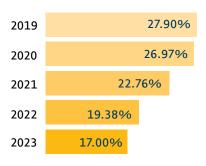
1.16

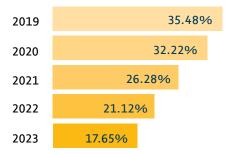
297.65

\$

GENERAL DEBENTURE DEBT CHARGES AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES

CONSOLIDATED DEBT AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES





CONSOLIDATED EXPENSES BY OBJECT

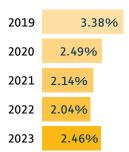
millions

	2019	2020	2021	2022	2023
Salaries and benefits	\$ 90.54	\$ 92.47	\$ 101.53	\$ 109.73	\$ 119.39
Contract and professional services	58.21	51.90	56.89	63.83	69.67
RCMP Contract	31.23	29.75	36.78	36.17	52.54
Materials and supplies	39.07	35.64	36.42	43.60	51.54
Equipment	9.45	10.13	10.40	10.43	11.49
Allocations	0.09	0.09	0.01	0.01	0.01
Cost recoveries	(18.90)	(16.58)	(16.84)	(16.95)	(23.27)
Grants and external transfers	5.75	4.13	4.93	5.97	5.56
Utilities	6.99	6.93	7.37	8.13	8.31
Loss on disposal of tangible capital assets	1.09	0.82	0.04	0.06	0.14
Write down of tangible capital assets	1.16	0.08	0.54	0.22	1.21
Amortization of tangible capital assets	67.70	68.16	68.82	69.28	69.45
Accretion	-	-	_	1.50	1.56
Debt interest and fiscal services	 5.27	4.05	3.67	3.76	4.73
Total	\$ 297.65	\$ 287.57	\$ 310.55	\$ 335.74	\$ 372.33

Source: City of Kelowna Financial Services Department.

CONSOLIDATED DEBT CHARGES AS A PERCENTAGE OF TAXATION

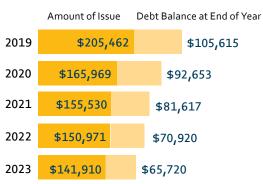
CONSOLIDATED LONG TERM DEBT PER CAPITA





LONG TERM DEBT

thousands





millions

2021



TOTAL DEBT SUPPORTED BY UTILITIES AND OTHER

millions



TOTAL DEBT SERVICING CAPACITY AVAILABLE millions

\$69.66

2019 \$62.90 2020 \$59.10

2022 \$79.78 2023 \$63.58

Source: City of Kelowna Financial Services Department.

ASSESSMENT FOR GENERAL TAXATION

billions



TOTAL PROPERTY TAX LEVIES

thousands

	2019	2020	2021	2022	2023
City of Kelowna	\$ 155,624	\$ 162,405	\$ 171,366	\$ 184,627	\$ 192,053
Tax levies transferred to:					
School Tax	72,384	60,941	79,658	86,616	97,265
Regional Hospital	12,147	13,105	13,630	13,884	14,643
Regional District	12,465	13,004	13,506	13,993	15,803
BC Assessment	2,038	2,262	2,272	2,488	2,765
Total Property Tax Levies	\$ 254,658	\$ 251,717	\$ 280,432	\$ 301,608	\$ 322,529

TOTAL CURRENT YEAR PROPERTY TAXES COLLECTED

thousands

	2019	2020	2021	2022	2023
City of Kelowna	\$ 152,588	\$ 158,696	\$ 167,361	\$ 179,213	\$ 185,775
Taxes transferred for:					
School Tax	72,384	60,941	79,658	86,616	97,265
Regional Hospital	12,147	13,105	13,630	13,884	14,643
Regional District	12,465	13,004	13,506	13,993	15,803
BC Assessment	 2,038	2,262	2,272	2,488	2,765
Total Current Year Property Taxes Collected	\$ 251,622	\$ 248,008	\$ 276,427	\$ 296,194	\$ 316,251

Source: City of Kelowna Financial Services Department

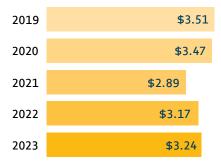
MUNICIPAL TAX DEMAND

millions

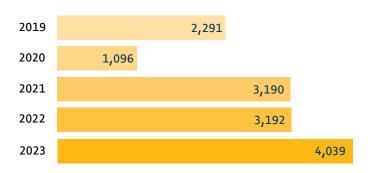


NEW CONSTRUCTION REVENUE

millions



HOUSING STARTS



VALUE OF NEW DEVELOPMENT

millions

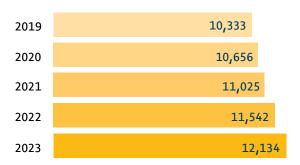


DEVELOPMENT FLOOR SPACE

Square footage (thousands)



NUMBER OF BUSINESS LICENSES



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

Source: City of Kelowna Development, Corporate Services Department



City Hall 1435 Water Street Kelowna, BC V1Y 1J4

Tel 250-469-8500 kelowna.ca/annualreport



2023 Statement of Financial Information

For the year ended December 31, 2023

Including

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

June 2024

1435 Water Street Kelowna, BC V1Y 1J4 TEL 250-469-8500

kelowna.ca

CITY OF KELOWNA

Council Remuneration and Expense Report for the year ended December 31, 2023

Surname First Name		Taxable Remuneration (\$)	Other Expenses (\$)	
Mayor				
Dyas	Т	130,981	14,176	
Councillors				
Cannan	R	41,253	5,411	
DeHart	M	41,111	4,549	
Hodge	С	43,465	2,592	
Lovegrove	G	41,253	11,411	
Singh	M	43,352	2,990	
Stack	L	41,185	445	
Webber	R	41,227	2,167	
Wooldridge	L	41,374	4,895	
Total Council		\$ 465,201 \$	48,635	

CITY OF KELOWNA

Schedule of Remuneration and Expenses Paid To (or on Behalf of) Each Employee for the year ended December 31, 2023

First

•	FIRST	D 111	D (1 (1)	
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Management				
Airth	K	Building Services Supervisor	94,875	3,193
Angel Munoz	G	Communications Consultant	87,297	125
Antunes	M	Financial Planning Manager	134,445	2,026
Aylard	Р	Senior Project Manager	128,464	2,188
Babcock	C	Event Development Supervisor	97,023	4,463
Baines	R	Energy Manager	93,685	2,714
Bancarz	M	Fleet Services Supervisor	94,974	1,574
Barton	Т	Development Planning Department Manager	108,296	4,841
Bayat	M	Development Services Director	163,472	3,419
Bazett	Α	Intergovernmental Relations Manager	101,506	11,987
Beach	В	Infrastructure Delivery Dept Manager	167,123	128
Bedell	J	Emergency Support Services Supervisor	104,013	4,013
Bennett	W	Airport Duty Manager	89,074	3,801
Bentley	L	City Clerk	112,101	9,101
Black	J	Urban Planning Manager	84,456	1,931
Boehm	Α	Intelligent Cities Manager	115,953	825
Bos	Н	Infrastructure Operations Department Manager	150,911	19
Brennan	J	Business Services Application Manager	132,037	6,378
Brunner	Т	Energy Specialist	87,341	222
Budde	Α	Security and Business Continuity Manager	99,407	1,060
Buettner	M	Innovation Consultant	81,005	1,860
Bushell	S	Senior Project Manager	121,465	4,009
Butt	Н	Asset Systems Manager	121,026	1,324
Cairney	В	Traffic Signals & Systems Supervisor	119,382	1,776
Campbell	L	Traffic Operations & Technical Support Supervisor	109,890	-
Castorf	Н	Airport Project Manager	106,841	41
Caul	D	Community Safety Director	164,569	3,306
Cavanaugh	M	Corporate Records & Information Analyst	87,406	-
Cavezza	В	HR Programs & Systems Manager	106,282	2,335
Chan	C	Project Manager	111,036	100
Chapman	N	Development Engineering Manager	129,079	508
Choy	R	Exhibit Control Officer	80,091	-
Coates	S	Police Services Operations Manager	119,611	415
Collier	E	Facility Operations Supervisor	84,310	2,584
Corcoran	L	Communications Department Manager	144,671	145
Cormier	R	Exhibit Control Officer	76,865	-
Corning	D	Senior Project Manager	119,742	215
Cornock	C	Social Development Manager	113,342	5,685
Creighton	D	Sportsfield & Irrigation Supervisor	96,569	4,776
Cridge	L	Finance Systems and Planning Manager	84,798	802
Davidson	G	Divisional Director, Financial Services	109,352	-
De Vies	L	Business Planning and Results Manager	91,996	-
DeGruchy	J	Senior Project Manager	131,534	3,048
Dempsey	L	Utility Engineer	108,127	1,578
Dombowsky	J	Transit and Programs Manager	115,359	1,232

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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Douglas	М	Communications Consultant	96,529	1,926
Drachenberg	N	Senior Manager Safety & Security	126,325	10,882
Dray	Т	Employee Wellness and Total Compensation Manager	102,610	1,844
Dreaper	L	Corporate Human Resources Manager	119,680	6,480
Duncan	D	Parking Services Manager	119,210	1,989
Dyrdal	S	Director, Finance and Corporate Services	140,879	22,714
Edstrom	D	Divisional Director, Partnerships & Investments	206,806	9,234
Elchitz	Р	Director, Operations and Innovation	159,004	12,159
Evans	R	Partnerships Office Director	152,031	2,419
Fagan	S	Arena Stadium Spvsr	105,342	-
Fleming	S	City Clerk	164,237	2,906
Follack	S	Deputy Fire Chief	190,341	2,772
Foy	G	Transportation Engineering Manager	136,867	1,013
Friesen	М	Controller	119,418	6,087
Gabriel	J	Divisional Director, Active Living & Culture	211,572	6,652
Garcia Batres	J	Solid Waste Supervisor	99,840	5,119
Gatzke	D	Parks and Beaches Supervisor	111,348	1,400
Geirsdottir	S	Business Planning and Results Manager	93,569	-
Gilchrist	D	City Manager	338,516	24,806
Gosselin	М	Wastewater Manager	134,658	5,208
Gossoo	S	HR Business Partner	80,885	1,404
Gramiak	Р	Revenue Supervisor	102,335	2,126
Grills	K	Fleet Services Manager	106,414	446
Grills	J	Corporate Assurance Supervisor	99,697	8,019
Hall	J	Senior Manager Operations	132,763	3,953
Hebden	S	Recreation Facility Operations Supervisor	78,835	2,442
Hillis	T	Cemetery Manager	92,349	610
Hoekstra	S	Landfill & Compost Operations Manager	119,232	520
Hood	G	Strategic Land Development Mgr	116,968	-
Норре	E	Water Quality and Customer Care Manager	107,940	2,548
Hunter	K	Bylaw Services Supervisor	106,790	-,-
Isaak	K	Infrastructure Finance and Administration Services Supervisor	84,018	-
lvey	C	Community Theatre Manager	91,950	-
Janousek	A	Occupational Health & Safety Advisor	96,254	2,336
Jean	J	Budget Supervisor	100,320	1,404
Jennejohn	R	Construction Supervisor	100,615	368
Johnston	A	Senior Project Architect	118,331	1,964
Josefson	S	Occupational Health & Safety Manager	112,129	1,552
Josephson	M	Mechanical Engineer	94,470	3,186
Judson	C	Communications Consultant	93,898	703
Junkin-Faris	W	Deputy City Clerk	85,719	2,317
Kam	M	Grants & Special Projects Manager	104,789	9,103
Kantola	C	HR Business Partner	83,222	2,873
Kay	K	Community Engagement Manager	98,877	1,336
Kayfish	L	Risk Manager	140,886	60
Keis	T	Infrastructure Finance and Administration Manager	102,282	1,565
Kittmer	M	Transit and Programs Manager	85,102	2,377
Kochan	S	Partnership Manager	119,417	2,377
	S E	HR Business Partner	86,456	1,130
Kompauer Kowal	T	Building Inspection & Licensing Manager	106,867	
	T			2,225 5 517
Lamin	1	Purchasing Supervisor	103,682	5,517

	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Lampard	W	Airport Senior Project Manager	93,208	4,876
Lawson	J	Treasury Supervisor	93,014	419
Leatherdale	S	Divisional Director, Corporate and Protective Services	216,366	6,082
Little	S	Business Performance and Advisory Services Manager	127,362	4,424
Loerke	М	Court Liaison Officer	75,985	-
Logan	М	General Manager, Infrastructure	237,256	4,087
MacLean	R	Utility Planning Manager	135,944	4,130
March	G	Licensing and Systems Improvement Supervisor	98,470	5,648
Matte	C	Communications Manager	115,943	1,501
McCabe	R	Airport Duty Manager	89,074	-
McClelland	Α	Legislative Coordinator Confidential	77,028	-
McFarlane	J	Asset Planning Manager	101,674	2,005
McGreer	М	Corporate Strategy & Performance, Dept Manager	136,717	667
McKenzie	C	Legislative Coordinator Confidential	77,149	-
McLuskey	K	Wastewater Treatment Supervisor	93,529	5,067
McQueenie	T	Airport Corporate Services Manager	89,128	4,500
McWillis	C	Cultural Services Manager	115,357	661
Mead	K	Bylaw Services Manager	116,062	1,844
Miles	R	Long Range Policy Planning Manager	110,258	1,691
Molina	T	Senior Manager Commercial and Business Development	114,714	24,062
Monk	J	Airport Terminal & Groundside Manager	106,806	6,784
Moore	J	Infill Housing Planning Manager	117,157	292
Morash	V	HR Business Partner	90,006	-
Morris	N	Financial Support Supervisor	90,492	2,668
Mullaney	Α	Health and Wellness Advisor	84,564	827
Murrell	М	Utilities Network Maintenance Supervisor	110,334	958
Nice	М	Human Resources Services Manager	104,791	2,241
Nicholas	D	Sport & Event Services Manager	113,975	-
Noble-Brandt	D	Policy & Planning Department Manager	166,943	1,845
Norman	K	Accounting Operations Supervisor	104,062	100
Pabla	J	Information Services Director	166,206	4,125
Paley	L	Permitting Supervisor	100,167	864
Parlane	R	Parks & Buildings Planning Manager	129,146	1,753
Perry	S	Building Services Manager	128,035	2,560
Peters	N	Occupational Health & Safety Advisor	105,126	2,567
Ray	C	Climate Action and Environment Manager	117,441	3,814
Riome	В	Energy Specialist	79,264	2,367
Ritchie	G	Director, Commercial and Air Service	143,627	49,913
Robertson	S	Project Manager	114,397	2,236
Rogowski	K	Transportation Engineer Safety and Systems	96,882	434
Rumpel	Α	Asset & Facilities Supervisor	103,811	978
Salway	J	Airport Duty Manager	93,606	-
Samaddar	S	Airport Chief Executive Officer	234,073	57,091
Sass	W	Divisional Director, Financial Services	181,645	5,493
Saufferer	J	Real Estate Department Manager	152,502	607
Schuffert	Ē	Airport Duty Manager	98,747	152
Schultz	N	Roadways Operations Supervisor	105,038	5,026
Schwarz	D	Water Distribution Supervisor	92,634	331
Schwerdtfeger	A	Roadways Operations Manager	134,974	3,504
Seymour	L	Fire Chief	187,925	7,243
Shaw	J	Asset Management & Capital Planning Manager	166,261	1,020
Jilaw	J	Asset Management & Capital Flamming Manager	100,201	1,020

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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Shufelt	Ν	Information Management Supervisor	80,613	2,880
Siggers	M	Community & Neighbourhood Services Manager	111,553	3,320
Smith	R	Divisional Director, Planning, Climate Sustainability & Develop	206,879	8,539
Smith	S	Chief - Airport Operations and Fire	120,240	9,696
Stella	M	Senior Manager Operations & Emergency Services	124,335	10,465
Stewart	В	Parks Services Manager	141,843	5,480
Strachan	W	Community Planning & Development Manager	131,368	61
Stuart	В	Water Supply & Pumpstations Supervisor	114,069	659
Tedesco	D	Cultural Advisor	89,846	797
Thiessen	Α	Project Portfolio Manager	129,882	-
Thomas	M	Construction Manager	112,259	2,578
Thompson	D	Roadways Construction Supervisor	108,986	4,384
Timms	L	Infrastructure Systems Manager	122,506	1,138
Tompkins	D	Purchasing Manager	113,819	202
Trent	C	Data Services & Analytics Manager	126,224	4,259
Van der Gulik	Α	Corporate and Client Services Support Supervisor	83,599	2,650
Van Vliet	K	Utility Services Manager	171,772	5,488
VanZerr	M	Strategic Transportation Planning Manager	130,415	2,117
Veitch	J	Human Resources Systems Advisor	86,371	503
Vogan	K	Investigative Services Support Supervisor	84,127	415
Wagner	C	Solid Waste Supervisor	96,504	4,465
Wahl	K	Technical Services Supervisor	108,397	801
Walker	В	Strategic Land Development Mgr	106,819	3,201
Walroth	М	Assistant Fire Chief	102,562	862
Watkinson	L	Deputy Fire Chief	87,082	48
Weaden	C	Divisional Director, Corporate Strategic Services	203,398	5,495
Weremy	A	Water Operations Manager	132,596	268
White	Т	Police Services Branch Manager	125,860	971
Whiting	Т	Fire Chief	219,517	4,798
Wilcox	Е	Solid Waste Supervisor	90,783	4,349
Williams	C	TRG OP Senior Transportation Planning Engineer	119,771	2,269
Wilson	D	Senior Project Manager	119,744	1,311
Wilson	T	Communications Manager	116,335	-,
Wilson	Ĺ	Communications Consultant	95,443	1,013
Yakimchuk	J	Airport Project Manager	107,159	-
Zotta Wendland	-	Health and Wellness Advisor	80,596	156
Firefighters				
Baillie	J	Captain	151,422	-
Baker	Α	Firefighter	119,396	_
Barton	P	Lieutenant	137,384	295
Baudais	S	Dispatch Centre Operator (Schedule A)	120,930	596
Baumann	R	Firefighter	117,210	2,963
Beaton	D	Firefighter	114,519	-
Belinski	S	Firefighter	113,239	_
Benson	A	Firefighter	124,310	201
Blanleil	C	Firefighter	117,182	-
Bonkowski	G	Captain	154,813	-
Bramley	S	Firefighter	88,079	-
Brownlee	M	Acting Platoon Captain	164,794	_
Campbell	H	Firefighter	110,660	- 548
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Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Carr	J	Firefighter	97,632	-
Chapman	J	Firefighter	115,107	-
Chown	В	Firefighter	102,390	-
Christian	J	Firefighter	115,743	2,963
Clarke	S	Platoon Captain	157,287	-
Cockings	Р	Fire Inspector I	109,222	1,973
Corsi	R	Firefighter	132,673	-
Dais	J	Platoon Captain	168,286	-
Dermake	Α	Dispatch Centre Operator (Schedule A)	114,919	548
Descouens	F	Firefighter	103,702	-
Dion	R	Firefighter- 10th Year	98,411	-
Donoghue	R	Firefighter	113,733	-
Duffin	В	Firefighter	95,524	-
English	R	Firefighter	115,179	-
Enns	C	Firefighter	116,040	-
Enseleit	C	Captain	149,031	878
Erhardt	Α	Firefighter	100,444	-
Fairweather	В	Firefighter	116,000	-
Fenton	L	Lieutenant	127,116	1,248
Fraser	J	Firefighter	87,423	-
Freeman	Т	Firefighter	109,864	-
Freh	K	Firefighter	118,165	2,321
Friesen	C	Fire Inspector I	114,263	3,518
Gaschnitz	C	Firefighter	123,183	2,058
Gaudet	S	Firefighter	122,692	353
Geier	0	Firefighter	114,440	-
Geistlinger	М	Firefighter	94,210	-
Gibson	D	Firefighter- 10th Year	110,893	-
Graf	S	Firefighter	140,093	1,318
Graver	S	Firefighter	99,004	-
Green	W	Firefighter	127,706	-
Grisedale	R	Dispatch Operator 2 (Schedule B)	86,206	-
Haines	М	Firefighter	117,090	-
Hanik	Т	Dispatch Centre Operator (Schedule A)	108,580	-
Harrison	0	Firefighter	116,372	548
Heyming	D	Firefighter	115,696	-
Hill	М	Captain	148,172	-
Hogg	D	Firefighter	113,408	-
Hong	Α	Firefighter	90,302	-
Jacobson	K	Firefighter- 10th Year	117,721	1,823
Johnson	Р	Fire Prevention Officer	155,431	939
Johnson	N	Firefighter	119,324	-
Johnston	Т	Captain	164,113	201
Kakuno	Т	Firefighter	122,359	-
Keating	L	Firefighter	151,176	_
Kiehlbauch	S	Platoon Captain	95,289	-
Kinnear	M	Firefighter- 10th Year	139,447	_
Klonteig	S	Fire Administration Officer I	129,358	2,472
Kranabetter	M	Captain	131,451	-
Kroschinsky	В	Firefighter	122,057	2,117
Kuipers	L	Firefighter	87,197	-,,
Roipers	_	c. igitici	07,137	_

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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Kutsiuruba	В	Firefighter	105,306	-
Lang	C	Platoon Captain	163,818	-
Lee	K	Firefighter	93,603	-
Liebel	D	Firefighter	110,560	-
MacDonald	C	Firefighter	108,162	-
MacDonald	C	Firefighter	75,087	-
MacKinnon	K	Firefighter	114,095	-
Mamchur	Т	Firefighter	124,745	1,823
Martins	J	Firefighter	113,859	295
McCarthy	D	Captain	141,714	1,174
McCarthy .	S	Firefighter	88,891	-
McConnell	Р	Firefighter	117,668	-
McEwan	Т	Firefighter	96,679	50
McLaren	Т	Firefighter	115,303	-
McNairn	J	Firefighter- 10th Year	, 119,255	2,963
Metzger	C	Firefighter	114,293	-
Meyer	S	Firefighter	115,011	-
Minchin	М	Dispatch Operator 2 (Schedule B)	90,137	1,582
Moffat	R	Captain	138,756	-,
Moorhouse	М	Firefighter- 10th Year	128,168	_
Mudge	R	Firefighter	113,725	_
Muldoon	В	Firefighter	116,694	74
Murphy	S	Firefighter	109,763	-
Nanci	E	Asst. Fire Training Officer	143,357	2,858
Neale	S	Firefighter	116,772	-
Ness	J	Firefighter	125,626	295
Nykilchuk	В	Firefighter- 10th Year	121,536	-
Orban	C	Captain	142,701	_
Paley	G	Training Officer	151,756	1,434
Paulhus Walts	М	Dispatch Operator 2 (Schedule B)	81,254	-
Payer	S	Captain	140,788	_
Peace	E	Firefighter	109,297	_
Pellett	R	Firefighter	97,010	1,248
Pfenning	В	Captain	135,649	
Picklyk	J	Acting Platoon Captain	144,826	_
Pinda	M	Firefighter	96,907	_
Prowal	J	Firefighter	125,312	548
Rooks	S	Firefighter- 10th Year	111,944	1,300
Rositch	В	Firefighter- 10th Year	107,903	2,415
Rossi	S	Fire Inspector I	107,303	
Rubuliak	C	Firefighter	129,103	3,757 87
	T	Firefighter	127,943	67
Sanger Sahmidt		Firefighter- 10th Year	119,267	2 257
Schmidt	A J	Lieutenant	134,743	3,257
Schraeder	-		· ·	295
Shaw	D	Captain	149,120	702
Showdra	C	Firefighter	111,665	703
Skeldon	R	Acting Platoon Captain	161,815	-
Sparks	A	Dispatch Centre Operator (Schedule A)	111,565	500
Spear	G	Firefighter	110,333	-
Springer	J	Fire Administration Officer II	136,317	2,619
Stantic	Р	Asst. Fire Training Officer	161,189	295

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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Stene	U	Firefighter	112,121	-
Stewart	C	Captain	132,126	-
Stewart	J	Dispatch Operator 2 (Schedule B)	79,860	-
Syrnyk	В	Fire Inspector II	120,716	3,305
Szabadi	Т	Firefighter	119,997	2,327
Taylor	Ν	Firefighter	118,483	-
Telford	G	Firefighter	109,817	-
Turcotte	S	Firefighter	98,579	-
Twamley	J	Fire Inspector II	133,062	902
Volk	M	Platoon Captain	178,815	-
Warnick	J	Firefighter	108,964	-
Watters	T	Firefighter	111,426	-
Wentland	J	Lieutenant	123,988	-
Weremy	K	Captain	145,905	-
Wiberg	K	Asst. Fire Training Officer	148,957	295
Wiersma	L	Firefighter- 10th Year	124,219	-
Wilkes	Α	Firefighter	120,974	-
Williamson	Α	Dispatch Centre Operator (Schedule A)	121,961	500
Woodworth	M	Firefighter	114,751	-
Wright	J	Firefighter	129,975	-
Wudrich	S	Captain	170,865	-
Young	S	Captain	144,419	-
Zimmermann	C	Acting Platoon Captain	146,025	161
Zimmermann	R	Dispatch Centre Operator (Schedule A)	113,830	500
Zol	D	Captain	139,647	295
CUPE Staff				
Adams	J	Theatre Technician	78,332	328
Agar	Ν	Airport Operations Specialist/Firefighter	106,572	5,375
Allan	L	Building Insp/ Plan Checker III	90,891	1,311
Allingham	Α	Water Supply Operator III	82,343	715
Ambler	S	Network Systems Analyst	95,624	-
Anderson	C	Airport Operations Specialist/Firefighter	99,813	4,394
Andruschak	Р	Equipment Operator V	90,085	281
Armstrong	S	Lic/Bylaw Enforcement Officer	87,211	2,628
Asao	K	Accountant	80,683	-
Atwood	T	Planner Specialist	95,809	155
Atwood	Р	Water Supply Operator II	85,732	328
Aulenback	D	Plumbing, HVAC & Gas Inspector	97,243	459
Bachmann	D	W & WW Quality Technician	75,792	161
Bakay	K	Senior Wastewater Treatment Operator	90,205	316
Baker	K	Risk Analyst	84,414	942
Balehowsky	В	Airport Operations Specialist/Firefighter	105,032	4,833
Balehowsky	J	Painter II	80,379	50
Ballan	L	Senior Bylaw Officer	93,829	493
Bamford	K	Police Services Coordinator	79,705	-
Barlow	C	Planner II	87,819	1,879
Bauer	Е	Business Systems Analyst	94,258	-
Bazzana	М	Asset Planning Analyst	80,209	877
Beitel	C	Utilities Foreman	114,303	481
Benke	S	Business Systems Analyst	98,163	_

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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Bergeson	T	Urban Forestry Technician	101,149	4,446
Bessie	G	Airport Operations Specialist/Firefighter	99,083	6,655
Beulah	В	Environmental Tech II 8Hr	98,043	1,196
Bicchieri	Т	Traffic Technician	85,100	2,267
Billington	J	Survey Technician II	83,239	-
Black	K	Lic/Bylaw Enforcement Officer	90,658	-
Blair	D	Airport Operations Specialist/Firefighter	85,934	5,010
Blamire	C	Equipment Operator V	81,853	-
Blaney	R	Arena/Stadium Attendant	75,848	105
Blaskovits	J	Lic/Bylaw Enforcement Officer	89,869	703
Bohnet	K	Traffic Officer & Meter Technician	76,903	-
Bolt	C	Communications Advisor	78,378	846
Bonnett	Ν	Acting Exempt Rate	77,421	5,760
Bourgeau	D	Airport Mechanic Shop Foreman	107,980	16,230
Bradshaw	Т	Airport Operations Specialist/Firefighter	96,618	6,243
Brannagan	C	Communications Advisor	91,913	3,524
Bransfield	D	Equipment Operator V	82,416	481
Brennan	S	Building Insp/ Plan Checker III	85,014	-
Britz	J	Traffic Signals Technician	109,893	522
Brown	Р	Plumbing, HVAC & Gas Inspector	93,607	188
Bruckner	C	Police Services Watch Support Officer	88,850	-
Brunet	K	Planner Specialist	87,087	81
Bunce	В	Traffic Signals Technician	108,755	150
Bundschuh	J	Traffic Signals Technician	80,872	-
Cabrera	М	Concrete Finisher	98,485	-
Capone	S	Concrete Finisher	83,009	364
Carrothers	Ì	Survey Coordinator	76,478	58
Carruthers	Т	Airport Financial Analyst	94,715	47
Carter	Е	Business Systems Analyst	91,014	2,494
Caswell	Т	Planner II	80,780	-
Cescon	D	HVAC Technician	84,323	799
Chabeniuk	В	Business Systems Analyst	89,838	-
Chadha	S	Business Systems Analyst	100,381	-
Chomyszyn	M	Accountant	78,723	137
Clark	Т	Senior Community Recreation Coordinator	84,415	2,194
Coles	K	Mechanic	112,670	105
Connor	Т	Traffic Signals Technician	105,146	456
Cook	Α	Planner I	78,612	725
Cooluris	Ν	Parks Foreman	83,873	-
Cooper	Α	Millwright	80,706	4,036
Craig	D	Police Services Watch Support Officer	84,499	-
Crawford	В	Planner II	89,199	553
Crump	В	Financial Analyst	90,838	3,371
Cseke	Α	Planner Specialist	93,090	697
Dale	J	Plumbing, HVAC & Gas Inspector	93,508	535
Davis	C	Development Technician	87,133	-
Day	R	Water or Wastewater Electrical Foreman	97,455	150
, Denton	М	Financial Analyst	89,166	-
Dexel	D	Senior Wastewater Treatment Op (SA)	86,219	1,032
Dick	S	Lic/Bylaw Enforcement Officer	90,615	181
Dodaro	K	Design Technician	99,898	713
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	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Doig	В	Hydro-Excavation Operator	81,836	281
Domonkos	Ν	Fleet & Equipment Trainer	78,798	2,740
Doyle	В	Sewer Equipment Operator	77,470	1,697
Duggan	М	Equipment Operator IV	82,936	-
Duhamel	D	Lic/Bylaw Enforcement Officer	86,418	2,138
Dungate	D	Parks Foreman	86,743	-
Dunlop	D	Client Support Coordinator	95,491	-
Egely	S	Mechanic	92,334	131
Empey	C	Traffic Signals Technician	103,746	-
England	K	Senior Bylaw Officer	126,953	933
Enns	D	Water Supply Operator III	83,320	1,359
Erikson	S	Equipment Operator IV	77,739	245
Esbjerg	R	Project Technician	88,505	50
Evans	S	Traffic Programmer	83,814	-
Everett	J	Airport Operations Specialist/Firefighter Crew Captain	124,164	4,833
Facca	М	Building Insp/ Plan Checker III	91,405	795
Fairey	М	Mechanic	75,089	80
Faminoff	М	Financial Analyst	92,693	-
Fenton	C	Pipelayer I	91,063	281
Ferguson	Α	Planner II	86,342	-
Fetterer	D	Trg Opp - Pipelayer	83,083	1,119
Fiedler	D	Design Technician	98,573	-
Filipenko	J	Development Technician	94,151	77
Fillion	J	Equipment Operator IV	82,036	831
Ford	C	Wastewater Treatment Operator II	82,378	1,581
Fortes	R	Trg Opp - Water/WW Treatment Operator	88,232	699
Francis	D	Utilities Foreman	98,659	379
Frank	J	Gravel Pit Coordinator	75,811	-
Fraser	R	Business Systems Analyst	97,983	-
Gahr	D	Theatre Technician II	75,203	328
Gayler	Α	Environmental Technician I	79,528	90
Gillmore	Р	Equipment Operator IV	81,583	-
Glinsbockel	K	Building Technician	77,099	1,802
Green	В	Wastewater Electrical Foreman	96,475	621
Gregson	C	Financial Analyst	91,426	877
Grimard	K	Senior Buyer	79,970	1,106
Guidi	C	Concrete Finisher	112,103	364
Guidi	T	Planner Specialist	91,779	467
Hager	j	Design Technician	98,572	1,908
Haley	В	Airport Operations Specialist/Firefighter Crew Captain	118,208	5,663
Hall	T	Water Supply Operator II	89,759	1,344
Hamanishi	В	Landfill Attendant	83,899	535
Hamilton	C	Financial Analyst	85,590	-
Hampson	S	Airport Operations Technician	79,432	1,378
Harborne	N	Plumbing, HVAC & Gas Inspector	93,610	280
Hardman	М	Lic/Bylaw Enforcement Officer	104,660	2,123
Harvie	A	Carpenter II	80,079	155
Hayne	S	Police Services Support Coordinator	79,718	-
Heighes	M	Senior Bylaw Officer	106,842	4,389
Henri	R	Lic/Bylaw Enforcement Officer	101,877	1,228
Hickson	В	Painter II	82,710	50
HICKSOII	D	i direct II	02,710	30

First

	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Hildred	R	Senior Wastewater Treatment Op (SA)	84,842	709
Hilstob	J	Water Supply Operator II	82,017	197
Hobuti	В	Acting Exempt Rate	90,008	1,795
Hodgson	G	Millwright	82,138	3,557
Hogan	D	Senior Bylaw Officer	109,148	637
Hogan	R	Water Supply Operator II	78,008	-
Holitzki	K	Equipment Operator III	77,574	-
Holzer	Ν	Sr Laboratory Technician	81,644	279
Hopkins	L	Security Services Foreman	105,436	1,139
Hostland	J	Transportation Planner	75,893	706
Hughes	М	Millwright	81,190	150
Humes	D	WW Treatment Foreman	92,488	2,159
Hunchak	N	Roadways Foreman	110,059	1,637
Hunchak	Т	Traffic Operations Services Coordinator	98,163	-
Hyatt	Α	Parks Foreman	90,495	-
, Ihaksi	R	Pipelayer II	86,562	631
Ingvarsson	Н	Lic/Bylaw Enforcement Officer	96,707	598
Isle	L	Financial Analyst	86,730	-
Jamison	Р	Equipment Operator V	90,561	481
Janousek	Α	Acting Exempt Rate	88,246	1,400
Jarvo	J	Business Systems Analyst	98,549	-
Jensen	J	Design Technician	95,615	_
Jensen	C	Water/or WW Maintenance Foreman	81,014	_
Johal	Ν	Communications Advisor	83,510	1,040
Johansson	S	Park and Landscape Planner	91,427	-
Johnson	K	Roadways Foreman	130,444	3,431
Jomphe	R	Mechanic	86,448	19
Jones	J	Parks Cmmty. Rel. Coordinator	, 75,612	455
Kankaanpaa	Т	Police Services Watch Support Officer	94,179	-
Kapiniak	М	Design Technician	98,642	1,112
Kaus	Р	Parks Foreman	93,762	150
Kee	C	Lic/Bylaw Enforcement Officer	95,798	2,984
Kehler	R	Network Systems Analyst	101,018	-
Kelly	S	Development Technician	91,384	629
King	Т	Airport Operations Specialist/Firefighter	79,893	4,883
King	D	Utilities Service Person	75,160	870
Klick	C	Alarm Technician	, 75,545	349
Klick	L	Garage Serviceperson	75,332	105
Kokorudz	S	Mechanic	82,532	105
Kondor	Α	Property Officer Specialist	91,424	3,721
Koole	P	Plumbing, HVAC & Gas Inspector	94,170	75
Korolchuk	L	Planner Specialist	98,172	81
Kuiper	Α	Compost Coordinator	91,346	3,091
Kyle	C	Business Systems Analyst	101,308	-
Lahn	J	Pipelayer II	90,618	2,237
Laidlaw	R	Equipment Operator IV	83,666	575
Lalande	J	Building Insp/ Plan Checker I	78,845	535
Lamothe	M	Design Technician	102,144	-
Lamprecht	H	Wastewater Treatment Operator II	78,708	624
Lazarus	M	Financial Analyst	91,426	-
Leduc	T	Business Systems Analyst	111,186	_
	•	= =====================================	111,100	

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Acting Exempt Rate

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REMUNERATION AND PAYMENTS

Surname	First Initial	Position	Remuneration (\$)	Evnances (+)
			• • •	Expenses (\$)
Lefebvre	K	Trg Opp - EO IV	76,841	831
Lesko	T	Roadways Foreman	102,578	-
Leslie	C	Financial Analyst	91,426	1.056
LeVoir	D	Building Insp/ Plan Checker III	93,661	1,056
Lewis	М	Environmental Tech. I - 8hr	77,755	45
Liboiron	R	Trg Opp - Water/WW Treatment Operator	82,429	551
Liu	J	Traffic Technician	85,157	347
Louttit	S	Electrical Services Foreman	90,812	200
Loverin	K	Wastewater Treatment Operator II (8hr)	84,550	1,217
Low	C	Financial Analyst	89,604	-
Luehr	C	Airport Operations Specialist/Firefighter	105,662	4,856
Mackey	S	Arborist	76,576	2,097
Maier	G	Asset Management Coordinator	83,101	2,480
Mandryk	R	Control Systems Specialist	85,360	352
Martin	S	Social Development Coordinator	86,426	1,473
Martin	N	Building Insp/ Plan Checker III	84,251	3,460
Mayne	В	Trg Opp - Network Systems Analyst	90,565	156
Mazar	Р	Airport Operations Specialist/Firefighter Crew Captain	136,768	6,115
Mazza	М	Acting Exempt Rate	96,174	-
McCabe	C	Development Technician	87,236	62
McClellan	Т	Trg Opp - Senior Bylaw Officer	95,611	313
McLaughlin	В	Equipment Operator IV	78,279	-
McLean	C	HVAC Technician	84,457	799
McQueen	M	Instrument/Electric Technician	104,794	2,756
Melrose	J	Utilities Service Person	101,574	200
Melynchuk	W	Equipment Operator IV	82,436	3,168
Miazga	В	Water Meter Service Coordinator	76,704	237
Milan	G	Parks Foreman	81,105	150
Miles	L	Utilities Foreman	98,627	481
Miles	W	Planner Specialist	91,422	-
Miles	J	Planner Specialist	77,175	2,811
Mintram	K	Equipment Operator III	88,192	281
Misiewicz Buzah	J	Lic/Bylaw Enforcement Officer	83,186	878
Monteith	C	Airport Operations Specialist/Firefighter	86,047	6,798
Moody	C	Cross Connection Coordinator	103,016	-
Morane	S	Instrument/Electric Technician	93,895	156
Mugridge	Р	Business Systems Analyst	97,898	-
Mustafa	Α	Planner Specialist	87,277	1,027
Neetz	S	Utilities Foreman	109,713	481
Nelson	T	Plumbing, HVAC & Gas Inspector	95,263	3,305
Nickel	Α	Police Services Support Coordinator	83,280	-
Nicoloyannis	E	Airport Operations Specialist/Firefighter	92,333	-
Nielsen	D	Police Services Records Coordinator	82,459	2,158
Noonan	C	Mobility Specialist	94,890	-
Nowen	L	Lic/Bylaw Enforcement Officer	79,229	1,343
Nyhof	Α	Project Technician	82,642	1,013
O'Hanlon	S	Trg Opp - Senior Bylaw Officer	79,233	1,522
Olynyk	S	Landfill Attendant	78,389	2,993
Otteson	J	Electrical Technician	89,225	50
Parisien	J	Accountant	76,068	1,590
	-		. 5,550	_,550

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First

	First			
Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Pears	Ν	Business Systems Analyst	85,852	2,260
Pedersen	C	Development Technician	88,334	-
Penny	J	Sr Computer Technician - Police Services	92,153	-
Pereverzoff	D	Traffic Officer & Meter Technician	76,867	-
Petersen	J	Utilities Foreman	100,964	481
Petillion	T	Building Trades Foreman	86,097	690
Pinkoski	K	Planner Specialist	89,260	37
Pinoli	J	Mechanic Lead-Hand	88,547	105
Plamondon	L	Trg Opp - Financial Analyst	80,254	2,940
Poirier	J	HVAC Services Foreman	85,234	385
Pommier	C	Mechanic	90,159	105
Pont	J	Lic/Bylaw Enforcement Officer	86,551	818
Pressacco	K	Concrete Worker	76,232	364
Przybyl	K	Contract Coordinator	78,142	463
Puche	R	Design Technician	98,319	372
Purvis	W	Property Officer II	78,332	237
Radic	K	Environmental Technician I	75,366	125
Regnier	L	Acting Exempt Rate	85,070	-
Reinhart	S	Quality Assurance Supervisor	88,602	277
Richardson	R	Lic/Bylaw Enforcement Officer	93,713	703
Rippel	D	Equipment Operator III	78,486	-
Ritchey	J	Carpenter II	87,075	470
Rolston	Α	Parking Operations Coordinator	80,857	1,984
Ross	S	Police Services Watch Support Officer	95,683	-
Roy	J	Equipment Operator III	76,167	-
Ruether	L	Communications Consultant	87,664	928
Ryder	Т	Business Systems Analyst	102,775	-
Sackmann	J	Traffic Technician	86,344	650
Salmon	Т	Police Services Support Coordinator	81,589	-
Sangster	Α	Development Technician	91,394	77
Saran	S	Water Supply Foreman	98,384	1,238
Sargeant	S	Senior Transportation Planning Engineer	128,745	20
Sartori	В	Planner I	78,604	720
Saukarookoff	C	Pipelayer II	100,122	631
Schaad	K	Wastewater Treatment Operator II	79,566	704
Schellevis	R	Equipment Operator IV	97,593	-
Schlosser	G	Urban Forestry Foreman	86,669	350
Schuffels	Α	Senior Wastewater Treatment Op (SA)	100,507	413
Scott	W	Senior Bylaw Officer	101,817	493
Semeniuk	S	Event Services Coordinator	76,978	-
Sencar	R	Police Services Communications Advisor	77,865	_
Seneshen	D	Traffic Programmer	80,190	850
Sexton	J	Financial Analyst	91,426	-
Shannon	В	Airport Operations Specialist/Firefighter	79,342	4,540
Short	J	Lic/Bylaw Enforcement Officer	104,842	181
Simpson	j	Equipment Operator IV	88,725	90
Simpson	C	Park and Landscape Planner	87,628	460
Sirett	J	Design Technician	92,895	170
Skabowski	S	Planner I	76,387	1,095
Slivinski	D	Building Insp/ Plan Checker I	82,589	1,629
Smith	C	Airport Operations Specialist/Firefighter Crew Captain	139,316	7,173
5/11/01	_	, in part operations specialisti irengitter crew capitalii	133,310	1,113

First

Surname	Initial	Position	Remuneration (\$)	Expenses (\$)
Smith	R	Trg Opp - Project Coordinator	87,636	-
Smith	M	Carpenter II	80,265	50
Stauble	R	Business Systems Analyst	101,996	-
Stehle	K	Business Systems Analyst	109,135	3,642
Steppuhn	M	Park and Landscape Planner	91,427	378
Stevens	M	Building Insp/ Plan Checker III	91,693	-
Stewart	W	Airport Operations Specialist/Firefighter	87,309	4,812
Stickland	M	Design Technician	98,573	-
Stokes	S	Security Analyst	83,427	1,106
Stringer	Т	Aquatic and Fitness Coordinator	87,028	1,912
Sturgeon	D	Planner Specialist	90,922	997
Sukumaran	Α	Business Systems Analyst	99,350	-
Sullivan	J	IE Tech (Trade)	86,001	844
Swett	Ν	Network Systems Analyst	99,577	34
Szabadi	K	Airport Operations Specialist/Firefighter	92,393	5,934
Tanner	M	Planner II	85,473	-
Tew	D	Business Systems Analyst	92,554	-
Thibeault	Α	Planner Specialist	90,923	339
Thind	В	Building Insp/ Plan Checker III	92,558	1,056
Thompson	C	Trg Opp - Water/WW Treatment Operator	84,146	347
Tiller	В	Police Services Watch Clerk	78,231	143
Torgerson	M	Utilities Foreman	101,528	352
Trotzuk	K	Business Systems Analyst	105,092	-
Unruh	Ν	Acting Exempt Rate	85,532	-
Van Asseldonk	D	Water Supply Operator II	82,878	260
Vigeant	J	Plumber/Gas Fitter	80,725	339
Vollmershausen	M	Water/or WW Maintenance Foreman	89,638	3,557
Voth	D	Design Technician	100,338	-
Walker	S	Project Technician	88,590	797
Wan	Υ	Trg Opp - Financial Analyst	80,041	87
Wang	K	Business Systems Analyst	99,517	169
Wenker	S	Business Systems Analyst	97,860	3,356
West	J	Gardener II	86,856	1,095
Whalen	R	CUPE President	92,114	-
Whapshare	D	Senior Bylaw Officer	108,135	3,612
Williams	R	Concrete Finisher	89,252	105
Woloshyn	Т	Landscape Design Technician	84,148	-
Wong	W	Parks Foreman	90,524	1,175
Wood-Seems	Α	Traffic Technician	82,342	892

	First				
Surname	Initial	Position	Re	muneration (\$)	Expenses (\$)
Wright	K	Client Support Technician		82,595	-
Wright	В	Police Services Data Analyst		79,874	652
Wyatt	В	Plumbing, HVAC & Gas Inspector		91,686	135
Yamabe	T	Sewer Equipment Operator		86,901	352
Yaremchuk	Р	Sign Technician		76,113	-
Yarrow	C	Gravel Pit Coordinator		78,520	105
Zaitsoff	J	Gardener II		84,114	341
Zandvliet	В	Network Systems Analyst		101,749	-
Zsoldos	В	Mechanic		89,917	-
Employees les	s than \$75	5,000		32,359,978	226,978
Total of all En	nployees*		\$	100,204,241	\$ 1,239,882

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

STATEMENT OF SEVERANCE AGREEMENTS**

There were 3 severance agreements under which payment commenced between the City of Kelowna and its employees during the fiscal year 2023. This agreement represented lump sum payments equating to 9.5 months salary/benefits.

RECONCILIATION PER SECTION 6 (2) (d)

Total Employees (including council)	\$ 100,669,442
Total per Schedule 2 - Segmented Information: Expenses - Salaries and benefits	\$ 119,390,000
Variance*	\$ 18,720,558

^{*}The variance between the Schedule of Remuneration and Expenses and the Salaries and benefits expenses reported on the consolidated financial statements of the City are due to various factors including:

- + The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement figure is determined on an accrual basis; and,
- + The Salaries and benefits includes benefits that are recorded at full cost on the consolidated financial statements and includes items such as employer portions of federal deductions, retirement benefits and medical benefits.

CITY OF KELOWNA

Schedule of Payments to Suppliers of Goods and Services for the year ended December 31, 2023

Supplier's Name	Amount (\$)
0700287 B.C. LTD. DBA WJN CONSULTING	30,745
0791082 BC LTD. dba ACTION TREE	273,017
0917068 B.C.LTD KELOWNA HYUNDAI	201,973
0922109 BC LTD DBA SYNERGY ENTERPRISES	29,825
1010277 B.C. LTD.	103,950
1318421 B.C. Ltd. dba MISSION GROUP	68,706
2054081 ONTARIO INC. O/A LANDSCAPE EFFECTS GROUP	280,355
4IMPRINT, INC	26,638
9456-1537 QUEBEC INC.	33,189
A.G. APPEL ENTERPRISES LTD.	79,902
A1 BUS LTD.	45,368
AARDVARK PAVEMENT MARKING SERVICES	385,155
ABC PIPE CLEANING SERVICES LTD.	149,961
ACCESS INFORMATION MANAGEMENT OF CANADA ULC	33,217
ACCESSSMT HOLDINGS LTD.	75,595
ACERA INSURANCE SERVICES LTD.	371,861
ACKLANDS-GRAINGER INC.	30,884
ACRES ENTERPRISES LTD.	6,563,726
ADVANTAGE LEADERSHIP EDGE (CANADA) INC.	26,335
ADVANTAGEONE TECHNOLOGY INC	191,969
AECOM CANADA LTD	553,980
AGILYX SOLUTIONS LIMITED	97,260
AIR CANADA	70,643
AIR TRANSPORT ASSOCIATION OF CANADA	30,370
AIRBIZ AVIATION STRATEGIES LTD	84,189
ALIGN ENGINEERING LTD	897,818
ALLAN'S HOSE N' ALL	132,273
ALPINE ABATEMENT LTD	161,052
ALSTEF CANADA INC	40,663
ALTA PLANNING + DESIGN CANADA INC.	39,918
AMAZON	141,373
ANDREW PELLER LIMITED	31,939
ANDREW SHERET LIMITED	59,801
ANNUVA SOLUTIONS	25,257
AON CANADA INC. DBA AON REED STENHOUSE INC.	295,656
APEX EHS SERVICES INC.	35,755
APPLE	54,837
APW ENGINEERING INC	33,264
AQUATIC INFORMATICS ULC	33,859
ARCADIS PROFESSIONAL SERVICES (CANADA) INC	60,707
ARCONAS	72,130
ARROW TRANSPORTATION SYSTEMS INC	228,017

Supplier's Name	Amount (\$)
ARTHON CONSTRUCTORS CORP	141,663
ASSA ABLOY ENTRANCE SYSTEMS CANADA INC	286,881
ASSOCIATED ENGINEERING B.C. LTD.	388,746
ASSOCIATED ENVIRONMENTAL CONSULTANTS INC.	116,430
ASSOCIATED FIRE SAFETY EQUIPMENT	319,018
ASTROGRAPHIC INDUSTRIES LTD	63,915
ATLAS POLAR COMPANY LIMITED	160,736
ATLAS POWER SWEEPING LTD.	284,895
ATS TRAFFIC LTD	30,698
AVALON EVENT RENTALS INC.	27,061
AVIA NG INC.	610,080
B & L SECURITY PATROL(1981) LTD.	49,325
BADGER DAYLIGHTING LIMITED PARTNERSHIP	31,944
BADGER METER, INC.	84,741
BALLET KELOWNA	136,162
BAMKO MERCH INC	29,920
BANNGATE HOLDINGS LTD. DBA BANNER RECREATION & MARINE KELOWNA	32,900
BC AIR FILTER LTD.	38,328
BC ASSESSMENT AUTHORITY	2,762,886
BC AVIATION COUNCIL	31,299
BC FASTENERS & TOOLS LTD	34,706
BC HYDRO	77,991
Bc LIQUOR	25,640
BC TRANSIT	12,322,512
BDO CANADA LLP	46,064
BELL MEDIA INC	46,013
BELL MOBILITY INC	28,655
BELZONA MOLECULAR (B.C.) LTD.	293,244
BENCH SITE DESIGN INC.	564,165
BEST BUY	25,073
BEST SERVICE PROS LTD.	316,859
BGD CONTRACTING LTD.	56,095
BIOREM TECHNOLOGIES INC.	1,011,647
BIRD DESIGN - BUILD CONSTRUCTION INC.	680,545
BLACK MOUNTAIN IRRIGATION DISTRICT	119,831
BLUEPOINT CONSTRUCTION LTD	4,399,648
BONFIRE INTERACTIVE LTD	30,240
BOULTBEE PEST CONTROL LTD. dba	49,081
BOUNDARY FENCING LTD.	51,357
BOUYGUES ENERGIES & SERVICES CANADA LTD.	4,493,936
BRACE CONSULTING	499,879
BRADSON PROMOTIONAL GROUP INC.	48,984
BRANDT TRACTOR LTD.	51,464
BRANTAL CONTRACTING LTD.	98,963
BRENNTAG CANADA INC.	607,251
BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION	235,813

REMUNERATION AND PAYMENTS

Supplier's Name	Amount (\$)
BRON & SONS NURSERY CO	71,572
BROOK MCILROY INC	39,930
BUTLER & BUTLER TILE SETTING LTD	98,141
BYLANDS NURSERIES LTD.	39,477
CABIN MEDIA ENTERTAINMENT GROUP INC.	66,715
CABIN OPERATIONS LTD.	359,139
CABIN RESOURCE MANAGEMENT LTD	27,613
CANADA POST CORPORATION	146,764
CANADA SAFETY EQUIPMENT LTD.	290,635
CANADA TICKET INC	41,890
CANADIAN COUNTRY MUSIC ASSOCIATION	350,000
CANADIAN MENTAL HEALTH ASSOCIATION	382,996
CANADIAN TIRE	45,136
CANADIAN UNION OF PUBLIC EMPLOYEES	1,169,175
CARE SYSTEMS SERVICES LTD.	79,156
CARO ANALYTICAL SERVICES	90,506
CAROLLO ENGINEERS CANADA, LTD	172,705
CARRIER ENTERPRISE CANADA, L.P.	39,216
CARSCADDEN STOKES MCDONALD ARCHITECTS INC.	90,167
CASTANET HOLDINGS LP	49,473
CCL PROJECT MANAGEMENT	160,650
CDW CANADA INC	51,368
CENTRAL OKANAGAN JOURNEY HOME SOCIETY	88,970
CENTRAL OKANAGAN REGIONAL HOSPITAL	14,668,908
CENTRALSQUARE CANADA SOFTWARE INC.	388,094
CENTRIX CONTROL SOLUTIONS LP - KELOWNA	329,535
CENTRIX CONTROL SOLUTIONS LP - PORT COQUITLAM	28,206
CERTIFIED ENSEMBLE SERVICES	39,049
CGL CONTRACTING LTD	9,058,931
CHANCES BULK UNLOADING LTD	481,404
CHANDOS CONSTRUCTION LP	450,746
CHAPMAN MECHANICAL LTD	252,667
CHARTER TELECOM INC.	139,827
CHARTERED PROFESSIONAL ACCOUNTANTS OF BC	38,130
CHASE	80,519
CHECKMATE CABS LTD.	61,811
CHILD ADVOCACY CENTRE OF KELOWNA SOCIETY	76,809
CHRISTIE LITES SALES LTD	49,638
CITY OF NANAMO	108,358
CITY OF NANAIMO	30,107
CITY OF WEST KELOWNA	521,533
CITYSPACES CONSULTING LIMITED COBRA ELECTRIC INTERIOR SERVICES LIMITED PARTNERSHIP	110,627
	53,596
COLLIERS PROJECT LEADERS INC.	314,845 171,274
COMBINED MECHANICAL CONTRACTORS (2019) LTD.	171,374 48,614
COMMERCIAL AQUATIC SUPPLIES DB PERKS & ASSOCIATES LTD.	48,614

Supplier's Name	Amount (\$)
COMMERCIAL TRUCK EQUIPMENT CO	670,364
COMPETITION GLASS COMPANY LTD.	39,453
CONSOLIDATED TURF EQUIPMENT (1965) LTD.	45,552
COPCAN CIVIL LIMITED PARTNERSHIP	714,143
COPENHAGEN OPTIMIZATION	101,835
CORAL CANADA WIDE LTD.	374,562
COSTCO	76,754
COWBOY FORESTRY LTD	187,636
CURA ENGINEERING SOLUTIONS CORP.	33,504
CURIOSITY ANALYSIS AND CONSULTING CORP	264,758
CUSTOM AIR CONDITIONING LTD	81,279
CUTTING EDGE MANUFACTURING LTD	25,239
D & E COMMUNICATIONS LTD	86,662
D & L ENVIRONMENTAL LTD.	134,589
DAN FORLIN ENTERPRISES	96,238
DAN'S TIRE SERVICE LTD	112,690
DARKHORSE EMERGENCY CORP.	25,928
DAVARA HOLDINGS	29,131
DE NORA WATER TECHNOLOGIES, LLC	46,342
DEKRA-LITE	40,147
DELL CANADA INC.	158,336
DELOITTE LLP	90,719
DENIOS LTD.	85,532
DENOVO ELECTRIC	167,979
DESJARDINS CONTRACTING LTD.	252,069
DIAMOND HEAD CONSULTING LTD	34,944
DIAMONDFORCE CONSTRUCTION LTD.	58,384
DISTILL MEDIA	36,631
DISTRICT OF LAKE COUNTRY	352,622
DOWNTOWN KELOWNA ASSOCIATION	78,665
DRIVING FORCE INC., THE	75,391
DURAGLAS COMPOSITES (2013)	34,513
EAST ISLAND AVIATION SERVICE, INC.	88,664
EATON INDUSTRIES (CANADA) CO.	55,721
EBB ENVIRONMENTAL CONSULTANTS INC	108,833
ECOCLEAN DRY CLEANING CENTRES	26,741
ECO-COUNTER	27,326
ECONOLITE CANADA INC.	146,491
ECORA ENGINEERING & RESOURCE GROUP LTD.	411,717
ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.	208,205
ELECTRIC MOTOR & PUMP SERVICE LTD.	171,918
ELEVATION OUTDOORS EXPERIENTIAL PROGRAMS ASSOCIATION	26,581
EMCO CORPORATION	600,236
EMIL ANDERSON CONSTRUCTION (EAC) INC	8,530,490
ENGINEERED COMPOST SYSTEMS	431,658
ENSEICOM INC	43,604

Supplier's Name	Amount (\$)
ENSIGN BROS. ENTERPRISES LTD.	130,678
ENVIROGREEN TECHNOLOGIES LTD.	29,637
ENVIRONICS ANALYTICS GROUP LTD.	55,870
ENVIRONMENTAL 360 SOLUTIONS LTD	3,519,430
ENVIROSUITE CANADA, INC	44,018
ESCRIBE SOLUTIONS	61,999
ESRI CANADA LIMITED	1,364,087
ESTI CONSULTING SERVICES	43,998
EVENT APPROVALS, INC.	26,250
EVERGREEN BUILDING MAINTENANCE INC.	539,456
EVOQUA WATER TECHNOLOGIES LTD	623,624
F. H. BLACK & COMPANY INCORPORATED	27,179
FACEBOOK	30,316
FACTION PROJECTS INC.	48,759
FALCON ENGINEERING LTD.	112,106
FLETCHER PAINE ASSOCIATES LTD	235,640
FLOWSYSTEMS DISTRIBUTION INC	89,698
FORSTER LANDSCAPING LTD	43,462
FORTIS BC	6,429,335
FORTISBC - NATURAL GAS	504,894
FOUR POINTS BY SHERATON	33,417
FRONTIER POWER PRODUCTS LTD.	92,702
FULTON & COMPANY LLP	25,893
GARY CABLE PROJECT INC	39,556
GE INTELLIGENT PLATFORMS CANADA COMPANY	37,968
GEO STABILIZATION INTERNATIONAL, INC.	3,956,997
GEOPACIFIC CONSULTANTS (B.C.) LTD	26,516
GERONIMO WITH COMPASSION INC.	81,988
GFL ENVIRONMENTAL INC.	94,784
GHD LIMITED	319,783
GHOSTFINGER PRODUCTIONS LTD.	30,253
GLENMORE-ELLISON IMPROVEMENT DISTRICT	293,935
GODDARD, MARK W.	35,765
GOTRAFFIC MANAGEMENT INC.	1,508,829
GRANICUS CANADA HOLDINGS ULC	74,983
GRANT THORNTON LLP	94,354
GRD CONTRACTING LTD.	1,322,334
GREAT WEST EQUIPMENT	535,735
GREYBACK CONSTRUCTION LTD	335,571
GRIMCO CANADA INC.	47,461
GRIZZLY METAL FAB INC.	75,217
GROENEVELD-BEKA CANADA INC.	27,166
GUILLEVIN INTERNATIONAL CO (KELOWNA)	439,515
GUILLEVIN INTERNATIONAL CO. DBA BROGAN FIRE & SAFETY	72,558
GUNN CONSULTANTS INC.	29,574
HABITAT SYSTEMS INCORPORATED	238,925

Supplier's Name	Amount (\$)
HACH SALES & SERVICE CANADA LP	35,402
HANSCOMB LTD.	32,996
HARVEST GOLF CLUB LTD.	48,371
HCMA ARCHITECTURE & DESIGN	45,891
HEAD TO HEAD IRRIGATION LTD	71,697
HEIDELBERG MATERIALS CANADA LIMITED	185,039
HIGHMARK EXCAVATING INC	68,408
HI-PRO SPORTING GOODS LTD	31,546
HITACHI ENERGY CANADA INC.	60,787
HOMEWOOD HEALTH INC.	53,694
HOOTSUITE INC.	67,475
HORIZON LANDSCAPE CONTRACTORS INC.	336,934
HOULE ELECTRIC LTD	467,261
HS MASONRY INC	95,516
HUB FIRE ENGINES & EQUIPMENT LTD.	727,523
HUMDINGER EQUIPMENT LTD	625,276
HUSKA HOLDINGS LTD.	913,573
ICONIX WATERWORKS LP	506,958
IDEXX LABORATORIES CANADA CORPORATION	76,299
IDRS	48,620
IDS INFRASTRUCTURE DATA SOLUTIONS, INC.	26,280
IFIDS.COM INC.	77,319
IGI RESOURCES INC	511,980
IMPACT EVENTS AND PROJECT MANAGEMENT INC.	94,178
IMPERIAL PARKING CANADA CORP	87,874
IMPERIAL PARKING CANADA CORPORATION	390,612
INDIGO PARC CANADA INC./INDIGO PARK CANADA INC.	1,963,216
INDRO ROBOTICS INC.	58,749
INTELLIGENZ LIMITED	43,743
INTERCITY RECYCLE LTD.	216,659
INTERIOR DAMS INC	99,668
INTERIOR PORTABLE RENTALS LTD.	412,629
INTERPROVINCIAL TRAFFIC SERVICES LTD.	273,797
INTERSTATE ALL BATTERY	39,089
INTERVISTAS CONSULTING INC.	266,778
INTROBA CANADA LLP	72,515
INVICTUS ENTERTAINMENT GROUP INC.	57,770
IPSOS LP	34,031
IRON MOUNTAIN CANADA OPERATIONS ULC	64,720
J.J. MACKAY CANADA LIMITED	318,621
JACOBS CONSULTANCY CANADA INC.	34,579
JIM PATTISON INDUSTRIES dba JIM PATTISON LEASE	50,902
JOHNNY SHOWTIME LTD	95,625
JOHNSON, LORI dba DRAGONFLI STUDIO	35,103
JOINT FORCE TACTICAL LTD	116,123
JOSEPH HARTY DBA MOUNTAINSIDE MONUMENTS	28,420

Supplier's Name	Amount (\$)
KAL TIRE	90,826
KAL-WEST MECHANICAL SYSTEMS INC	1,198,526
KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD	169,995
KELDON ELECTRIC LTD	246,570
KEL-MAC DELIVERY	25,716
KELOWNA ACTORS STUDIO INC.	295,716
KELOWNA CABS (1981) LTD.	96,437
KELOWNA PROFESSIONAL FIREFIGHTERS (UNION DUES)	417,865
KELOWNA READY-MIX INC	44,720
KELOWNA TOYOTA LTD.	67,908
KELTECH ENVIRONMENTAL LTD	43,555
KENT-MACPHERSON APPRAISALS INC.	96,682
KF AEROSPACE CENTRE FOR EXCELLENCE ASSOCIATION	31,554
KI-LOW-NA FRIENDSHIP SOCIETY	171,455
KIMCO CONTROLS LTD.	268,838
KMS TOOLS & EQUIPMENT	37,481
KN FALL PROTECTION SERVICES LTD	27,599
KON KAST CONCRETE PRODUCTS INC	249,779
KONE INC.	381,321
KOOTENAY CONCERT CONNECTIONS LTD.	78,864
KTILIMITED	306,459
KTI UTILITY SERVICES INC	662,721
KTOWN KLEENUP LTD.	143,193
KYC HOSPITALITY INC	25,948
LA HAWK ENTERPRISES INC	126,554
LAFARGE CANADA INC	39,069
LAFRENTZ ROAD MARKING DBA CANADIAN ROAD BUILDRS INC.	135,864
LAING ROOFING LTD	2,193,082
LAING SERVICE & MAINTENANCE LTD	147,668
LAKESIDE FASTENERS LTD.	34,162
LANDFILLFIRE CONTROL INC.	35,543
LANDMARK SOLUTIONS LTD.	100,359
LANGSTAFF, KELVIN	42,562
LARRATT AQUATIC CONSULTING LTD	55,110
LAUREN SERVICES	27,579
LEADERS INTERNATIONAL EXECUTIVE SEARCH	47,484
LEADON OKANAGAN OPERATIONS LP DBA DELTA HOTELS BY MARRIOTT	454 426
GRAND OKANAGAN RESORT	151,426
LES PRODUCTIONS JUSTE POUR RIRE II INC	32,464
LIVE NATION CANADA INC.	376,546
LONG MEMORY CORROBATION	32,444
LONG VIEW SYSTEMS CORPORATION	321,013
LORENCZ, TERRY M DBA OKANAGAN LOCKSERVICE	47,923
LS PAINTING LTD	73,464
LTA CONSULTANTS INC	28,298
LYNX BRAND FENCE PRODUCTS (2004) INC.	39,917

MAGIN SITE FURNITURE INC 34,171 MAIR DEVELOPMENTS LTD. 115,235 MAKE STUDIO 35,700 MANULIFE FINANCIAL 80,635 MARTIY VIDEO COMMUNICATIONS CORP. 194,976 MATTHEWS CANADA LTD. 45,837 MELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARLS MACHINE WORKS LTD 435,021 MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,712 MECOUPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METO COMMUNITY 36,322 METO MOTORS LTD. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHELIN NORTH AMERICA (CANADA) INC. 113,838 MICROSOFT CANADA INC. 19,726 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDISTER OF FINANCE 29,726 MINISTER OF FINANCE 29,366,970 MINISTER OF FINANCE 39,369,970 MINISTER OF FINANCE 49,036 MODOL CAPPERATIVE 36,326	Supplier's Name	Amount (\$)
MANULIFE FINANCIAL 88,635 MATULIVIE FINANCIAL 80,635 MATIX VIDEO COMMUNICATIONS CORP. 194,976 MATTHEWS CANADA LTD. 45,837 MCELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 48,822 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 435,021 MELLOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MECUIPC OLTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO MOTORS LTD. 136,342 METRO MOTORS LTD. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC. 11,063,721 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDISEA E ANGINEERING LTD. 235,073 MINISTER OF FINANCE 2,290,648 MINISTER OF FINANCE 2,290,648 MINISTER OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4,312,425 MODOLOVE	MAGLIN SITE FURNITURE INC	34,171
MANULIFE FINANCIAL 80,635 MATRIKY VIDEO COMMUNICATIONS CORP. 194,976 MATTHEWS CANADA LTD. 45,837 McELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 435,021 MECOLIP COLTD. 435,021 MECOLIP COLTD. 17,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICROM MACHINING LTD. 113,833 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,63721 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,3524 MIDESE A ENGINEERING LTD. 235,073 MINISTER OF FINANCE 235,073 MINISTER OF FINANCE 2,290,648 MINISTERY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 431,242 MODOLOVE ART'S & ENTERTAINMENT INC. 40,06 MODOLOVE ART'S & ENTERTR	MAIR DEVELOPMENTS LTD.	115,273
MATRIX VIDEO COMMUNICATIONS CORP. 194,976 MATTHEWS CANADA LTD. 45,837 MCELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 345,021 MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METRO MOTORS LTD. 1,363,443 METRO MOTORS LTD. 1,363,443 METRO MOTORS LTD. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHELIN NORTH AMERICA (CANADA) INC. 113,283 MICROSOFT CANADA INC. 1063,721 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDISEA ENGINEERING LTD. 513,544 MINISTER OF FINANCE 59,356,970 MINISTERY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4,312,425	MAKE STUDIO	35,700
MATTHEWS CANADA LTD. 45,837 MCELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 435,021 MECLOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 29,726 MICROSOFT CANADA INC 113,283 MICROSOFT CANADA INC 1063,721 MICROSOFT CANADA INC 513,544 MILER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTERY OF FINANCE 2,290,648 MINISTERY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 430,326 MODDERN PAINT & FLOCS 439,036 MODDERN PAINT & RECORD 430,036 MODDERN PAINT & RECORD 47,128 MODO CO-OPERATIVE	MANULIFE FINANCIAL	80,635
MCELHANNEY LTD. 927,280 MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 435,021 MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MECURI COUNTO. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRED MOTORS LTD. 1,363,443 METLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 29,726 MICROSOFT CANADA INC. 113,283 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDSEA ENGINEERING LTD. 513,544 MILISER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTRY OF FINANCE 2,290,648 MINISTRY OF FINANCE 2,290,648 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MSDISON CREEK LANDING LTD. 4,312,425 MODE ON POINT & FLOORS 49,036 MODDE ON OPERATIVE 36,326 MODO CO-OPERATIVE 36,326 MONERI	MATRIX VIDEO COMMUNICATIONS CORP.	194,976
MCINTYRE AGGREGATES CRUSHING LTD 142,275 MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORKS LTD 435,021 MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 525,635 METRO MOTORS LTD. 1,363,443 METLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 29,726 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC. 113,834 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,637,21 MILLER CAPILAND MAINTENANCE CORPORATION 23,907 MILLIER CAPILAND MAINTENANCE CORPORATION 23,907 MINISTRY OF FINANCE 59,356,970 MINISTRY OF FINANCE 4,312,425 MODERN PRINT & FLOORS 49,036 MODOC CO-PERATIVE 36,362 MODOC ROSESTS, LANDING LTD. 43,026 MODORNS 627,118 MODOC LIVE ART'S & ENTERTAINMENT INC. 42,006 MODORNS	MATTHEWS CANADA LTD.	45,837
MCKEOWN, CIARA 88,828 MEARL'S MACHINE WORK'S LTD 435,021 MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MECUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,633 METRO MOTORS LTD. 1,363,434 METRIC MOTORS LTD. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC 1,063,721 MICROSOFT CANADA INC 1,063,721 MILLER CAPILAND MAINTENANCE CORPORATION 235,073 MINISTERY OF FINANCE 59,356,970 MINISTERY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4312,425 MODERN PAINT & FLOORS 49,036 MODOEN PAINT & ELOORS 49,036 MODOEN PAINT & ELOORS 627,118 MODOEN PRODUCTIONS 118,831 MOTON INDUSTRIES (CANADA) INC. 56,731 MOS ON COIN PRODUCTIONS 118,831 MOTON INDUSTRIES (McELHANNEY LTD.	927,280
MEARL'S MACHINE WORKS LTD 435,021 MELOOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METTLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHAEL HINTRINGER PHOTOGRAPHY 29,726 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC 113,283 MICROSOFT CANADA INC 1,063,721 MICROSOFT CANADA INC DBA MICROSOFT STORE 170,352 MIDSEA ENGINEERING LTD. 513,544 MILLER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTERY OF FINANCE 59,356,970 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4312,425 MODERN PAINT & FLOORS 49,036 MODO CO-OPERATIVE 36,326 MODOLIVE ARTS & ENTERTAINMENT INC. 42,026 MODALEY ARTS & ENTERTAINMENT INC. 27,102 MONARCH NORTH AMERICA STRUCTURES LTD 37,089 <td>MCINTYRE AGGREGATES CRUSHING LTD</td> <td>142,275</td>	MCINTYRE AGGREGATES CRUSHING LTD	142,275
MELCOR DEVELOPMENTS LTD. DBA BLACK MOUNTAIN GOLF COURSE 34,713 MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METTLER-TOLEDO INC. 25,668 MICHABL HINTRINGER PHOTOGRAPHY 25,935 MICHABL HINTRINGER PHOTOGRAPHY 113,283 MICRON MACHINING LTD. 29,726 MICROSOFT CANADA INC 113,283 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDSEA ENGINEERING LTD. 513,544 MILLER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTER OF FINANCE 59,356,970 MINISTRY OF FINANCE 2,290,648 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4,312,425 MODO REPRATIVE 36,326 MODO CO-OPERATIVE 36,326 MODO LIVE ART'S & ENTERTAINMENT INC. 42,006 MONARCH NORTH AMERICA STRUCTURES LTD 37,089 MOTION INDUSTRIES (CANADA) INC. 27,912 MOTION INDUSTRIES (CANADA) INC. 32,093 <td>MCKEOWN, CIARA</td> <td>88,828</td>	MCKEOWN, CIARA	88,828
MEQUIPCO LTD. 71,212 MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 52,635 METRO MOTORS LTD. 1,363,443 METRLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHELIN NORTH AMERICA (CANADA) INC. 113,283 MICROS MACHINING LTD. 29,726 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,637,21 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,852 MIDSEA ENGINEERING LTD. 513,544 MILLER CAPILAND MAINTENANCE CORPORATION 235,073 MINISTER OF FINANCE 59,356,970 MINISTRY OF FINANCE 2,290,648 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4,312,425 MODERN PAINT & FLOORS 49,036 MODO CO-OPERATIVE 36,326 MODOLIVE ARTS & ENTERTAINMENT INC. 44,206 MONARCH NORTH AMERICA STRUCTURES LTD 37,089 MONIERIS 627,118 MOTION INDUSTRIES (CANADA) INC. 27,912 MEG CONCERTS LTD. 56,533	MEARL'S MACHINE WORKS LTD	•
MERCER (CANADA) LIMITED 36,322 METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METTLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHELIN NORTH AMERICA (CANADA) INC. 1113,283 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDSEA ENGINEERING LTD. 513,544 MILLER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTER OF FINANCE 59,356,970 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 4312,425 MODERN PAINT & FLOORS 49,036 MODDER PAINT & FLOORS 49,036 MODO CO-OPERATIVE 36,326 MODOLIVE ARTS & ENTERTAINMENT INC. 44,206 MONARCH NORTH AMERICA STRUCTURES LTD 37,089 MONON COIN PRODUCTIONS 118,831 MOTION INDUSTRIES (CANADA) INC. 27,912 MRG CONCERTS LTD. 56,533 MTS MAINTENANCE TRACKING SYSTEMS INC. 32,093 MUNICIPAL INSURANCE ASSOCIATION OF BC 2,112,		
METRO COMMUNITY 582,635 METRO MOTORS LTD. 1,363,443 METTLER-TOLEDO INC. 25,668 MICHAEL HINTRINGER PHOTOGRAPHY 25,935 MICHELIN NORTH AMERICA (CANADA) INC. 113,283 MICROM MACHINING LTD. 29,726 MICROSOFT CANADA INC. 1,063,721 MICROSOFT CANADA INC. DBA MICROSOFT STORE 170,352 MIDSEA ENGINEERING LTD. 513,544 MILLER CAPILANO MAINTENANCE CORPORATION 235,073 MINISTERY OF FINANCE 59,336,970 MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCES OPERATIONS 47,227 MISSION CREEK LANDING LTD. 49,036 MODERN PAINT & FLOORS 49,036 MODO CO-OPERATIVE 36,326 MODOLIVE ARTS & ENTERTAINMENT INC. 44,206 MONDARCH NORTH AMERICA STRUCTURES LTD 37,089 MONERIS 627,112 MOTION INDUSTRIES (CANADA) INC. 27,912 MRG CONCERTS LTD. 56,533 MTS MAINTENANCE TRACKING SYSTEMS INC. 32,093 MUNICIPAL INSURANCE ASSOCIATION OF BC 2,112,996 NACPA AUTO PARTS 2,604,557 <td></td> <td></td>		
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NIGEL WHITTAKER AND ASSOCIATES INC 33,750		•
NO. 21 GREAT PROJECTS LTD. 238,803		
NORTECH PARKING SYSTEMS INC. 265,115		
NORTHERN COMPUTER 2,387,535	NORTHERN COMPUTER	

Supplier's Name	Amount (\$)
NORTHERN SKY ROOFING INC.	115,125
NOR-VAL RENTALS LTD	286,484
NOVA POLE INTERNATIONAL INC.	156,177
NOVATECH ANALYTICAL SOLUTIONS INC	30,191
NUCLEUS STRATEGIES INC.	153,064
NUTRIEN AG SOLUTIONS (CANADA)	74,996
O ₂ PLANNING & DESIGN INC	79,839
OFFICE OF MCFARLANE BIGGAR ARCHITECTS & DESIGNERS	1,013,262
OKANAGAN BOYS & GIRLS CLUB	76,612
OKANAGAN COLLEGE	71,970
OKANAGAN FERTILIZER LTD.	161,791
OKANAGAN NATION ALLIANCE	33,963
OKANAGAN POWER EQUIPMENT LTD.	72,207
OKANAGAN REGIONAL LIBRARY	7,325,187
OKANAGAN RESTORATION SERVICES LTD.	120,849
OKANAGAN SYMPHONY SOCIETY	290,218
OKANAGAN VALLEY PETROLEUM SERVICES LTD.	128,306
OMEGA COMMUNICATIONS LTD.	277,321
OMEGA SOLUTIONS INC.	65,256
ONSITE CIVIL EXCAVATING LTD	98,033
OPERA KELOWNA SOCIETY	26,462
OPTIMAS MANAGEMENT GROUP LIMITED	46,692
ORCHARD FORD SALES LTD.	59,215
ORGANIZED CRIME AGENCY OF BRITISH COLUMBIA	110,138
ORKIN CANADA CORPORATION	29,909
PACIFIC RIM EQUIPMENT INC	383,632
PACIFIC SPORT OKANAGAN	59,435
PACIFIC WESTERN FIRE PROTECTION (2017) LTD.	328,168
PALADIN SECURITY GROUP LTD.	54,849
PALLET PBC	1,156,169
PAYBYPHONE TECHNOLOGIES INCORPORATED	170,609
PBX ENGINEERING LTD.	46,495
PCL CONSTRUCTORS WESTCOAST INC	5,871,798
PENSION CORPORATION	16,378,675
PEOPLE LIVED EXPERIENCE SOCIETY	275,577
PEOPLE-ADMIN, INC. DBA POWERSCHOOL CANADA ULC	116,734
PETRO-CANADA LUBRICANTS INC.	37,485
PIER MAC SAND & GRAVEL LTD	64,420
POLAR ENGINEERING LTD.	48,405
POLYCRETE RESTORATIONS LTD	87,290
PONDS VENTURES INC.	5,963,048
PRIMARY ENGINEERING AND CONSTRUCTION CORP.	26,517
PRINCESS AUTO	34,459
PRISM ENGINEERING LIMITED	222,089
PROFESSIONAL DIVING TECHNOLOGIES LTD. DBA DIVING DYNAMICS	25,554
PROSPERA PLACE	165,189

Supplier's Name	Amount (\$)
P'S PARK INSPECTIONS LTD.	89,998
PUMA UTILITY MONITORING INC.	39,136
QTC NORTH AMERICA	42,440
QUALITY CHAINLINK FENCING LTD.	112,556
R&L CONSTRUCTION LTD.	6,680,995
R. SMITH CONTRACTING LTD	33,600
RAMBOW MECHANICAL LTD.	55,146
RAMTECH ENVIRONMENTAL PRODUCTS	48,087
READ JONES CHRISTOFFERSEN LTD	157,254
RECEIVER GENERAL	28,487,866
RECEIVER GENERAL FOR CANADA	42,733,114
REDLINE BOBCAT SERVICES LTD.	401,404
REFRIGERATIVE SUPPLY LIMITED	50,226
REFUND-PERFORMANCE DEPOSIT/LOC	296,776
REGIONAL DISTRICT OF CENTRAL OKANAGAN	27,224,949
REGIONAL DISTRICT OF NORTH OKANAGAN	33,031
REMBRANDT AWARDS MFG LTD.	30,095
RICOH CANADA INC	167,321
RIMKUS CONSULTING GROUP CANADA INC.	82,429
RIVER VALLEY CONSTRUCTION SERVICES LTD.	156,971
ROADWAYS TRAFFIC PRODUCTS LTD	160,928
ROBERTSON'S CLOTHING & SHOES INC.	93,510
ROCK.IT BOY ENTERTAINMENT ROCKY MOUNTAIN PHOENIX INC	58,418 159,888
ROGERS WIRELESS INC.	471,025
ROLLINS MACHINERY LIMITED	595,063
RONA INC	59,138
ROTH IAMS LTD.	114,600
ROYAL BANK OF CANADA	43,904
ROYAL STAR ENTERPRISES INC.	1,443,797
ROYALE LANDSCAPING LTD	2,659,722
RSM CANADA CONSULTING LP	342,820
RUTLAND WATERWORKS DISTRICT	149,071
S.C. RESTORATIONS LTD	177,243
SAFE SOFTWARE INC.	28,000
SAFEWAY	58,993
SARA MARKETING SOLUTIONS	31,500
SAWCHUK DEVELOPMENTS CO. LTD	1,589,561
SCHOOL DISTRICT #23 (CENTRAL OKANAGAN)	1,735,065
SCHWING - BIOSET	138,914
SCV CONTRACTORS CORPORATION	397,397
SEALTEC INDUSTRIES LTD	261,310
SECURE ENERGY	50,263
SECURIGUARD SERVICES LTD	100,099
SERVICES FLO INC.	192,953
SHAW BUSINESS	68,163

Supplier's Name	Amount (\$)
SHAW CABLE	44,178
SHERINE INDUSTRIES LTD.	75,400
SHORELINE PILE DRIVING & WHARF CONSTRUCTION LTD.	523,429
SIEMENS CANADA LIMITED	56,844
SIERRA LANDSCAPING LTD	2,424,068
SIGNATURE POOLS	30,763
SITEONE LANDSCAPE SUPPLY, LLC	134,607
SKY LINE NET INSTALLATIONS INC	122,144
SKYWAY GOURMET	25,444
SMARKING INC.	55,168
SNC LAVALIN INC.	35,375
SNOWED IN COMEDY PRODUCTIONS INC.	32,360
SOFTCHOICE LP	35,809
SOLIDCAD	78,086
SOURCE GRAPHICS & PRINT CO. LTD.	42,483
SOUTHERN INTERIOR LOCAL GOVERNMENT ASSOC	28,360
SPANMASTER STRUCTURES LTD	107,653
SPARTAN CONTROLS LTD	35,801
SPECIAL T CLEANING (2012) LTD.	84,863
SPEEDPRO SIGNS	37,074
SPEKTRIX INC	68,656
STANTEC CONSULTING LTD.	668,829
STAPLES PROFESSIONAL	142,993
STATION ONE ARCHITECTS	41,537
STINGRAY RADIO INC./RADIO STINGRAY INC.	49,596
STRATEGYBLOCKS LIMITED	174,000
STRUTHERS TECHNICAL SOLUTIONS LTD.	157,107
STUDIO ONE SCHOOL OF DANCE DBA CANADIAN SCHOOL OF BALLET	137,423
SUMMIT CUSTOMS BROKERS SUMMIT VALVE AND CONTROLS INC (BC)	68,006
SUNBELT RENTALS OF CANADA INC	43,645 71,380
SUNCOR ENERGY PRODUCTS PARTNERSHIP	3,473,093
SUPER SAVE DISPOSAL INC	102,451
SUSTAINABILITY SOLUTIONS GROUP WORKERS CO-OPERATIVE	108,653
SYBERTECH WASTE REDUCTION LTD.	41,380
T.N.C. EXCAVATING LTD.	128,733
T ₂ SYSTEMS CANADA INC	191,390
TARGET SOLUTIONS dba MEDTEQ SOLUTIONS CA LTD.	70,133
TC SAFER SCHOOLS TOGETHER LTD.	149,831
TCC THE CLEANING COMPANY CO LTD	1,419,852
TEAM EAGLE LTD	176,647
TEAM ROCHON INC.	56,175
TECHNICAL SAFETY BC	49,021
TELUS COMMUNICATIONS INC	257,374
TELUS COMMUNICATIONS INC.	63,356
TELUS HEALTH LTD	5,390,069

Supplier's Name	Amount (\$)
TELUS MOBILITY	47,987
TERRACOM SYSTEMS LTD	505,025
TETRA TECH CANADA INC.	27,543
THE BRITISH COLUMBIA CORPS OF COMMISSIONAIRES DBA	
COMMISSIONAIRES BC	3,701,372
THE DISTRICT OF PEACHLAND	153,708
THE EQ DEVELOPMENT GROUP INC.	30,305
THE GET GO INC DBA GGI ROAD & TRAFFIC	114,321
THE HOME DEPOT	74,171
THE IRISH ROVERS COMPANY LTD.	35,068
THE JF GROUP	101,550
THE OKANAGAN NEWSPAPER GROUP THE OWNERS, STRATA PLAN KAS 2506 C/O COLDWELL BANKER HORIZON	75,815
REALTY	29,628
THE VILLAGE DANCE ACADEMY LTD.	38,792
THOMAS SCOTT SIGNCRAFT LTD.	58,846
TINY MOBILE ROBOTS US, LLC	41,490
TKI CONSTRUCTION LTD.	3,216,777
TNT TRUCKING LTD	83,916
TOMKO SPORTS SYSTEMS INC	61,110
TOPS TOTAL OFFICE PRODUCTS LTD. dba TOTAL INTERIORS	588,539
TOTAL POWER LIMITED	112,777
TOURISM KELOWNA	3,534,143
TRANE CANADA	43,738
TURN-KEY CONTROLS LTD.	459,889
TY & RY ENTERPRISES LTD DBA RAPID PRINTING	26,007
ULINE	54,556
UNION OF BC MUNICIPALITIES	34,919
UNIT4 BUSINESS SOFTWARE CORPORATION	405,639
UNITED IRRIGATION & LANDSCAPING INC	44,542
UNITED RENTALS OF CANADA INC.	45,628
UNITED ROTARY BRUSH CORP. OF CANADA	98,014
UNIVAR CANADA LTD.	277,138
UNIVERSITY OF BRITISH COLUMBIA - OKANAGAN CAMPUS	119,386
UPTIME INDUSTRIAL INC.	122,402
URBAN MATTERS CCC LTD.	651,931
URBAN SYSTEMS LTD.	1,791,191
VALIANTYS INC	194,980
VALLEY CARRIERS LTD.	876,846
VALLEY CURBING LTD	130,762
VALMONT WEST COAST ENGINEERING VANCOUVER IRRIGATION AND LANDSCAPE LIGHTING SUPPLY LTD. DBA:	89,600
PROSOURCE SUPPLY	34,283
VAN-KEL IRRIGATION, A DIVISION OF EMCO CORPORATION	252,901
VDZ+A CONSULTING INC.	225,095
VECTOR GEOMATICS LAND SURVEYING LTD.	67,595
VICTOR PROJECTS LTD.	131,452

Supplier's Name	Amount (\$)
VITA WATER TECHNOLOGIES LTD.	28,302
VIVACITY TECHNOLOGIES LTD.	43,286
VORTEX SOFTWARE CANADA INC.	28,843
VWR INTERNATIONAL CO	30,740
WASTE N WATERTECH LTD	47,278
WATERKIND CONSULTING SERVICES LTD.	180,015
WATERS EDGE ENGINEERING LTD	65,407
WATERSHED ENGINEERING LTD.	88,172
WATT CONSULTING GROUP LTD.	143,145
WDS WESTERN DOOR SOLUTIONS LTD.	101,979
WE CONSULTING & BENEFIT SERVICES LTD. "IN TRUST" FOR CAUS	1,235,348
WESCO DISTRIBUTION CANADA LP	37,214
WESTBANK FIRST NATION	186,935
WESTERN ROAD DISTRIBUTION INC.	230,406
WESTJET	98,121
WESTWOOD ELECTRIC (2020) LTD. WHITE CAP SUPPLY CANADA INC. DBA BROCK WHITE; NATIONAL	156,027
CONCRETE ACCESSORIES	61,150
WIENERS PLUMBING AND DRAIN CLEANING INC.	308,737
WISE WILDLIFE CONTROL SERVICES	29,069
WISHBONE INDUSTRIES LTD.	42,856
WOLSELEY CANADA INC.	908,437
WOLSELEY INDUSTRIAL CANADA INC.	54,729
WOOD WYANT CANADA INC.	61,270
WORKFLEETS CANADA	50,031
WORKMAN & SONS ENT. DBA RAPT HOLDINGS LTD.	26,198
WORKSAFE BC	2,272,407
WORLD CLASS ATHLETIC SURFACES INC.	30,254
WSP CANADA INC.	822,433
XYLEM CANADA COMPANY	128,310
YETI REFRIGERATION INC	231,530
YMCA OF SOUTHERN INTERIOR BC ASSOCIATION	42,411
YOUNG ANDERSON	854,319
YOUNG ANDERSON "IN TRUST"	32,470,917
ZEEMAC VEHICLE LEASE LTD	48,026
Supplier Payments Less Than \$25,000	\$ 9,834,930
Total Payments *	\$ 463,383,264

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

Supplier's Name		Amount (\$)
Reconciliation (In thousands of dollars) per Section 7 (1) (c)		
Total Supplier Payments	\$	463,383
Total per Schedule 2 - Segmented Information:		
Expenses - Total operating expenses	372,327	
Less:		
Salaries and benefits	-119,390	
Amortization of tangible capital assets	-69,449	
Add:		
Payments made to other Taxing Authorities	130,476	
Acquisition of tangible capital assets (less disposals)	156,770	
Net Accrual Adjustment	-32,396	
Cost Recoveries	23,266	
Miscellaneous	1,779	
	\$	463,383
Variance	\$	-

CITY OF KELOWNA

Schedule of Payments to Suppliers for Grants and Contributions for the year ended December 31, 2023

Supplier's Name	Amount (\$)
CENTRAL OKANAGAN FOUNDATION	219,350
CENTRAL OKANAGAN JOURNEY HOME SOCIETY	250,000
DOWNTOWN AMBASSADOR PROGRAM	106,667
DOWNTOWN KELOWNA ASSOCIATION	1,148,954
FESTIVALS KELOWNA	256,000
KELOWNA ART GALLERY	511,000
KELOWNA ARTS FOUNDATION GRANT	337,248
KELOWNA MUSEUM ASSOCIATION	721,575
KELOWNA VISUAL & PERFORMING ARTS	338,300
MISCELLANEOUS COMMUNITY SERVICE GRANTS	80,386
OKANAGAN BOYS & GIRLS CLUB	388,047
TOURISM KELOWNA	344,430
UPTOWN RUTLAND BUSINESS ASSOCIATION	222,547
YMCA OF SOUTHERN INTERIOR BC ASSOCIATION	816,916
Total of All Grants and Contributions*	\$ 5,741,420

^{*} Prepared under the Financial Information Regulation, Schedule 1, Section 7(2)

CITY OF KELOWNA

Statement of Financial Information Approval for the year ended December 31, 2023

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act .

Joe	Sass	CPA	ĺ
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Divisional Director Financial Services

June 19, 2024

Date

June 19, 2024 Date



City Hall 1435 Water Street Kelowna, BC V1Y 1J4 TEL 250-469-8500

kelowna.ca/annualreport

^{*} Prepared pursuant to the Financial information Regulation, Schedule 1, section 9







Community Charter

- ▶ Division 5 Reporting, Sections 98 & 99
- ► Presented by June 30th of each year
- ► Available for public review 2 weeks prior to Council review



Public Review

- ► Online June 7th at kelowna.ca/annualreport
- ▶ Invitation to comment sent via:
 - Newspaper advertising
 - ▶ Online marketing (e-Newsletter)
 - ► Social media (Facebook, Twitter, Youtube & LinkedIn)



Annual Report Content

- ► Highlights from 2023 and for the future
- ► Adapting and thriving amid rapid change
- ► Awards and Recognition
- ► Audited Consolidated Financial Statements
- ► Permissive Tax Exemptions
- ► Statistical Review





Statement of Financial Information

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



Remuneration Comparison 2023 - 2022

of Employees >75,000

Group	2023	2022	Change
Management	183	165	18
IAFF	140	138	2
CUPE	327	267	60
TOTAL	650	570	80



Summary of Supplier Payments (\$000)

Supplier Payments	2023	2022	Change
Greater than \$25,000	\$453,548	\$384,117	\$69,431
Less than \$25,000	9,835	6,843	2,992
TOTAL	\$463,383	\$390,960	\$72,423
# of suppliers > \$25k	579	511	68



Questions?

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

Report to Council



Date: June 24, 2024

To: Council

From: City Manager

Subject: Social Development – Update

Department: Social Development

Recommendation:

THAT Council receives, for information, the report from the Social Development Department dated June 24, 2024, with respect to the new service delivery model.

Purpose:

To present Council with an update of the objectives, key milestones and future work of the Social Development Department.

Council Priority Alignment:

Homelessness

Background:

In December 2023, through the annual City budget approval process, Council endorsed a new Social Development service delivery model. As a new City service, Social Development will drive change and collective, community action to enhance social wellness and improve responsiveness to various complex community challenges.

The 2024 budget included approval to hire five additional full-time equivalents (FTEs) for the Department. This significant investment signaled a dedication to purposeful and strategic advancement of work already in progress while increasing the City's capacity to mobilize solutions-focused approaches to complex social issues.

Discussion:

The new Social Development Department builds on the strong foundations of community collaboration and learning, including years of sustained action related to supporting vulnerable populations (e.g., unhoused/precariously housed). The development of the model has, and continues to be, informed by existing plans and strategies, including the City's Healthy Housing and homelessness strategies as well

as Provincial and Federal mandates, the voices of people with lived and living experience, feedback from the social serving sector, as well as Council and Corporate priorities.

Through investment in this model, we can expect renewed and increased energies committed to translating existing recommendations into actions. The long-term outcome will be for our community to drive change through social development to achieve sustainable equity and belonging. With this, our key and aspirational objectives include:

- 1. Homelessness is rare, brief, and non-recurring
- 2. Focus will shift from incident response to prevention
- 3. Kelowna will have greater housing choice
- 4. New funding streams and advocacy needs will be identified
- 5. Our community will have a greater understanding of community needs and investments in social wellness

Since fall 2023, in alignment with these 5 objectives, several supporting actions have been completed or advanced through the collaborative efforts of various departments across the City of Kelowna. The highlights of which are as follows:

1. Homelessness is rare, brief and non-recurring:

- Signed MOU with the Province for HEARTH & HEART, resulting in the introduction of 120 new rapid safety net housing units, with the opening of STEP Place and Trailside.
- Enhanced collaboration with BC Housing (HEART) through the Coordinated Outreach Circle and Shelter Coordinated Access and Assessment Table to connect individuals experiencing unsheltered homelessness with available shelter and housing (Bylaw Services lead).

2. Prevention and Upstream:

Through the budget 2024 approval process, Social Development secured a full-time Social
Development Coordinator responsible for upstream initiatives to support youth and other
vulnerable populations and address new areas of social wellness. Specifically, the Coordinator is
already engaged in advancing work related to food security, equitable access to transportation,
and actions within Kelowna's Community Safety Plan.

3. Greater Housing Choice:

- In alignment with the City's <u>Housing Needs Assessment</u> and <u>Healthy Housing Strategy</u> which identifies subsidized rental housing as a key element of the housing wheelhouse and encourages reducing the cost of affordable, purpose-built rental housing, Council approved a one-time enhancement of the Rental Housing Grants Program.
- Social Development and Policy & Planning are co-creating the City's Housing Action Plan (HAP) for meaningful and actionable housing initiatives. HAP will cover all aspects of the housing <u>Wheelhouse</u>, including the safety net, housing with supports, and market housing components.

4. New Funding and Advocacy Opportunities:

• Kelowna has been identified by the Province to receive one of 13 new, purpose-built Complex Care Housing facilities being introduced around the province. The City-contributed site will include 20 newly constructed complex care housing units and 20 supportive housing units. This builds on the new 20 operational complex care beds that opened in Kelowna in 2023.

- Social Development received Federal <u>Reaching Home</u> funds to work with shelter, housing and social service providers to implement the Homeless Individuals and Families Information System (HIFIS). HIFIS allows for multiple service providers to input and access 'real-time' homelessness data and refer clients to the services they need at the right time.
- KGH Foundation has committed funding to support a joint project with City of West Kelowna to address current capacity constraints among the social serving sector as it relates to business continuity planning and disaster preparedness.

5. Our community will have a greater understanding of community needs:

- Through the additional resourcing to Social Development, staff are now able to implement robust communications strategies to meet ongoing community information and engagement needs in a proactive manner, primarily around new project announcements. This will deepen in the coming months to focus on other aspects of the City's work on social wellbeing initiatives.
- Staff are focused on online content development, targeted information campaigns to residents, and in-person media and community engagement (e.g., STEP Place and Trailside community engagement).
- Staff are supporting ongoing collaboration efforts with regional partners and social serving sector (e.g., Pacific Avenue Complex Care site).

Next Steps:

Develop the Department

- Complete remaining hiring to bring the Social Development team to full complement.
- Refine actions to ensure alignment with Council and Corporate priorities, as well as the Department's desired outcomes.
- Develop indicators that will measure the implementation and effectiveness of various initiatives.

Advance Actions

- Complete the delivery of rapid safety net housing units committed to by the Province.
- Complete the development of the Housing Action Plan.
- Complete disaster response planning related to unhoused and precariously housed populations in partnership with United Way BC, KGH Foundation and City of West Kelowna.
- Advocate for new care models to support varied needs of vulnerable populations.
- Support the creation of a new purpose-built permanent shelter with 'wrap around' supports and graduated housing options.
- Support and expand family support services to promote and strengthen healthy lifestyles (Community Safety Plan Action 2.2).
- Build trust and public confidence in the work that is needed, through community relations with invested groups and social wellbeing partners and ongoing proactive communications to our residents.

Ongoing Considerations

- Collaborate with BC Housing, Reaching Home and local shelter providers to implement a standardized data information management system, 'HIFIS'.
- Collaborate with Policy & Planning in the investigation of options to protect renters impacted by redevelopment projects.

- Advance social development actions identified in the Recommendations of the Mayor's Task Force on Crime Reduction.
- Explore opportunities to address hygiene needs.

Conclusion:

The City's new Social Development service delivery model builds on several years of sustained action related to collaborative community development. As the work transitions from administrative development (i.e., staffing to full complement), our focus will shift to actioning outstanding elements of existing plans, strategies and other initiatives. In alignment with our long-term vision and key objectives, the expanded department is poised to propel action and develop future social policies, strategies, action plans and services to increase social equity in Kelowna.

Internal Circulation:

Communications
Policy & Planning
Corporate & Protective Services
Partnerships & Investments

Considerations not applicable to this report: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Existing Policy: Financial/Budgetary Considerations: Consultation and Engagement:

Submitted by:

C. Cornock, Social Development Manager

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





Social Development

Guiding Principle:

Together through social development, we drive change to achieve sustainable equity and belonging.

How we work:

As a newly expanded department, Social Development supports and connects local changemakers and facilitates collective action among diverse leaders to enhance social wellness and respond to various complex community challenges (e.g., homelessness).



Key Milestones December 2023 to Present

Q3 2023

City assumes convening role for the homelessness strategy implementation and related work

Q4 2024

Mandate expansion requires scoping of new service delivery including resource planning to support implementation

Council touch point
Budget submission

Q1 2024

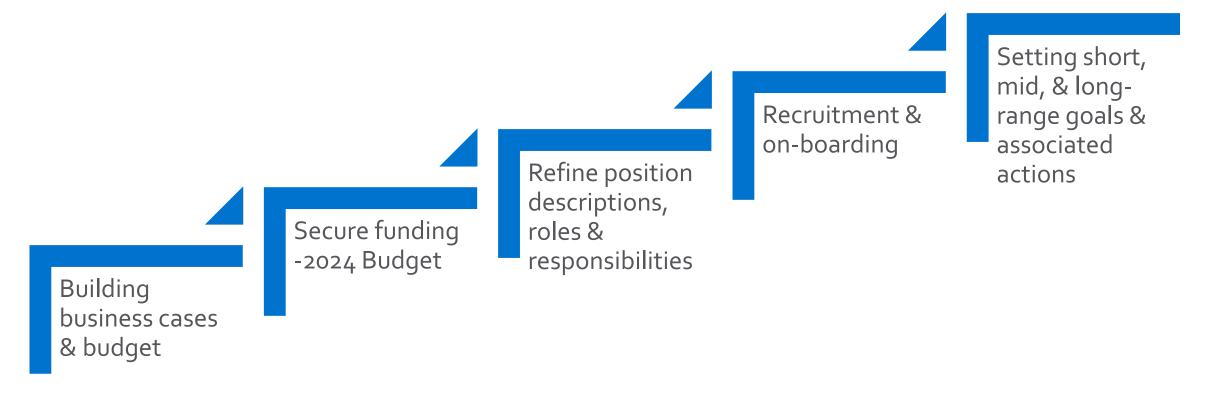
Define roles & responsibilities, employee recruitment & onboarding

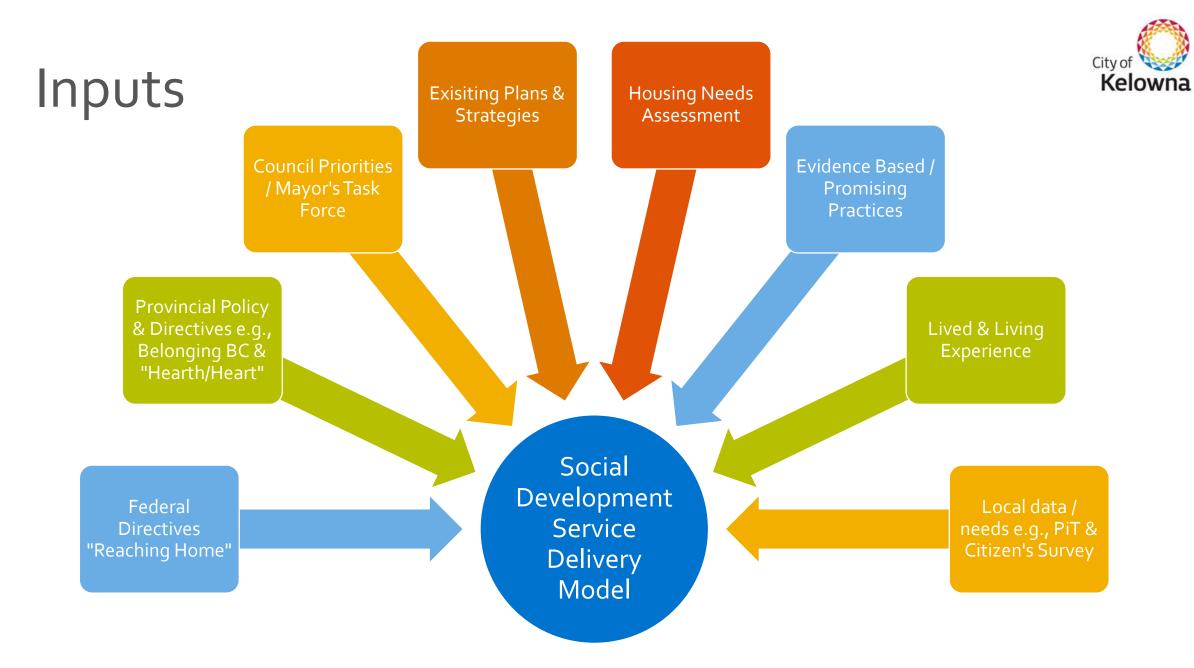
Q2 2024

Advance 5 key focus areas: Housing & Shelters, Upstream Prevention, Planning, Funding & Advocacy and Communication & Education



Building the Team







Q1 & Q2 2024 Key Advancements



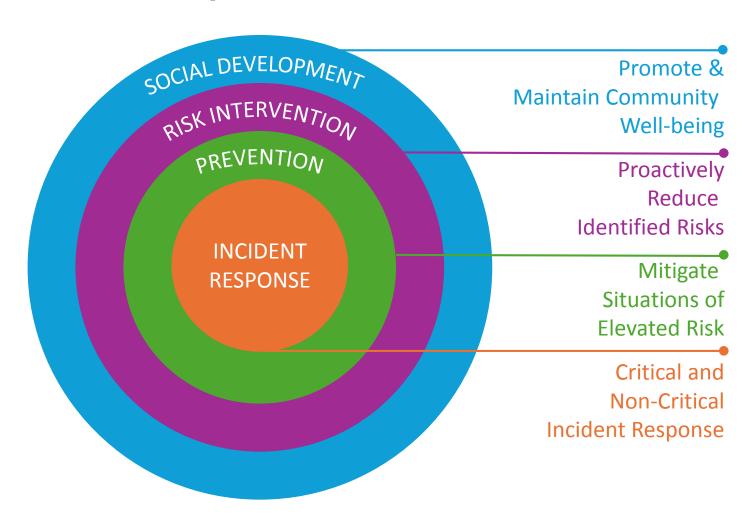
Homelessness will be rare, brief & non-recurring

- HEARTH & HEART
 - 120 new rapid safety net housing units built
 - STEP Place 100% tenanted
 - Trailside 53% tenanted
 - Integrated Health Outreach Team (IHOT)
- Strategic Working Group & Encampment Response Plan
 - Provincially led
 - Enhance collaboration with BCH to connect individuals experiencing unsheltered homelessness with sheltering & housing.



Expand to Prevention & Upstream

- IFTE designated to upstream projects:
 - Emergency Transportation Assistance Program (ETAP)
 - Kelowna Food Innovation Project
 - Community Safety Plan
 - Community Social Development Grants

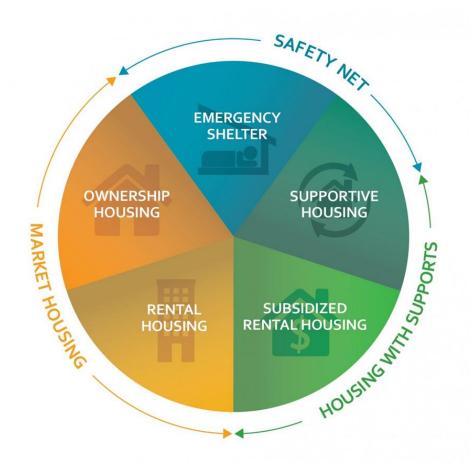




Drive for Greater Housing Choice

Housing Action Plan

- Reduce silos within the Corporation and renew focus on the Housing Wheelhouse.
- Recognize that our housing stock needs to reflect the diverse socioeconomic and demographic needs of Kelowna residents and should not focus exclusively on market housing.





New Funding & Advocacy Opportunities

- Central Okanagan Foundation & Reaching Home
- Complex Care
- > KGH Foundation

Partnerships, planning, capacity building & data driven decision making.



Communication & Education

- Website content creation & ongoing e-updates
- Robust communications strategies to meet ongoing community information & engagement needs (e.g., STEP Place)
- Ongoing collaboration and regular touch points with regional partners & the social serving sector (e.g., Complex Care)
- Collaboration with individuals with lived & living experience
- Dedicated resources at collaborative tables

Outcomes of this investment





Next steps: Develop the Department



Complete hiring & on-boarding.



Refine outcomes & required actions.



Develop indicators that will measure the implementation & effectiveness of initiatives.

Advance Actions:



Complete the delivery of rapid safety net housing units as committed to by the Province.



Complete the development of the Housing Action Plan.



Complete disaster response planning related to unhoused & precariously housed populations.

Advance Actions:



Support advocacy for new care models to support the varied needs of vulnerable populations.



Support the creation of a purpose-built shelter with 'wrap-around' supports.



Support & expand family support services to promote & strengthen healthy lifestyles (Community Safety Plan, Action 2.2)

On-going Considerations:



Collaborate with Policy & Planning in the investigation of options to protect renters impacted by redevelopment projects.



Build out proactive communications to our residents.



Reporting progress to Council.



Questions?

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

DRAFT RESOLUTION

THAT Council directs staff to explore the need for another sani-dump facility in Kelowna and to explore
possible locations including potential partnership opportunities with the private sector, and report back
to Council.

BACKGROUND:

Re:

Councillor Cannan indicated their intent to bring forward a resolution regarding a new sani-dump facility on June 3, 2024.

COUNCILLOR CANNAN COMMENTS

Sani-Dump Facility

City of Kelowna has an incredible history of being a desirable tourist town. Kelowna's \$2.4 billion visitor economy is a major economic driver, attracting 2.2 million visitors annually, and generates 12,630 jobs, \$226 million in tax contributions, and \$540 million in direct spending at local businesses. We see visitors from across the world. Many of these visitors travel with Recreational Vehicles (RVs) or travel trailers to explore the surrounding areas. Also, several residents have contacted Council indicating that Kelowna has a critical shortage of publicly accessible Sani-dumps.

These visitors, as well many Kelowna residents who are RV owners, require the use of a Sani-dump at the conclusion of their trip. The present shortage of options can lead to long lines at the existing facilities in the Okanagan which may ultimately lead to fewer visits as this presents an additional logistical challenge to trip planning.

RDCO East Kelowna Director Kevin Kraft has indicated an increase in illegal back country dumping due to the shortage of Sani-dump facilities which is an environmental concern.

City Staff have indicated that previously the private sector has provided this service in combination with other facilities such as camping sites or fueling stations.

However, the only publicly accessible Sani-dump station in Kelowna at the present time is the Shell station located on Hwy 33 and Gerstmar Rd. Grateful for this service being offered by the private sector.

Unfortunately, this site was temporarily closed for a short period this Spring causing some real challenges for RV owners. In addition, RV owners have indicated that due to the restricted size of the property, lot configuration and high demand, at times it can be challenging to access the Sani-dump services.

The Husky (now Co-Op) at Sexsmith and Hwy 97 had previously provided Sani-dump services. However they have decided not to provide this service any longer. Canadian Tire on Leckie Rd had also previously

provided the Sani-dump service. City staff have approached Canadian Tire about the potential for a partnership for Sani-dump services in their new location. However, Canadian Tire has declined the offer.

The City of Vernon recently opened their public Sani-dump facility in April and operates on a user fee basis.

In 2001, the City of Chilliwack established an RV dump station at the Heritage Park Event Centre. Since then, the dump station has been a useful and convenient resource for local RV owners and visitors passing through the Chilliwack area. Since the site was developed, it has doubled in size to accommodate a growing user group. In addition, the City of Chilliwack has recently built a second location at 45160 Yale Road. As part of the growth and development of the new site, a \$10.00 discharge fee is charged by credit card through onsite kiosks. The \$10.00 fee helps the City maintain high-functioning facilities while also keeping in line with industry standards.

Alternatively, a city led partnership program could be explored which would encourage an existing business(es) to install a Sani-dump and/or reopen a previously closed station (i.e. Co-Op/Canadian Tire) could also be an effective option.

Presently, City staff have indicated that there are no plans in place for the development of such a facility, mainly due to the land intensity that it would require.

However, there now appears community interest for the city to reach out to explore potential options and opportunities such as partnering with the private sector. This may include a property owner that has a large parking area such as Walmart who promote RV parking in their lot or other businesses which may have land available. Some residents have suggested the city explore installing a Sani-dump service on city owned land.

Believe it would be prudent for Council to direct the City Infrastructure team to explore the need for another Sani-dump facility in Kelowna and to consider possible locations including potential partnership opportunities, and to report back to Council with their findings.

Date: June 24, 2024