

City of Kelowna

Regular Council Meeting

AGENDA



Monday, June 26, 2017
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

5 - 10

PM Meeting - June 19, 2017

3. Committee Reports

3.1 Journey Home Task Force Terms of Reference

11 - 40

To obtain Council's approval of the Terms of Reference and Co-Chairperson appointments for the Journey Home Task Force to guide the development of a long-term strategy to address homelessness.

4. Public in Attendance

4.1 Kelowna Museums

41 - 75

Annual presentation to Council by Linda Digby, Executive Director

5. Development Application Reports & Related Bylaws

5.1 540 Jaginder Lane, Z16-0086 - Michael and Edgar Hiebert

76 - 89

To rezone the subject property from A1 - Agriculture₁ zone to the RR3c - Rural Residential 3 with Carriage House zone to permit a carriage house in addition to the primary residence.

5.2 540 Jaginder Lane, BL11431 (Z16-0086) - Michael and Edgar Hiebert

90 - 90

To give Bylaw No. 11431 first reading in order to rezone the subject property from A1 - Agriculture 1 zone to the RR3c - Rural Residential 3 with Carriage House.

5.3	454 Glenwood Ave, Z17-0031 - Lindsay Gibson and Meghan Wise	91 - 102
	To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.	
5.4	454 Glenwood Ave, BL11432 (Z17-0031) - Lindsay Gibson and Meghan Wise	103 - 103
	To give Bylaw No. 11432 first reading in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage Suite zone.	
5.5	1350 and 1370 KLO Rd, OCP17-0010 and Z17-0026 - Summerwood Retirement Resort Holding Corporation	104 - 132
	To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties.	
5.6	1350 and 1370 KLO Rd, BL11433 (OCP17-0010) - Summerwood Retirement Resort Holding Corporation	133 - 133
	Requires a majority of all members of Council. (5)	
	To give Bylaw No. 11433 first reading in order to change the Future Land Use Designation from S2RES - Single /Two Unit Residential and EDINST - Educational/Major Institutional to the MRM - Multiple Unit Residential (Medium Density).	
5.7	1350 and 1370 KLO Rd, BL11434 (Z17-0026) - Summerwood Retirement Resort Holding Corporation	134 - 134
	To give Bylaw No. 11434 first reading in order to rezone the subject property from RU1 - Large Lot Housing zone to the RM5 - Medium Density Multiple Housing zone.	
5.8	2045 Loseth Rd and 1261 Kloppenburg Rd, OCP17-0009 and Z17-0024 - Kirschner Mountain Estates Ltd	135 - 144
	To amend the Official Community Plan to change the Future Land Use designation and to rezone portions of the subject property to facilitate the creation of residential development parcels and park dedication.	
5.9	2045 Loseth Rd and 1261 Kloppenburg Rd, BL11435 (OCP17-0009) - Kirschner Mountain Estates	145 - 146
	Requires a majority of all members of Council. (5)	
	To give Bylaw No. 11435 first reading in order to change the Future Land Use designation for the subject properties as per Map A.	

5.10	2045 Loseth Rd and 1261 Kloppenburg Rd, BL11436 (Z17-0024) - Kirschner mountain Estates	147 - 149
	To give Bylaw No. 11436 first reading in order to rezone the subject properties as per Map B.	
5.11	5317 Chute Lake Road, OCP17-0001 and TA17-0001 - 1104053 BC Ltd	150 - 167
	To amend the Official Community Plan to change the future land use designation of the subject property and to amend the Kettle Valley Comprehensive Development Zone (CD2) to facilitate a two lot residential subdivision.	
5.12	5317 Chute Lake Road, BL11437 (OCP17-0001) - 1104053 BC Ltd	168 - 168
	Requires a majority of all members of Council. (5) To give Bylaw No. 11437 first reading in order to change the Future Land Use designation from Major Park/Open Space (public) (PARK) to the Single/Two Unit Residential (S2RES) designation.	
5.13	5317 Chute Lake Road, BL11438 (TA17-0001) - 1104053 BC Ltd	169 - 175
	To give Bylaw No. 11438 first reading in order to amend the CD2 - Kettle Valley Comprehensive Development Zone in Zoning Bylaw No. 8000.	
5.14	140 Mills Road, DP17-0004 - Derer's Tile Haus Inc. Inc.No. BC0917501	176 - 198
	To consider the form and character of a proposed multi-family row housing project.	
5.15	2800 Hwy 97 N, OCP16-0021 (BL11405) & Z16-0072 (BL11406), 0802333 BC Ltd. - Reconsideration	199 - 208
	To reconsider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designation to IND-Industrial and rezone a portion of the property to I2 - General Industrial.	

6. Bylaws for Adoption (Development Related)

6.1	140 Mills Road, BL11391 (Z17-0003) - Derer's Tile Haus Inc. No. BC917501	209 - 209
	To adopt Bylaw No. 11391 in order to rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing.	

7. Non-Development Reports & Related Bylaws

7.1 2016 Annual Report

210 - 315

To meet legislated reporting requirements for annual financial statements, showcase City services, programs and projects, and provide contextual information for the data contained in the remuneration reports.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 19, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present: Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh, Luke Stack*

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham, Cultural Services Manager, Sandra Kochan*; Community Planning Department Manager, Ryan Smith*; Planner, Adam Cseke*; Urban Planning Manager, Terry Barton*; Planner Specialist, Melanie Steppuhn*; Suburban & Rural Planning Manager, Todd Cashin*; Sustainability Coordinator, Tracy Guidi*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist*; Long Range Policy Planning Manager, James Moore*; Planner Specialist, Ross Soward*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

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

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Singh

R488/17/06/19 THAT the Minutes of the Regular Meetings of June 12, 2017 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Memorandum of Understanding – City of Kelowna / Okanagan College

Staff:

- Provided an overview of the ongoing relationship with Okanagan College and the purpose of a Memorandum of Understanding.

Jim Hamilton, President OUC

- Provided an overview of the Memorandum of Understanding between Okanagan College and the City of Kelowna.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R489/17/06/19 THAT Council receives, for information, the report from the Divisional Director, Community Planning & Strategic Investments dated June 19, 2017, with respect to a Memorandum of Understanding between the City of Kelowna and Okanagan College;

AND THAT Council approves the City entering into the Memorandum of Understanding dated May 24, 2017, and attached to the Report of the Divisional Director, Community Planning & Strategic Investments, dated June 19, 2017;

AND THAT Mayor and City Clerk be authorized to execute the Memorandum of Understanding.

Carried

Mayor Basran and Jim Hamilton signed the Memorandum of Understanding.

3.2 Rotary Centre for the Arts

Sandra Kochan, Cultural Services Manager

- Introduced Patrick LeBlanc, General Manager of the Rotary Centre for the Arts.

Patrick LeBlanc, RCA General Manager

- Displayed a PowerPoint Presentation summarizing the Rotary Centre for the Arts annual activities and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1 Temporary Farm Worker Housing Bylaw Amendments OCP16-0022, TA16-0015, TA16-0016

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Hodge

R490/17/06/19 THAT Council receives, for information, the Report from Community Planning and Strategic Investment dated June 19, 2017 to amend the Official Community Plan Bylaw No. 10500, Zoning Bylaw No. 8000 and the Development Application Procedures Bylaw No. 10540;

AND THAT Council amend at first reading TA16-0022 Temporary Farm Worker Housing Official Community Plan Amending Bylaw No. 11373 as per Schedule 'A';

AND THAT Council amend at first reading TA16-0015 Temporary Farm Worker Housing Zoning Amendment Bylaw No. 11374 as per Schedule 'B';

AND THAT Council considers the public process outlined in the Report from Community Planning and Strategic Investment dated June 19, 2017, to be appropriate consultation for the purpose of Section 475 (1) and (3) of the Local Government Act;

AND THAT the Official Community Plan text amending bylaw and Zoning Bylaw text amending bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council amend at third reading Bylaw No. 11375 being Amendment No. 5 to Development Applications Procedures Bylaw No. 10540 as per Schedule 'C'.

Carried**4.2 BL11373 (OCP16-0022) - Temporary Farm Worker Housing OCP Amendments**Moved By Councillor Hodge/Seconded By Councillor GivenR491/17/06/19 THAT Bylaw No. 11373 be amended at first reading;

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

Carried**4.3 BL11374 (TA16-0015) - Temporary Farm Worker Housing Amendments**Moved By Councillor Hodge/Seconded By Councillor GivenR492/17/06/19 THAT Bylaw No. 11374 be amended at first reading.Carried**4.4 BL11375 Amendment No. 5 to Development Applications Procedures Bylaw No. 10540**Moved By Councillor Hodge/Seconded By Councillor GrayR493/17/06/19 THAT Bylaw No. 11375 be amended at third reading.Carried**4.5 170 & 230 Nickel Road - Z17-0039 - 554764 BC Ltd**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DonnR494/17/06/19 THAT Rezoning Application No. Z17-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 27, Township 26, ODYD, Plan 25115, located at 230 Nickel Rd, Kelowna, BC, and Lot B, Section 27, Township 26, ODYD, Plan 25115 Except Plan KAP65522, located at 170 Nickel Rd, Kelowna, BC from the RU1 – Large Lot Housing Zone to the RM3 – Low Density Multiple Housing Zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated May 29th 2017.

AND FURTHER THAT, subsequent to forth reading of the above bylaw, a Development Permit will be required as outlined in the report from the Community Planning Department date June 12, 2017.

Carried

4.6 170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd

Moved By Councillor Sieben/Seconded By Councillor DeHart

R495/17/06/19 THAT Bylaw No. 11429 be read a first time.

Carried

4.7 1287 & 1297 Findlay Road - Z16-0083 - 0725353 BC Ltd Inc.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Gray

R496/17/06/19 THAT Rezoning Application No. Z16-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 35 Township 26 ODYD Plan 18811, located at 1297 Findlay Road, Kelowna, BC, and Lot B Section 35 Township 26 ODYD Plan 18811, located at 1287 Findlay Road, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 19, 2017;

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

Carried

4.8 1287 & 1297 Findlay Road - Z16-0083 (BL11430) - 0725353 BC Ltd Inc

Moved By Councillor Stack/Seconded By Councillor DeHart

R497/17/06/19 THAT Bylaw No. 11430 be read a first time.

Carried

4.9 888 Finns Rd, DP17-0071 - Faction Architecture Inc.

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Donn

R498/17/06/19 THAT Council authorizes the issuance of Development Permit No. DP17-0071 for Lot A Section 34 Township 26 ODYD Plan EPP53299 Except Plan EPP64798, located at 888 Finns Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"

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

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

Carried

5. Non-Development Reports & Related Bylaws

5.1 1745 Chapman Rental Housing – Funding Request

Councillor Stack declared a potential conflict of interest as his employer may be in a similar situation related to the Revitalization Tax Exemption program and departed the meeting at 2:52 p.m.

Staff:

- Provided an overview and rationale for the exemption request for Chapman Place and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Singh

R499/17/06/19 THAT Council receives, for information, the report from the Planner Specialist, dated June 19, 2017, regarding the status of the Revitalization Tax Exemption at 1745 Chapman Place.

THAT Council approves the request for 2017 tax revenue to be used to cover tax exemption costs for 2017 as described in the report from the Planner Specialist, dated June 19, 2017.

AND THAT Council directs staff to bring forward amendments to the definitions section of the Revitalization Tax Exemption Program Bylaw, as described in the report from the Planner Specialist, dated June 19, 2017.

Carried

Councillor Stack rejoined the meeting at 2:59 p.m.

5.2 Road Closure & Sale Agreement – Portion of Lane adjacent to 508 Sutherland

Moved By Councillor Sieben/Seconded By Councillor Gray

R500/17/06/19 THAT Council receives, for information, the Report from the Manager, Real Estate Services dated June 19, 2017, recommending that Council adopt the proposed closure of a portion of road adjacent to 508 Sutherland Avenue;

AND THAT Bylaw No. 11362, being proposed road closure of a portion of land adjacent 508 Sutherland Avenue, be given reading consideration;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the relevant road closure and sale transaction.

Carried

5.3 Proposed Road Closure for a Portion of Sutherland Ave

Moved By Councillor DeHart/Seconded By Councillor Stack

R501/17/06/19 THAT Bylaw No. 11362 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor Given:

- Toured the new Foundary Facility on Kirschner Road that provides services and health programs for youth.
- Spoke to her attendance on an Agricultural tour last week.
- Looking forward to attending the National Aboriginal Day Celebrations.

Councillor Donn:

- Spoke to his attendance on an Agricultural tour last week.

Councillor Gray:

- Spoke to her attendance at the Kelowna Paddle Centre Open House on the weekend.

Councillor Singh:

- Spoke to her attendance at the Foundary Kelowna Open House.
- Looking forward to attending the National Aboriginal Day Celebrations.

Councillor DeHart:

- Spoke to her attendance at the Golf BC Championships at Gallagher's Canyon the past week.

Councillor Stack:

- Spoke to his attendance at the Annual CMHC round table event last week.

Mayor Basran:

- Provided an update on the flood situation and advised that the EOC is starting to move into a recovery phase. Flood protection will remain in place along the lake and some creek protection will be removed by wildfire crews.
- Rebuilding process of docks is the Province's responsibility and have written a letter to Minister Steve Thomson for direction and resources for rebuilding.
- Congratulations to the City's new Fire Chief who was recently appointed.
- Congratulations to the City Manager for being recognized by the Canadian Association Municipal Administrators for his long service award.

7. Termination

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

Mayor

/acm



Deputy City Clerk

Report to Council



Date: June 26, 2017
File: 0000-00-00
To: City Manager
From: Social Development Manager
Subject: Journey Home Task Force – Terms of Reference

Recommendation:

THAT Council approves the Journey Home Task Force Terms of Reference as outlined in the June 26, 2017, report from the Social Development Manager;

AND THAT Council approves the appointment of Dr. Kylene Myrah and Martin Bell as Co-Chairpersons of the Journey Home Task Force.

Purpose:

To obtain Council's approval of the Terms of Reference and Co-Chairperson appointments for the Journey Home Task Force to guide the development of a long-term strategy to address homelessness.

Background:

On May 15, 2017, Council approved in principle the Journey Home governance structure and formation of a Journey Home Task Force to support the development of a long-term strategy to address homelessness. Staff were directed to prepare a Journey Home Task Force Terms of Reference for consideration.

Council was also introduced to the name "Journey Home" which is designed to reinforce the importance of making a shift from traditional approaches to addressing the needs of the housing-vulnerable citizens. Journey Home is designed to embrace a community-driven collective journey to support the development of a made-in-Kelowna Homeless-Serving Systems Strategy. The goal of the long-term strategy is to prevent homelessness whenever possible; and if it does occur, implementing a coordinated approach that will help to ensure it is rare, short-lived and non-reoccurring.

The approved governance structure was designed using a combination of best practice research, and input from local stakeholders. Key themes gathered from other Canadian communities undertaking a systems approach to address homelessness in their communities included:

- interim Governance Structure for strategy development;
- multi-sectorial participation, persons with lived experience, and extensive community engagement;

- municipalities assume leadership role and accountability in a collaborative-partnership based framework;
- the local Community Advisory Board on Homelessness (CAB-H) engages as a key partner with the goal of aligning the Federal Homelessness Partnership Strategy (HPS) Community Plan with the local strategy;
- the completed strategy and implementation plan outline an ongoing governance structure to support the implementation including: leadership, roles of stakeholders, and funding models.

Both the research, and the stakeholder consultation, demonstrated that a critical point in the planning process to support the strategy development is the identification of leadership, and the design of an effective governance structure. It is critical for success that the structure:

- clearly identify leadership and accountability;
- support a transparent, inclusive, and collaborative approach;
- be designed to ensure broad engagement and input to decision-making to support collective buy-in and ownership of the strategy.

At the systems design workshops held in March 2017, stakeholders agreed that strong local leadership; broad, inclusive, and transparent participation; were critical for success. The outcome was that the group concluded that the City was best positioned to take a leadership role in convening stakeholders in the development of a systems strategy to address homelessness; this leadership role is often referred to as the 'backbone support'.

Journey Home Strategy – Governance Structure

Attached are the proposed Terms of Reference for the Journey Home Task Force indicating that the Task Force will report to Council and be supported by Active Living & Culture Division staff. The Task Force will be convened for approximately a one-year period, concluding in the spring of 2018.

The Terms of Reference clearly outline that the objective of the Task Force is to develop a Journey Home Strategy for Council's consideration for adoption. The Strategy will be based on a Homeless-Serving Systems Planning approach driven by local and lived experience in the application of best practice principles to ensure a community-wide collaborative process. The completed solution-focused strategy and implementation plan will provide a guide for local decision-making on addressing affordable housing and homelessness issues.

The Terms of Reference outline the Task Force's scope of work related to the development of the Strategy including establishing a vision and set of goals to guide the process. Based on local research and consultation outcomes, the Task Force will establish priorities areas to inform the Strategy development to be finalized for Council consideration by June 2018.

The proposal is that the Task Force membership will be comprised of stakeholders representing defined sectors selected based on their skills, knowledge, experience, and strong interest in homelessness prevention and the provision of affordable housing. To ensure diverse multi-sector representation six

key sectors are outlined to guide the selection of 11 to 15 constituency representatives that will be appointed by Council for a one-year term.

The research on the structure of governance models to successfully support the development of homelessness strategies indicated that candidates that represent diverse sectors and the ability to promote collaboration is critical. Through an internal process, two Co-Chairpersons have been selected as sectorial representatives for Council's consideration: Dr. Kyleen Myrah and Martin Bell. Their role will be to jointly chair the Task Force by promoting collaboration, inclusivity, transparency, and systems-thinking.

As the research conducted on this topic indicated, both the membership on the Journey Home Task Force and the working groups is critical to the overall success of the strategy development. A selection committee has been established to oversee the process by applying a skills representation matrix to select stakeholders as sectorial representatives. Due to the importance of ensuring broad and inclusive membership stressed through the research, the selection committee will be comprised of:

- the Mayor of Kelowna,
- the City Manager,
- Active Living & Culture Division staff,
- Dr. Kyleen Myrah and Martin Bell, in the role of Co-Chairpersons.

Conclusion

The Journey Home Task Force will guide the development of a Strategy that will help to transform Kelowna's housing and homelessness services into an integrated, people-centered, performance-focused service system. The goal of the Strategy will be to assist residents to achieve housing stability and improve their well-being, and the overall safety, health, and sustainability of the community.

Next Steps

Based on Council's approval of the Journey Home Task Force Terms of Reference and appointment of Co-Chairpersons, the selection committee will proceed with the selection of the remaining members of the Task Force for Council's consideration.

Internal Circulation:

J. Gabriel, Divisional Director, Active Living & Culture
D. Gilchrist, Divisional Director, Community Planning & Real Estate
K. Needham, Deputy City Clerk
J. Foster, Communications Supervisor
M. Kam, Sustainability Coordinator

Considerations not applicable to this report:

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

Alternate Recommendation
Financial/Budgetary Considerations
Personnel Implications

Submitted by:

S. Wheeler, Social Development Manager, Active Living & Culture

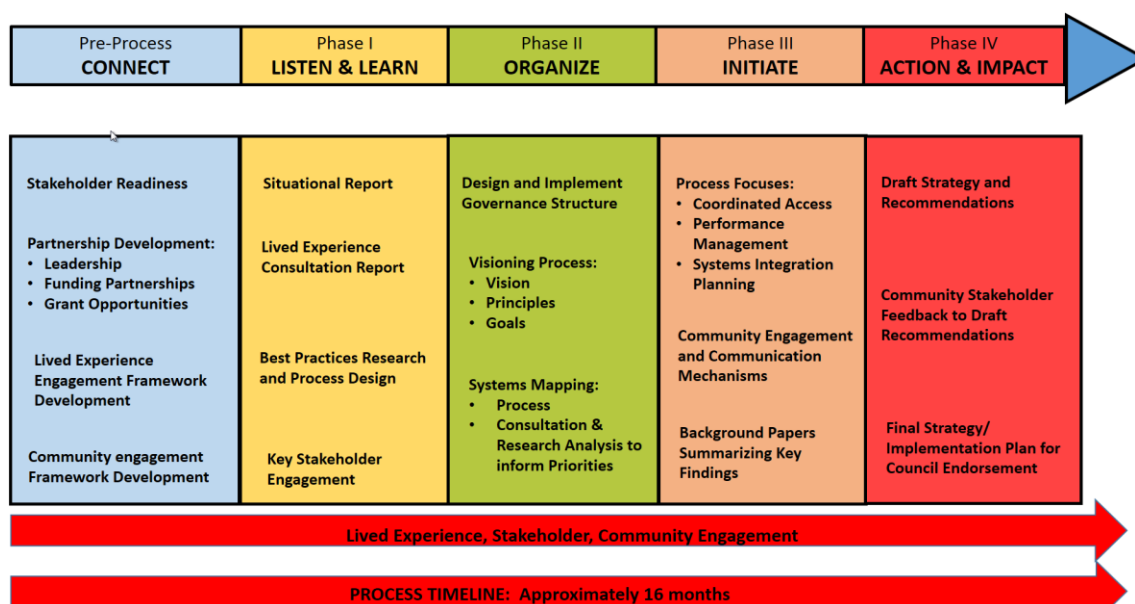
Approved for inclusion: J. Gabriel, Divisional Director, Active Living & Culture

Cc: Divisional Director, Active Living & Culture
 Divisional Director, Community Planning & Real Estate
 Acting Divisional Director, Corporate & Protective Services

Attachments: Homeless-Serving Systems Strategy Framework
 Proposed Co-Chairpersons' Biographies
 City of Kelowna, Draft Terms of Reference - Journey Home Task Force
 Powerpoint Presentation – Journey Home

Appendix A

Homeless-Serving Systems Strategy:



The development of a made-in-Kelowna Homeless-Serving Systems Strategy is based on the application of a Systems Planning Framework, approved by Council in December, 2016. This framework will provide direction on several key elements that are critical in reducing the incidence of homelessness, and when it does occur, reducing the duration. The proposed strategy framework focuses on:

- Best Practice translation to local context;
- Capacity building to transition to a Systems Planning Framework approach;
- Local leadership and inclusive engagement to capture local knowledge garnered through in-depth consultation with stakeholders, community, and those with lived experience;
- Systems Planning focused on the development of:
 - Integrated Systems, Coordinated Service and Prevention Delivery;
 - Client-Centered Informed System and Delivery;
 - Performance driven, Outcome-Focused Services System.

The framework was developed to reflect the stakeholder input and recognizes that applying a Systems Planning Framework to the local context will be best achieved through a phased approach. While the framework above provides a guideline in the development of a long term strategy, it is important to note that the phases of the framework overlap, with some activities occurring concurrently.

Appendix B

Proposed Co-Chairpersons' Biographies:



Martin Bell, CEO, Urban Systems

Martin Bell is a husband, proud dad, urbanist, cyclist and car sharing advocate. He is also the CEO of Urban Systems, an inter-disciplinary professional practice focused on providing spirit in service for vibrant communities. The firm is owned by its people and our networked organization of 400 employees spans 12 offices in western and northern Canada.

Martin joined Urban Systems in Kelowna in 1997 to build a government consulting practice with a focus on partnerships between the public and private sectors for the delivery of infrastructure. He was asked to lead in building our Calgary local government practice in 1999 and became a partner in Urban Systems in 2000. In 2002, the company's founders provided an opportunity to build a new office and professional practice in Edmonton and Martin had the good fortune to be selected to lead this initiative. Martin was named CEO and co-leader of Urban Systems with Steve Frith, President, in 2009.

Martin's professional focus is in helping regions work together to integrate their thinking and actions in matters of land use, infrastructure, finances and service delivery. In working together and committing to think holistically, communities and senior levels of government can accomplish great things together. Martin has led regional collaboration projects amongst elected officials on infrastructure and community services across Western Canada and takes pride in helping leaders question the status quo with a view to making their communities more livable for all.

Martin holds a BA (Honours) in Political Science from St. Francis Xavier University and a Master's Degree in Urban and Regional Planning from Queen's University. When Martin is not foolishly and lamely trying to catch his kids, Isaac and Eliza, on the ski hill, he is an avid road cyclist and is a founding Director in the OGO Car Share Co-op in the Okanagan Valley.



Dr. Kyleen Myrah, CPA CMA
Professor, Okanagan College

Dr. Kyleen Myrah is an educator, professional speaker, entrepreneur and active member of her community. She is a Professor of Business at the Okanagan School of Business at Okanagan College teaching in the areas of marketing, management and entrepreneurship. She is also President of KyCo Management, a professional speaking and corporate training company specializing in leadership development, strategic planning and social enterprise.

Believing strongly in the value of community involvement and stewardship, Kyleen has held numerous committee and board positions with organizations such as the Kelowna Chamber of Commerce, Central Okanagan Foundation, Inn from the Cold, YMCA-YWCA, and Community Futures of the Central Okanagan. She is a sought-after judge for business competitions and a Faculty Advisor for the award-winning student organization, Enactus Okanagan.

Committed to the importance of lifelong learning, Dr. Myrah has continued her education throughout her career. She has a Bachelor of Arts Honors degree from Queen's University, a Master of Public Administration degree from Dalhousie University, a Doctorate of Education from University of British Columbia. She also has her Chartered Professional Accountant (CPA) designation from Simon Fraser University, and is a Certified Trainer of the Myers-Briggs Type Indicator (MBTI) Step I and Step II Program and the EQ-i 2.0 / EQ 360 (Emotional Intelligence) Program.

Since moving to Kelowna in the mid-90's Kyleen has taken advantage of the numerous recreational opportunities this beautiful region provides including skiing, hiking and road cycling while trying to keep up with her two active teenagers.

City of Kelowna Terms of Reference Journey Home Task Force

INTRODUCTION

The City of Kelowna is currently facing the same challenges that cities across the nation are experiencing related to homelessness and a lack of non-market and affordable housing to meet community needs. Cities are often the first line of response to ensure locally appropriate and effective action-focused strategies are in place to address the complex social issues that impact the safety, health, and wellbeing of our community.

Drawing from best practices that are demonstrating positive results in addressing homelessness, the City of Kelowna recognizes the importance of local leadership in building and strengthening the capacity of the services and systems that serve the homeless in the community. The intent of this Task Force is to focus on applying best practice principles to the local context to achieve a redesign of the functioning of the system of homeless-serving services. Current best practices demonstrate that collaboration and coordination of services designed to address the root causes of vulnerability is at the foundation of building a safe, healthy, and sustainable community.

On May 15, 2017 Council resolved:

- THAT Council receive, for information, the report from the Social Development Manager, dated May 15, 2017, outlining a proposed governance structure to support the development of a long-term strategy to address homelessness;
- AND THAT Council approve in principle the Journey Home Governance Structure as outlined in the report from the Social Development Manager, dated May 15, 2017;
- AND THAT Council direct staff to prepare a Journey Home Task Force Terms of Reference for consideration.

OBJECTIVE

The objective of the Task Force is to develop a “Journey Home Strategy” (Strategy) for Council’s consideration and endorsement;

The Strategy must:

- be based on a Homeless-Serving Systems Planning approach;
- be driven by local and lived experience knowledge in the application of best practices principles through a community-wide collaborative process; and
- present a locally-informed solution-focused approach that is: person-centred, coordinated, and outcome-focused to guide decision-making on addressing affordable housing and homelessness issues.

SCOPE OF WORK

To achieve this objective, the Task Force will be provided with background orientation, readiness preparation and training to undertake the following:

- establish vision and goals to guide strategy development;
- review community research including housing needs assessment and consultation processes;
- establish priority focus areas to inform Strategy development;
- prepare draft strategy that includes implementation plan; and
- finalize strategy for Council consideration by June, 2018.

MEMBERSHIP

In order to provide diverse representation, the Task Force will be comprised of stakeholders representing defined sectors selected based on their skills, knowledge, experience, and strong interest in homelessness prevention and the provision of affordable housing.

- 11- 15 members will be appointed by Council for one-year term
- Members will be selected from the following six (6) sectors:
 - Private/Funding
 - Social Services
 - Health
 - Housing
 - Public Systems
 - Cultural/Community

APPOINTMENT AND TERM

Members shall be appointed by Council and shall serve for a one-year term, beginning June 2017 until the final report is presented to Council in June of 2018.

The Task Force may appoint sub-committees to deal with any special matters coming within the scope and jurisdiction of the Task Force. Any sub-committee so created will report to the Task Force.

Council may, at any time, remove any member of the Task Force. A member of the Task Force may resign at any time upon sending written notice to the Co-Chairpersons of the Task Force.

Task Force members who are absent for three consecutive meetings shall forfeit their appointment, unless such absence is authorized by resolution of the Task Force.

Members of the Task Force shall serve without remuneration.

In the event of a vacancy occurring during the one-year term, the vacancy may be filled upon resolution of Council.

CHAIR

Co-Chairpersons of the Task Force will be appointed by Council.

In the event that a Co-Chairperson is unable to complete the one-year term, a replacement may be appointed by Council.

MEETING PROCEDURES

The Co-Chairs shall call meetings of the Committee monthly, or on an as needed basis.

A special meeting may be called by the Chairperson or at the request of any three members of the Task Force. Notice of the day, hour, and place of special meeting shall be given at least three days prior to the meeting, by providing a copy of the notice to each member of the Task Force and by ensuring a copy of the notice is posted by the Office of the City Clerk.

A majority of the Task Force shall represent a quorum. A meeting shall not proceed if a quorum cannot be achieved. Members must notify the City at least two (2) working days before the meeting if they are unable to attend.

Unless otherwise authorized by the Community Charter or City of Kelowna Council Procedure Bylaw No. 9200, all meetings will be held in open session and in a location accessible to the public.

Unless otherwise authorized by the Task Force, the public shall only address the Task Force when they are a scheduled delegation on the Task Force meeting agenda.

The order of business is to be set out in an agenda package to be provided to the members Electronically, and posted for the public on Kelowna.ca at least three complete working days prior to the meeting date. Minutes of the meeting will be prepared by the Office of the City Clerk for adoption at the following meeting.

Task Force members have a responsibility to make decisions based on the best interests of the City-at-large.

Voting:

- all members of the Task Force, including the Co-Chairpersons, vote on every question.
- any member who does not indicate how they vote, or has left the meeting temporarily, is counted as having voted in favour.

Co-chairpersons are the recognized spokespersons for the Task Force. Members of the Task Force will direct public or media enquiries to the Co-Chairpersons.

CONFLICT OF INTEREST

Task Force members must abide by the conflict of interest provisions of the *Community Charter* and City of Kelowna Council Procedure Bylaw No. 9200. Members who have a direct or indirect pecuniary interest in a matter under discussion are not permitted to participate in the discussion of the matter or to vote on a question in respect of the matter. They must declare their conflict and state the general nature of their conflict, and then leave the meeting or that part of the meeting where the matter is under discussion. The member's declaration must be recorded in the minutes, and the Task Force member must not attempt

in any way, whether before, during or after the meeting to influence the voting on any question in respect of the matter.

REPORTING TO COUNCIL

Recommendations of the Task Force must be adopted by Task Force resolution prior to presentation to Council.

Task Force Co-Chairpersons will report to Council on behalf of the Task Force.

BUDGET

The routine operations of the Task Force and the cost of the Facilitator shall be funded by the Active Living & Culture Division budget.

STAFF SUPPORT

The Social Development Manager shall serve as staff liaison to the Task Force.

The Office of the City Clerk will provide meeting management support for the Task Force. Typical support functions include the following:

- help to organize and prepare the agenda, in conjunction with staff liaison;
- post agenda as a public notice;
- distribute the agenda package to the Task Force members;
- prepare draft minutes in conjunction with staff liaison; and
- provide support and training related to areas including governance, chairing, and meeting management.



Journey Home *Homeless-Serving System Strategy*

Journey Home Task Force - Terms of Reference

Active Living & Culture

June 26, 2017

Journey Home Strategy

- Shift away from traditional approaches
- Thinking differently – working differently
- Systems perspective
How services relate and contribute to the whole
- Shift to Collective Action
Preventing homelessness; and when it does occur, ensuring it is rare, short-lived and non-reoccurring

Journey Home Strategy Framework

Pre-process CONNECT	Phase I LISTEN & LEARN	Phase II ORGANIZE	Phase III INITIATE	Phase IV ACTION & IMPACT
<p>Stakeholder Readiness</p> <p>Partnership Development:</p> <ul style="list-style-type: none"> • Leadership • Funding Partnerships • Grant Opportunities <p>"Lived Experience" Engagement Framework Development</p> <p>Community Engagement Framework Development</p>	<p>Housing Needs Assessment</p> <p>"Lived Experience" Consultation Report</p> <p>Best Practice Research and Process Design</p> <p>Key Stakeholder Engagement</p>	<p>Design and Implement Governance Structure</p> <p>Systems Mapping:</p> <ul style="list-style-type: none"> • Process • Analysis to inform priorities 	<p>Process Focuses:</p> <ul style="list-style-type: none"> • Coordinated Access • Performance Management • Systems Integration Planning <p>Community Engagement and Communications Mechanisms</p> <p>Background Papers Summarizing Key Findings</p>	<p>Draft Strategy and Recommendations</p> <p>Final Strategy/ Implementation Plan for Council Endorsement</p> <p>Confirmation of Partnership Commitments to Strategy Implementation</p>

ENGAGEMENT: Lived Experience, Stakeholder and Community Engagement ongoing throughout.

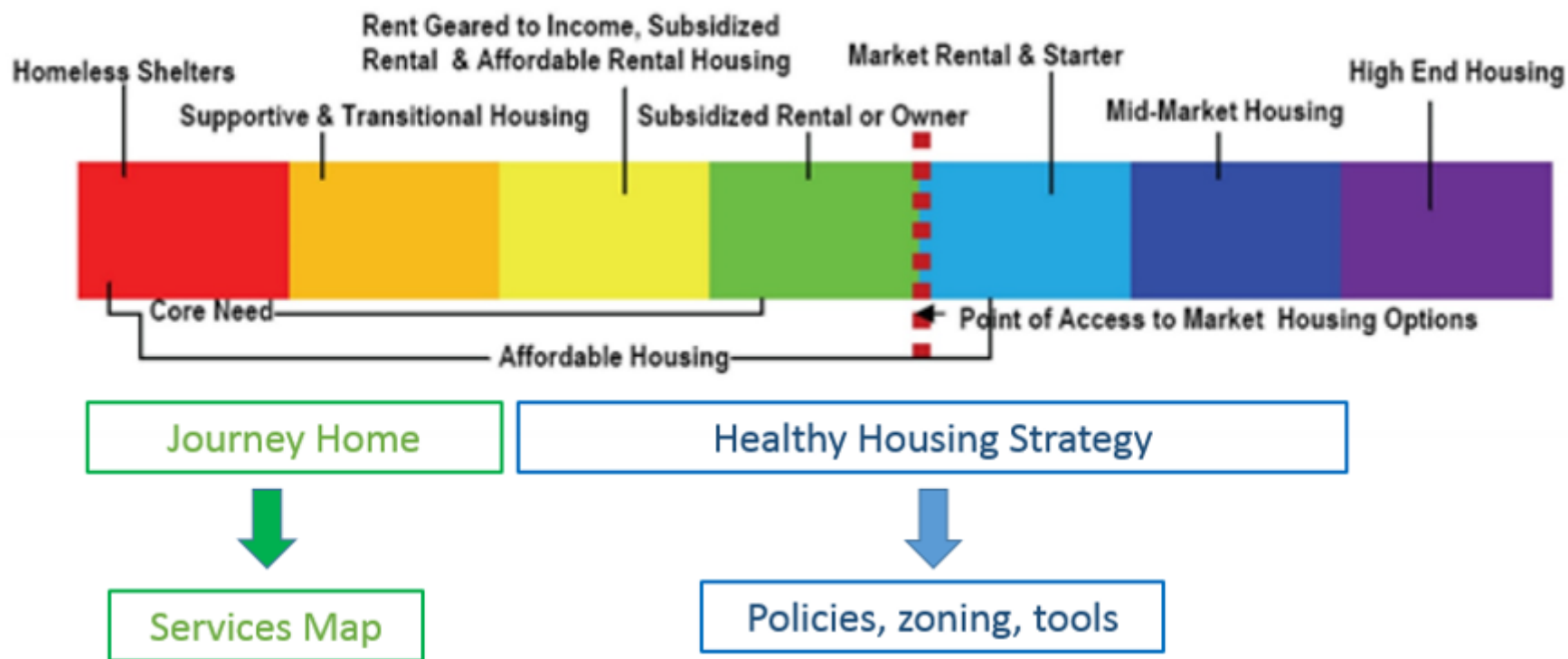
Journey Home Strategy Update

CONNECT - Readiness/Connections - Partnerships - Collaborative Approach

LISTEN & LEARN - Housing Needs Assessment - Consultation
- Research - Evidence-Based - Translation to Local Context

ORGANIZE - Governance- Research/Local Stakeholder Input – Task Force

Housing Needs Assessment



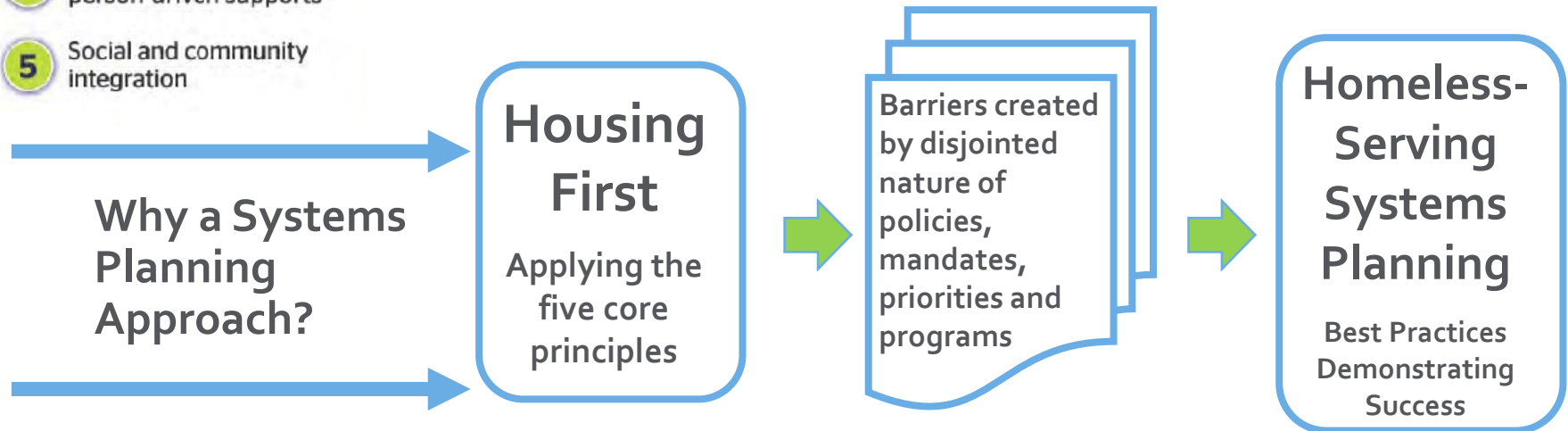
Housing First principles:

- 1 Immediate access to housing with no housing readiness conditions
- 2 Consumer choice and self-determination
- 3 Recovery orientation
- 4 Individualized and person-driven supports
- 5 Social and community integration

Underlying principle: People are better able to move forward with their lives if they are first housed.

"At the end of the day when a man or a woman locks the door behind them and they are safe and not worried about being stabbed, assaulted, or ripped off, (that) is when they choose to seek help because they have hope and dignity"

Stacey Peterson,
Housing First in Canada
(Gaetz, Scott, Gulliver)



Examples from other Canadian Cities confirm: local leadership, adequate funding, and a collective resolve to do more, can have an impact on the prevalence of homelessness

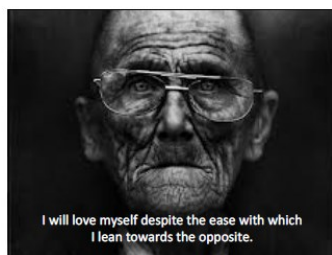
Shifting to Systems Approach

Readiness

Recognize INTERCONNECTIVITY OF OUR SYSTEM

Recognize – every sector has contributed to state of homelessness

NAME IT, OWN IT, LIVE IT –what can we stop doing immediately to positively impact our efforts to prevent and end homelessness



Thinking
Differently



Doing
Things
Differently



Without the Courage to be
Part of the Solution,
We remain Part of the Problem

Common Understanding / Community Informed / Principles

Addressing Homelessness:

Close the Front Door into homelessness

-- *Prevention and Diversion -- Coordinated Entry -- Discharge Planning*

Open the Back Door out of Homelessness

-- *Housing First -- Improve Service Coordination -Person-Centred Approach*

Find the Courage to do Things Differently

-- *Solution Focused Innovation*

Dispelling Myths: “People need to prove they are ready for housing”

Myths inhibit successfully ending homelessness

The Truth about Homelessness – occurrence is rare –3 situations of homelessness:

1. Transitionally Homeless – *once, usually for one week, able to quickly find housing, never homeless again*
2. 10% are “episodically homeless” – *cycle in and out of homelessness*
3. 10% are “chronically homeless” – *homeless for over a year, some for much longer*

For this 20%, homelessness response is not working

Majority of growth in homeless is in chronically homeless population – became and stayed homeless

Community Readiness

Principles inform Systems Design

- Foundation of fundamental beliefs
- Foundation for service delivery behavior
- Inform ethics and standards of service

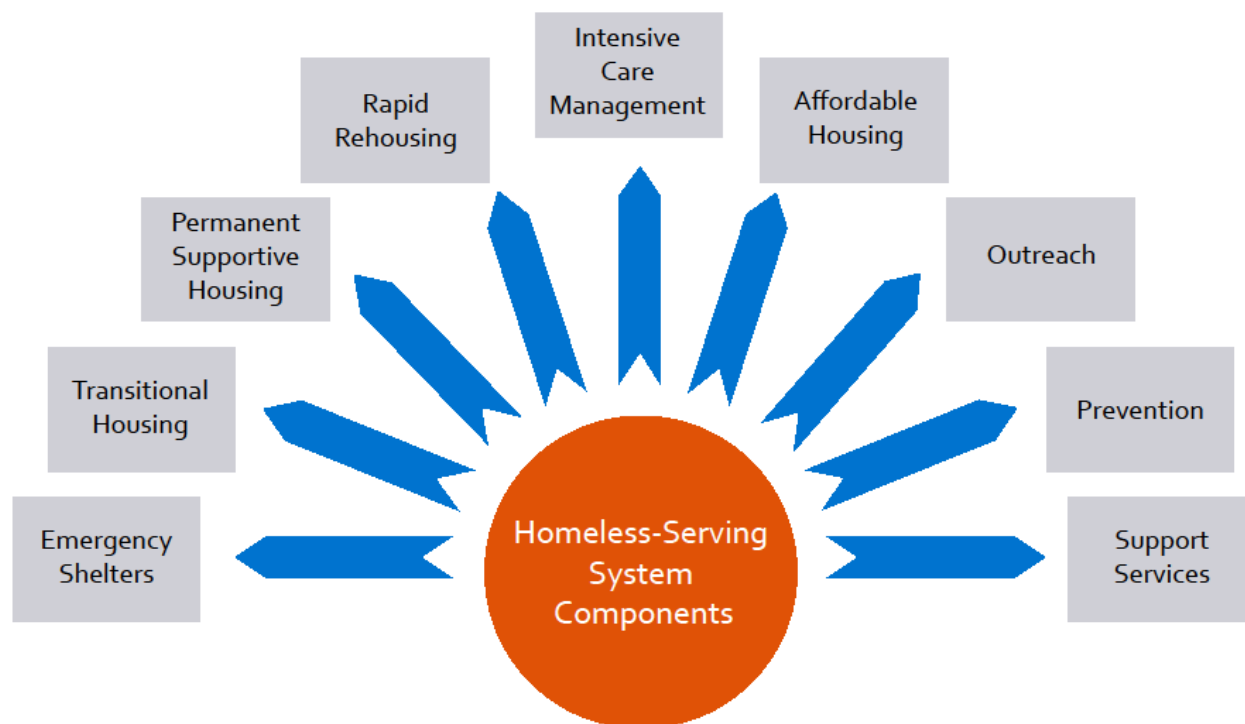
Integrated person- centred system:

- **Front Door** (where, who answers, every door provides access)
- **Foyer** (safe place while waiting, choice)
- **Staircase** (what service pathway eligible for, has space, is recommended)
- **Bedroom** (which housing solution makes sense, support to stay housed)

Housing First Service Orientation

- **Housing Stability** - Support people into housing & help stay housed
- **Believe in Hope** - People can and do recover
- People can and should be respectfully challenged to change
- Proactive planning beats reactionary crisis response

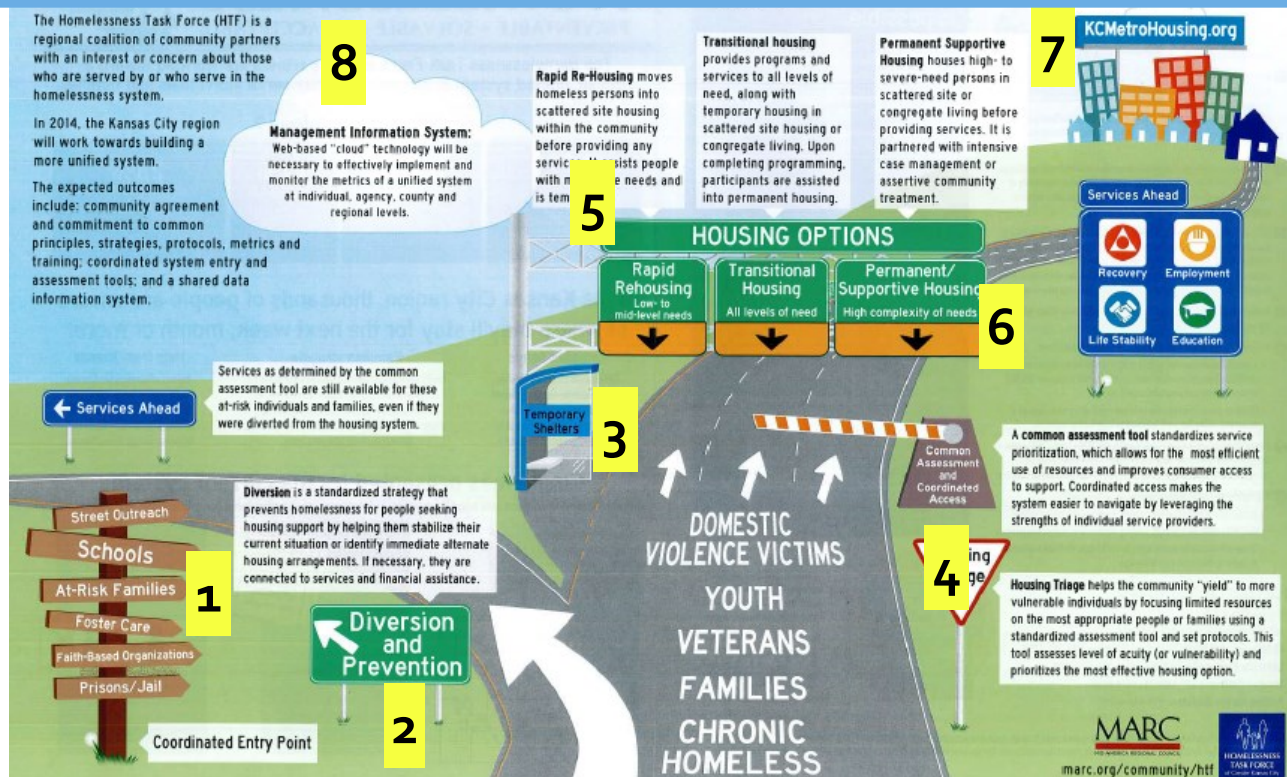
Defining the Local “Homeless-Serving System”



***"Shifting from
a program-by-
program to a
systems
approach to
address
homelessness"***
Alina Turner

- Define basic components
- Understand how relate to one another as a part of the whole
- Common goal - All components play a role
- Local needs, resources, and priorities determine relationships at system-level

Building Common Understanding of Unified Homeless and Housing System



4 Housing triage process

5 Available housing options understood

6 Common Assessment Tool

7 Accessible/searchable real-time housing information

8 Comprehensive management information system

Journey Home Task Force Design

"CONNECT"

Governance
Research

Stakeholder
Input

Governance
Structure

**Journey
Home Task
Force**

Journey Home Strategy Governance Structure

**Best Practices/
Community-
Informed:**

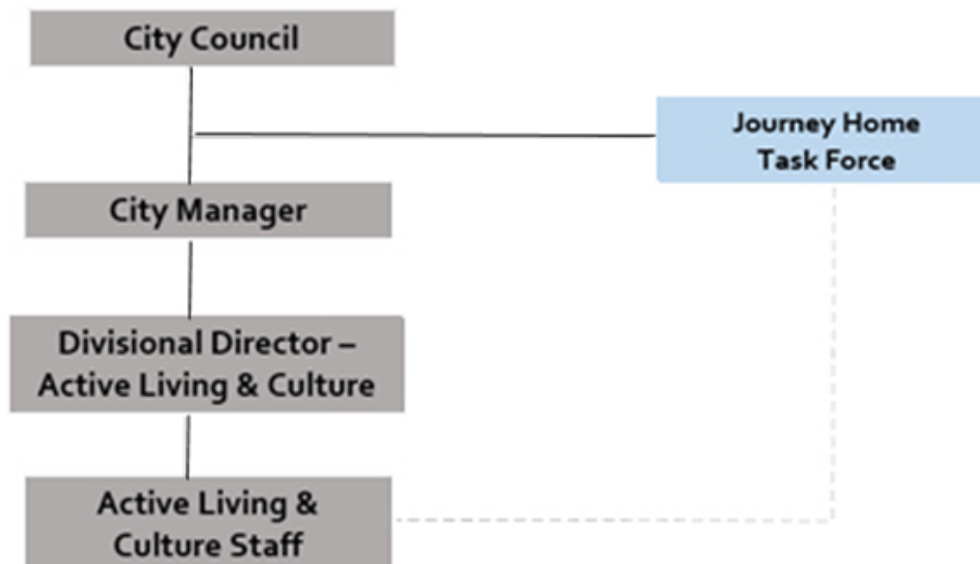
Interim Structure

Leadership

Accountability

Collective Impact

Broad/Inclusive
Participation



Council Approval:

Task Force Terms of
Reference

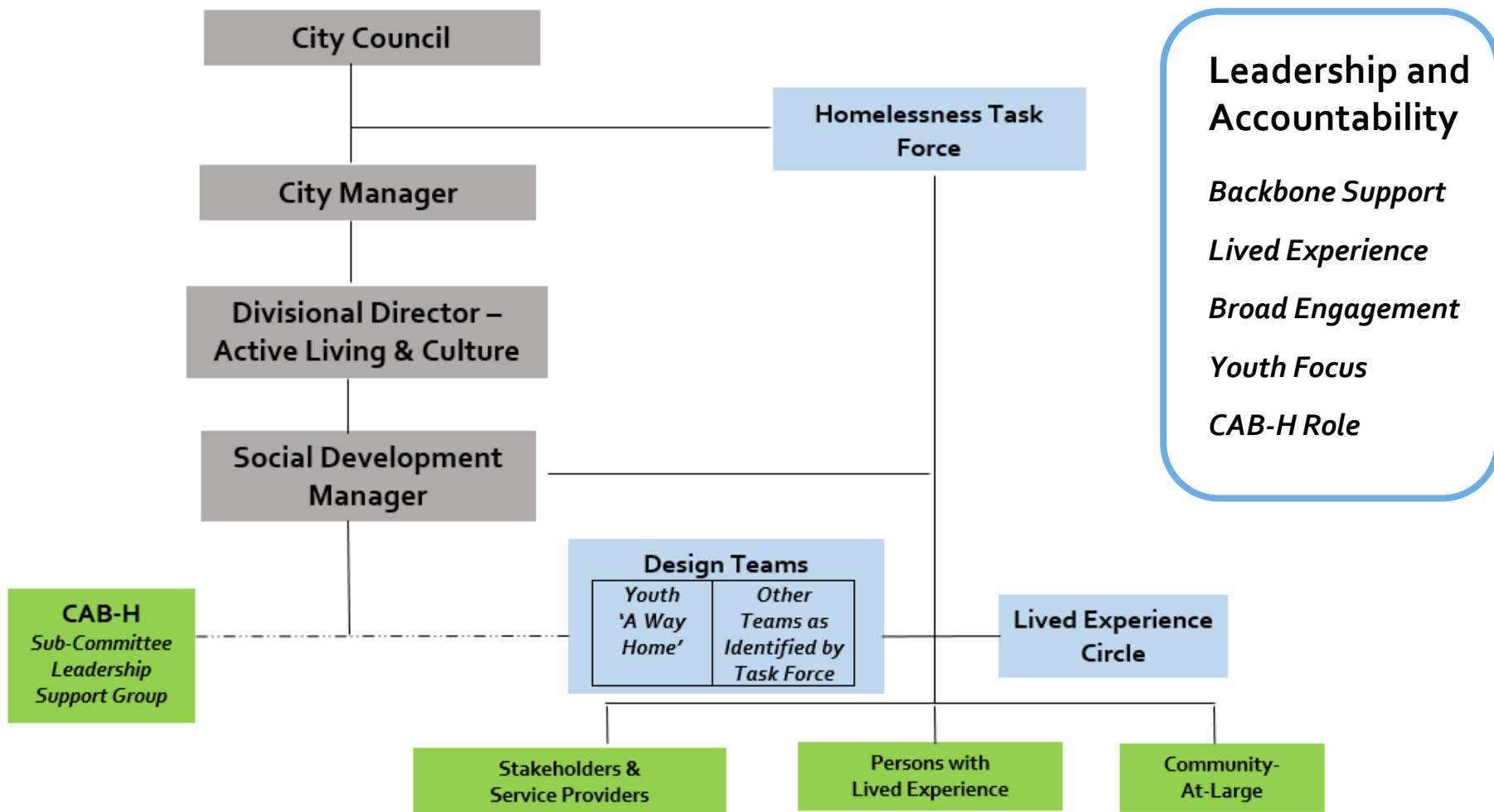
Co-Chairpersons
Appointment

Task Force
Membership

Homelessness
Strategy

- Interim – Approximately One Year
- Multi-sector Representation
- Vision, Goals, Direction
- Steers Planning Process
- Recommends Final Strategy

Proposed Journey Home Strategy Governance Functioning



Journey Home Task Force – Proposed Terms of Reference

OBJECTIVE - Homeless-Serving Systems Strategy

Locally-informed solution-focused decision-making to address affordable housing and homelessness issues:

- community-wide collaboration framework
- driven by local and lived experience knowledge
- best practices application based on Systems Planning principles:
 - person-centred, coordinated, outcome-focused

Completed strategy and implementation plan for Council consideration

SCOPE OF WORK

- Vision and Goals
- Local Research and Consultation
- Establish Priority Focus Areas
- Strategy and Implementation Plan for Council consideration (Spring, 2018)

MEMBERSHIP

Diverse representation

Based on skills, knowledge, experience, & interest in homelessness / housing

11 - 15 representatives appointed from 6 sectors:

Private / Funding	Social Services	Health
Public Systems	Housing	Cultural / Community

Co-Chairpersons (2) Selection

Jointly Chair promoting Collaboration, Inclusivity, Transparency, Appreciation of Diversity, and Systems Thinking.

Proposed Co-Chairpersons' Appointment



Dr. Kyleen Myrah, CPA CMA
Professor, Okanagan College



Martin Bell, CEO, Urban Systems

Task Force Membership Selection Process

11 - 15 Members - Appointed by Council

Selection Committee
Recommendation to Council

Mayor
Co-Chairpersons
City Manager
Active Living & Culture Staff

Appointment of
Co-Chairpersons

Selection Committee
Finalizes Sector/Skills
Representation Matrix

Sectors Identified for:

- Application
- Appointment of Sector Representation

Recommendation
to Council for
Appointment

Journey Home Strategy Timelines

Task Force
Co-Chair
Selection

Task Force
Consultant Selected
August 2017

Task Force
Terms of Reference
Approval
June 26, 2017

Task Force
Membership
Appointed
August 2017

Task Force
Convenes
September 2017

Task Force
Strategy Finalized &
Presented for
Council Consideration
June 2018

Housing Needs
Assessment
Completed
August 2017

Lived Experience
Circle Convenes
August 2017

Community
Engagement
Launch
Fall 2017

What We Heard
Community Engagement
Final Report
November 2017

A Way Home – Youth Strategy Launch
Fall 2017

Design Team Process
November 2017



Questions?



Kelowna Museums



Vision:

To inspire a community to be alive with its history –
connecting people and place.

Kelowna Museums Society

- Okanagan Heritage Museum
- Okanagan Military Museum
- Okanagan Wine & Orchard Museum
- Central Okanagan Sports Hall of Fame
- Laurel Packinghouse
- Kelowna Public Archives
- Ursula Surtees Conservation Lab

Challenges 2016



KMS Response

Focus on Programming and outreach



The outcome

- 2016 total participation was 35,753, maintaining 5 year average position.
- 2017 walk-in traffic is tracking 67% above 2016.
- 51% of overall visitors were tourists from BC, Alberta, Canada, USA, and overseas.
- An additional 32,050 people came for 196 events at the Laurel Packinghouse, a 10% increase over previous year.

Highlights 2016/17

- Gallery Renewal at Okanagan Heritage Museum continues.
- Collaborative partnerships helped us achieve more.
- Best participation ever in school and public programs, at 19,733.
- Capacity of Kelowna Public Archives was enhanced.
- The sesquicentennial provides new opportunities to deliver on our mission.

Gallery Renewal





"...lots of great improvements to the permanent galleries including the biodiversity gallery, winter home, and sports hall" -museum guest

Central Okanagan
Sports Hall of Fame
Museum

[illegible]

Analytic Ed Catmull	Blaise Rindler	Caroline Wu/Hong Young	Joe Reddick	De Catmull	Ed Catmull
Steve Whitehead	George Jago	Jim Moore	Sam Hoopes	Bob Spinkoff	Tom Catmull
Greg Johnson	Joe Catmull	David Lee	Joe Treadwell	Bob Spinkoff	Mike Catmull
Harry Smith	Mary Edwards	Sam Reddick	Bob Catmull	Harry Hoopes	Bob Catmull
Tom Hoopes	David Lee				

Admission Category: In-Room Window Treatment
Builder and Planner Category: Jack Bove City of Houston Recreation
Builder and Planner Category: Jack Bove City of Houston Recreation

Editors Category: <i>De Shen</i> (de Sheng) Fiction Category: <i>Henry Tsao</i> (Tsonson Tsawh) Poems Category: <i>Chia Chien</i> (Tsuah) Artists Category: <i>Wang Jinhua</i> (Jin Huah) Builders Category: <i>Wang Jinhua</i> (Jin Huah) Team Category: <i>Tsai Jui</i> (Jui) Women's Basketball Team (1988-1991)	Bill Board Joe Board Mary Board	Mary Board Mary Board
--	---------------------------------------	--------------------------

Middle Category: Lawrence High School & ...
 Middle Category: San Bernito, Angeles National Forest & ...
 Pioneer Category: John C. Fremont (1846)

Nominate a Champion!

世界 Curling 協会

青森県

AOMORI CURLING CLUB

World Women's
Curling Championship 2007
Aomori Japan

2007年
世界女子カーリング選手権大会
2007年3月17日(土)~25日(日)
青森県営スケート場
<http://www.2007-wmcc.jp/>





Over 25 resource people consulted for the gallery overhaul thus far.



Quiet Stories from
Canadian Places

Celebrating diverse cultures, histories, and possibilities

City Sesquicentennial Grant
Central Okanagan Foundation
Community Foundations of Canada

Collaborative Partnerships





Social Life of Water

Co-Creative Collaboration
ONA, SHM, UBCO, OBWB, KMS, and others
Funders include COF, SSHRC, Mitacs,
Hampton
WATER



The Central Okanagan Sports Hall of Fame

gratefully acknowledges the following supporters:



**BRITISH COLUMBIA
ARTS COUNCIL**
An agency of the Province of British Columbia



Shaw)



UBCO Athletics

Crowe Mackay LLP

Grant Thornton

RBC

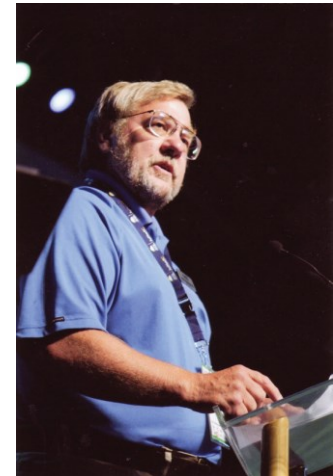
Tree Brewery

FH&P Lawyers

CIBC


Winn Rentals

\$13,250 from local business





- METAL PICKET RAIL WITH WOOD DETAILING
- FLUSH MOUNTED "SPIKES" (HISTORIC RAIL LINE)
- CANTILEVERED SEATING AND HISTORIC IMAGING
- WOOD DECK/ GROUP SEATING
- RAIL YARD MAP
- APPLE BOX FEATURE ON RUBBERIZED SAFETY SURFACE
- SANDBLASTED CONCRETE
- BENCH SEATING
- INTERACTIVE INSECT HOTEL AND INDIGENOUS PLANTING
- IRRIGATION FLUME
- CHAPMAN SWITCHING TRUCK (1945)

 **OUTLAND DESIGN**
LANDSCAPE ARCHITECTURE

 **the royal we**
design studio

Conceptual Courtyard Plan
February 2017



OVERALL SITEPLAN
Laurel Packing House Courtyard- Kelowna, BC

Partnering with City to highlight distinct identity and enhance vibrancy of urban centre

Heritage Week | February 13 – 19, 2017

My Canada! My BC! My Okanagan!

History Mystery

BUS TOUR

Friday, February 17 | 1-4pm | \$25/person*

Who? What? Where? We're not telling! Journey to historical places and unravel a mystery from local history.

Heritage and Cultural Sector partners

* Tickets must be purchased in advance! To purchase tickets or for more information, contact the Okanagan Heritage Museum at: education@kelownamuseums.ca or 250.868.4836



Ongoing partnership:
Okanagan Military
Museum Society





Shared experiences strengthen families and develop the next generation.



21 new school programs- 12,224 came, Up 37%

Research shows that museums provide rich, immersive learning environments.
School programs reach every neighbourhood in the City.

Education and Public Programming

470 Queensway Ave - Kelowna, British Columbia - V1Y 6S7

Tel: (250) 868-4836 - Fax: (778) 478-0490 Email: Education@KelownaMuseums.ca

EVALUATION FORM

PROGRAM: First Nation & Owl Pellets Interpreter: Jen & Sho...
 Mon. Date: February 6 Teacher: [redacted]
 Grade: 1-2 split School: Windsor Park

Did this program support the big ideas from your curriculum?

Absolutely

Did this program support the curricular content? Absolutely

What went well during your experience?

Enthusiastic, well-researched, passionate
interpreters who were highly organized and
could manage the excited learners while maintaining

What could we do to improve your experience? a warm rapport.

Nothing - it was a
home-run field trip! All of the parent
volunteers (6) said it was well-worth the \$10.00.

Would you recommend this program to another teacher? Yes/No

If so, please tell another teacher about Kelowna Museums Society. They can find details at next
 kelownamuseums.ca or by phoning 250-868-4836.

I will be back
year, requesting
the same program.

Thank you for your time, your comments are important to us.

!!! — Thanks for being so good to
 us and making our visit there
 an absolute favourite memory of our year!



Regional Heritage
Fair



Programs are not just for kids! Cultural experiences are enjoyed by adults –both locals and tourists

New Directions

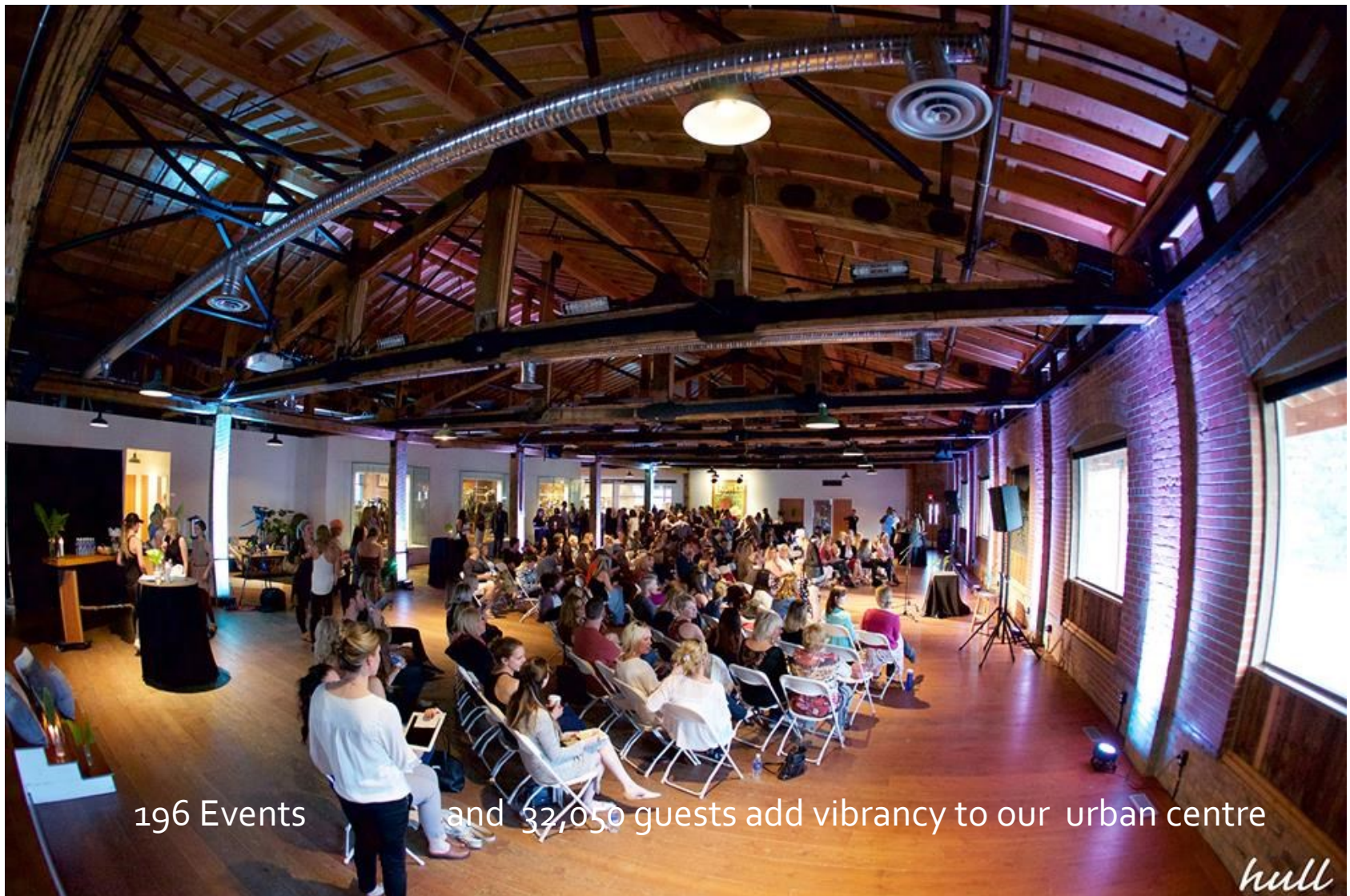


From VQA to Okanagan Wine & Orchard Museum



Laurel Gift Shop showcases distinct identity of Okanagan.
New revenue stream.

Credit M. Hintringer



196 Events and 32,050 guests add vibrancy to our urban centre

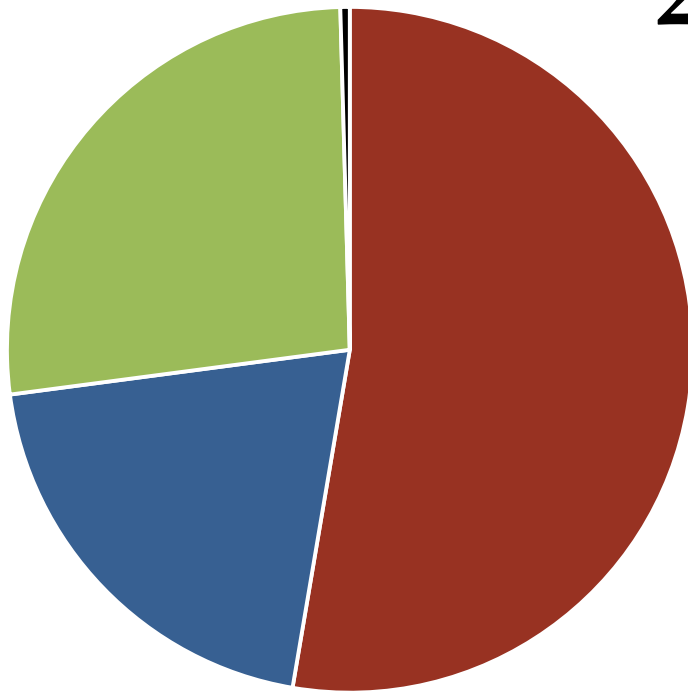
hull

Kelowna Public Archives Development



Heritage Canada funding
159 Researchers, 5 + 14 Oral Histories
Honouring our history

2016 REVENUES



- City of Kelowna Grants
- Other Grants
- Self Generated
- Other

**TOTAL
REVENUES:
\$1,218,247**

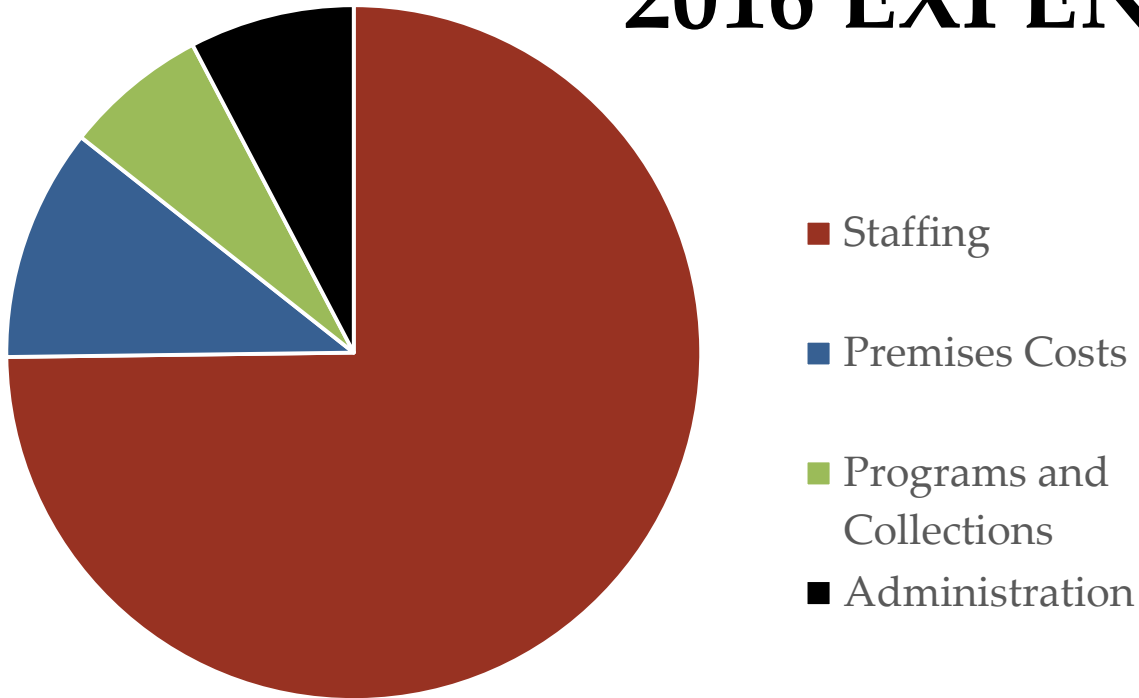
Thank You Major Funders!





92 active volunteers logged 2846 hours in 2016

2016 EXPENDITURES



TOTAL
EXPENDITURES:
\$1,199,695



2016 payroll \$726,753 16 F/T 10 P/T



REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application: Z16-0086 **Owner:** Michael Hiebert
Edgar Hiebert

Address: 540 Jaginder Lane **Applicant:** Urban Options Planning

Subject: Rezoning from A1 to RR3c to facilitate a Carriage House

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR3c – Rural Residential 3 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z16-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot A Section 24 TWP 26 ODYD Plan 19310 Except Plan KAP88059*, located at 540 Jaginder Lane, Kelowna, BC from the A1 - Agriculture zone to the RR3c – Rural Residential 3 with Carriage House zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 26, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Farm Protection Development Permit, that includes a vegetated and fenced buffer to the agricultural property to the east;

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

2.0 Purpose

To rezone the subject property to permit a carriage house in addition to the primary residence.

3.0 Community Planning

Community Planning supports the proposed rezoning due to the unique location immediately adjacent to the Hwy 33 corridor, its location not in the Agricultural Land Reserve (ALR) and its close proximity to amenities in the Rutland neighbourhood (i.e. transit, schools, and parks). Also, the small property size at 2885 m² benefits from an existing sanitary sewer connection that was installed as part of the recent Highway 33 upgrades.

4.0 Proposal

4.1 Background

The property was originally part of a larger agriculture parcel. In 1984, this parcel was subdivided from the parcel to the north, 528 Jaginder Lane. In 2009, Jaginder Lane was dedicated, and the formal access to the property transferred from Highway 33 to Jaginder Lane.

Given that the property was subdivided from the original farm, and that it's size corresponds with the size of a Rural Residential 3 zone, rezoning the parcel to a rural residential zone is appropriate.

In 1996, the current primary residence was built. At the time, the owner signed a covenant that permitted the original farmhouse to be occupied by a long time farm worker and their family.

Since 1996, the City has permitted carriage houses in the rural residential zones. In addition, when the improvements through the widening of Highway 33 and corresponding sewer occurred from 2009 through 2011, sewer connections were installed to both dwellings.

4.2 Project Description

The applicant is requesting that the property be rezoned from A1 – Agriculture 1 to RR3c – Rural Residential 3 with Carriage House, to authorize the existing old farmhouse on the property to be used as a carriage house. Two dwellings are permitted in the Rural Residential 3 with Carriage House zone. The primary residence does not have a suite. The original farmhouse conforms to the carriage house regulations.

Staff are recommending two conditions prior to adoption:

- Connection of both the primary dwelling and the carriage house to sanitary sewer; and
- Issuance of a Farm Protection Development Permit, to address a vegetated buffer and fence to buffer potential agricultural/residential conflicts with the agricultural operation to the east.

Site Plan: 540 Jaginder Lane



Principal Dwelling: 540 Jaginder Lane



Proposed Carriage House: 540 Jaginder Lane



4.3 Site Context

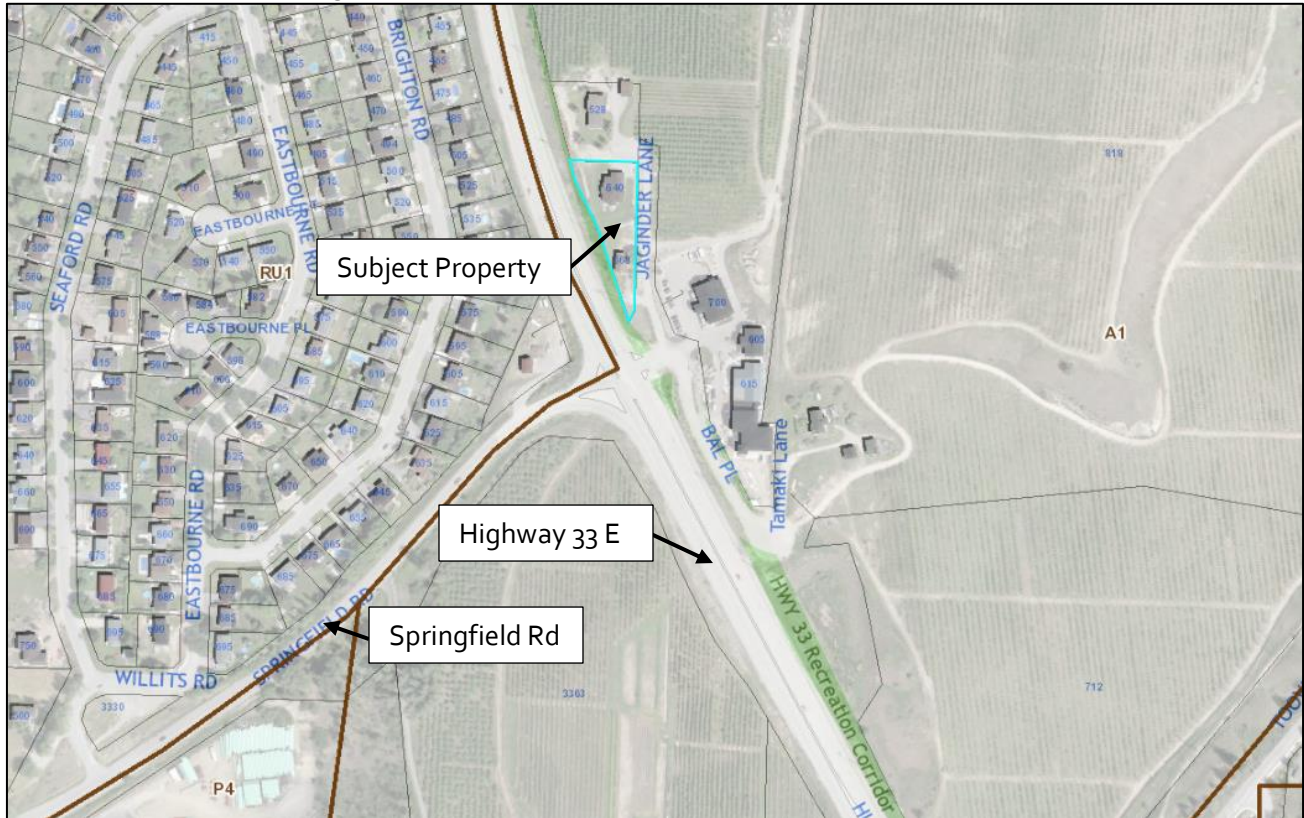
The property lies within the Rutland Sector of the City, according to the Official Community Plan. The property is adjacent Highway 33 E, but is accessed from Jaginder Lane. It is outside the Permanent Growth Boundary, which lies on the other side of Highway 33 from the property.

The property is not within the Agricultural Land Reserve (ALR), but the ALR is adjacent to the east.

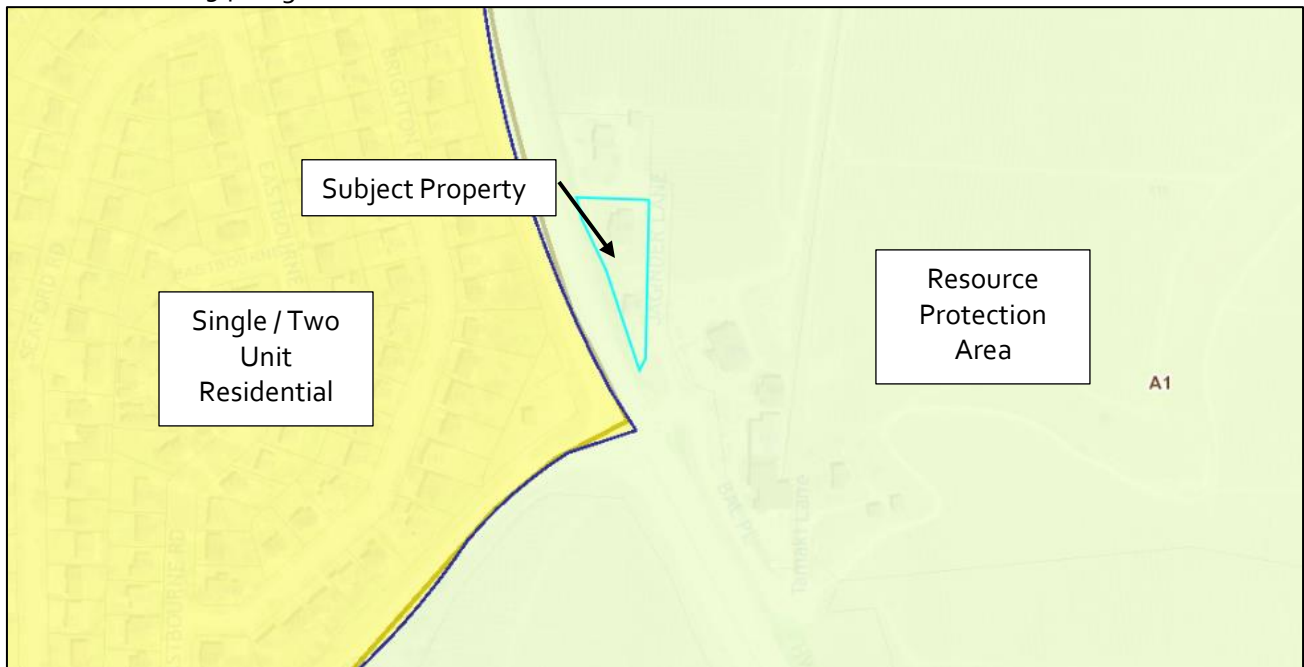
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Rural Residential
East	A1 – Agriculture 1 (ALR)	Agriculture
South	A1 – Agriculture 1 (ALR)	Agriculture
West	RU1 – Large Lot Residential	Urban Residential

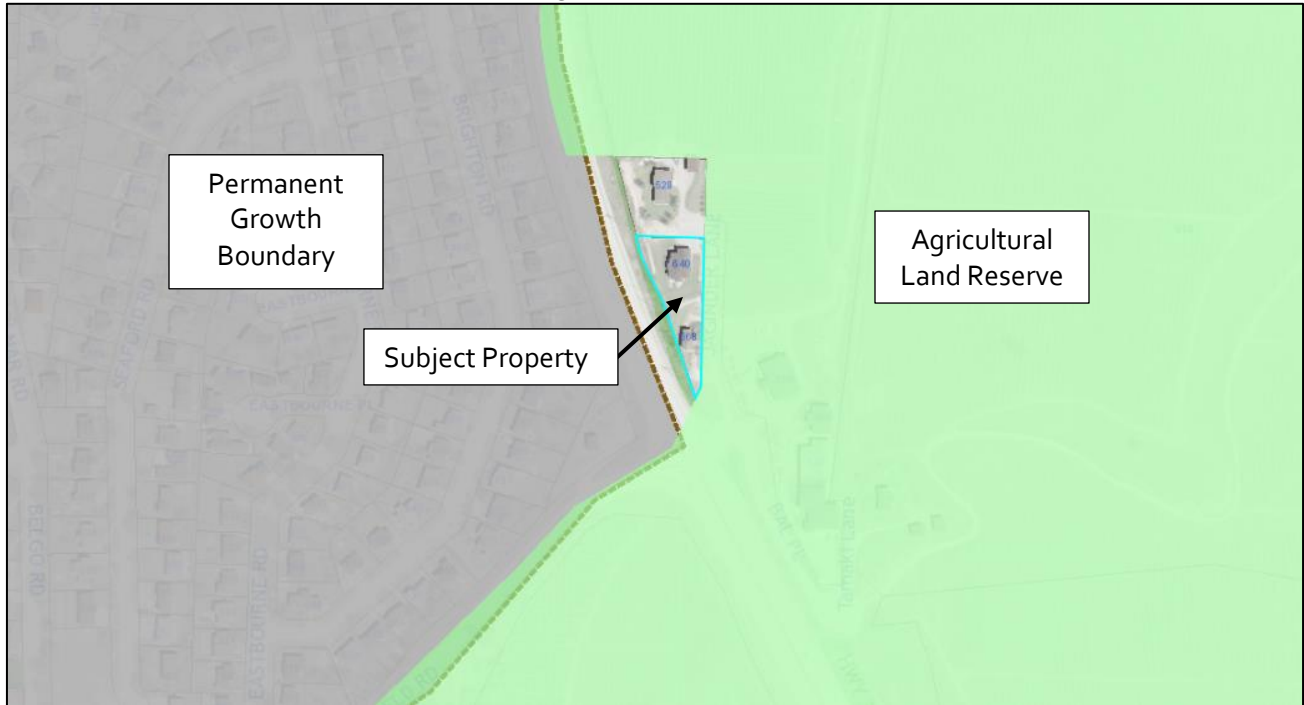
Neighbourhood Map: 540 Jaginder Lane



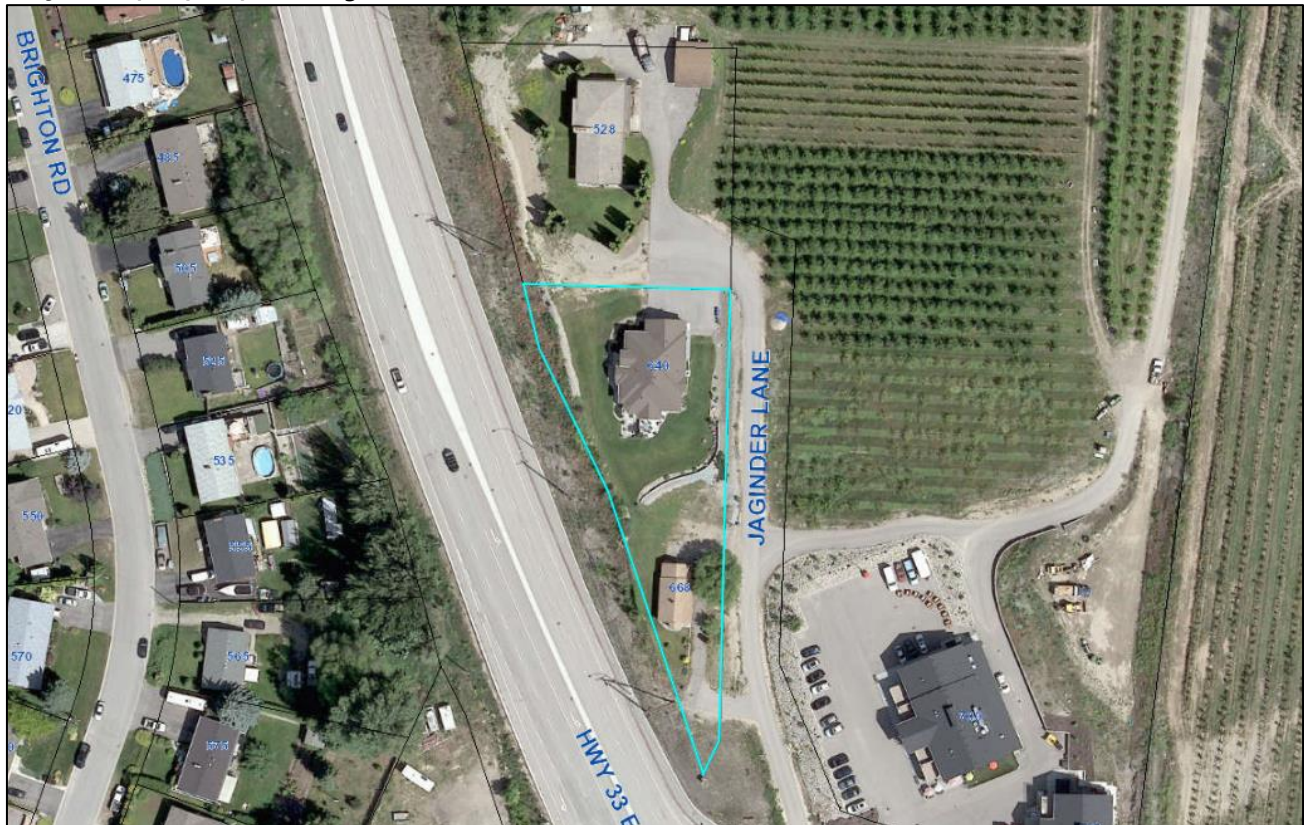
Future Land Use: 540 Jaginder Lane



Permanent Growth Boundary / ALR Map: 540 Jaginder Lane



Subject Property Map: 540 Jaginder Lane

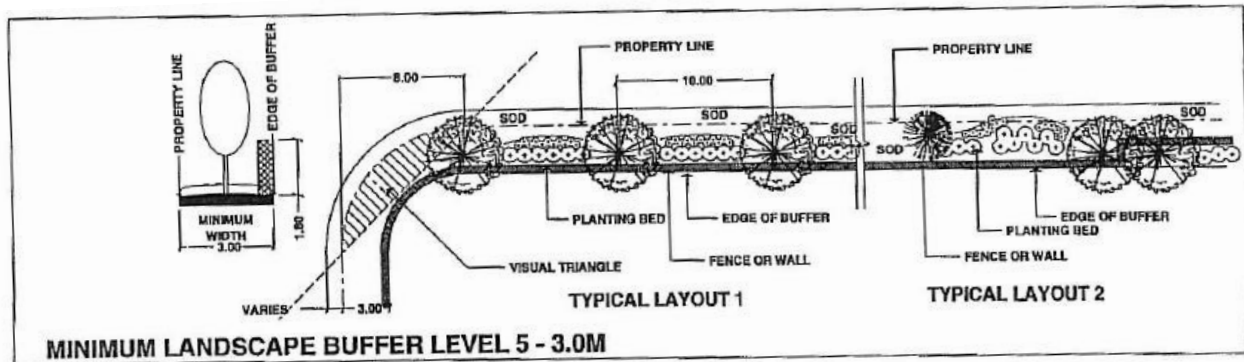


4.4 Zoning Analysis Table

Applicable zoning requirements as it relates to the subject property for the Rural Residential 3 with Carriage House zone is outlined below.

Zoning Analysis Table		
CRITERIA	RR3c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1660 m ²	2885 m ²
Lot Width	18 m	70 m (average)
Lot Depth	30 m	31.5 m (average)
Development Regulations – Principal Dwelling		
Height	9.5 m	7 m
Front Yard	6 m	10.1 m
Side Yard (south)	2 m	76 m
Side Yard (north)	2 m	7.85 m
Rear Yard	7.5 m	26 m (average)
Development Regulations – Carriage House ¹		
Height	4.8 m	4.8 m
Front Yard	6 m	6.6 m
Side Yard (south)	4.5 m (flanking)	38.5
Side Yard (north)	2 m	64.9 m
Rear Yard	2 m (See note ²)	2.14 m
Other Regulations		
Minimum Parking Requirements	3 stalls	2 Principal Dwelling / 1 Carriage House
Peak Height Comparison	Carriage House not to exceed	Principal 7 m / Carriage House
Private Open Space	30 m ²	Carriage House: 400m ² Principal Dwelling: 650m ²
Carriage Floor Area	75% of the principal dwelling to a maximum of 90m ²	principal dwelling: 390.9 m ² carriage house: 72m ² 18.4%
Maximum footprint of all accessory buildings	Lesser of 90m ² or 14% is permitted except when 1 storey in height then 100m ²	96.6m ² or 3.3%
¹ Per Bylaw 8000, Section 9.5b.1(c) on double fronting lots, the carriage house should be sited in accordance with the regulations for a single detached dwelling. ² Per Bylaw 8000, Section 9.5b.15 Rear yard setback for a carriage house is 2.0 metres, and also Section 1.8.1, where a property has been reduced in size due to a city or provincial road taking, the distance of the original property line will be considered.		

4.5 Landscape Buffer Treatment – Level 5 – ALR Buffer



5.0 **Development Policies**

Kelowna Official Community Plan (OCP)

Carriage Houses & Accessory Apartments¹. Support carriage houses and accessory apartments through appropriate zoning regulations.

Family Housing². Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

Farm Protection Development Permit Objectives³.

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land; and
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

6.0 **Technical Comments**

6.1 Development Engineering Department

- Refer to Attachment 'A'.

6.2 Fire Department

The Fire Department has no issues with the zoning application. We note that:

- the requirements of Section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met; and
- all units shall have a posted address on Javinder Lane for emergency services.

¹ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Chapter 15 (Farm Protection Development Permit Chapter).

6.3 Black Mountain Irrigation District

This re-zoning application will not affect the BMID system as the structures and services are in place. Our record drawings show 3 domestic services to the property and our model has 2 SFU already at this location. Nothing will change in terms of water supply if the re-zoning is approved.

The only concern is that there are no hydrants in this area and current water supply is through a 50 mm diam. main on Springfield Road. This issue was identified when analyzing the system capacity for 700 Hwy 33 East. However, this is an issue with the existing system that is not changing due to the proposed re-zoning.

6.4 Ministry of Transportation and Infrastructure

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

7.0 **Application Chronology**

Date of Application Received:	December 12, 2016
Date Public Consultation Completed:	February 22, 2017
Date Circulation Comments Completed:	March 6, 2017
Agricultural Advisory Committee	June 8, 2017

Moved by Tarsem Goraya/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z16-0086 for the property located at 540 Jaginder Lane, Kelowna, BC in order to rezone the subject property to permit a carriage house, in addition to the primary residence, adjacent to the farm operation in the Agricultural Land Reserve.

Carried

Report prepared by:	Melanie Steppuhn, Land Use Planner
Reviewed by:	Todd Cashin, Subdivision, Suburban and Rural Planning Manager
Reviewed by:	Ryan Smith, Community Planning Department Manager
Approved for Inclusion:	Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Development Engineering Services Memo
Site Plan
Site Photos

CITY OF KELOWNA

MEMORANDUM

Date: January 18, 2017
File No.: Z16-0086
To: Suburban and Rural Planning (MS)
From: Development Engineering Manager (SM)
Subject: 540 Jaginder Lane

The Development Engineering comments and requirements regarding this application to rezone the subject property from A1 to A1c (carriage) are as follows:

1. General

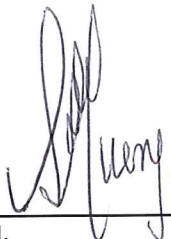
- a) Provide easements as required.
- b) This application does not trigger any offsite improvements.

2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #1. This application does not trigger any Specified Area charges.



Steve Muenz, P.Eng.
Development Engineering Manager

jo



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS
DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT
EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT

RESIDENTIAL DEVELOPMENT

540 JAGINDER LANE

KELOWNA, BC V1X 8E9

LOT A PLAN KAP19310

DATE DECEMBER 5, 2016

DRAWING NUMBER



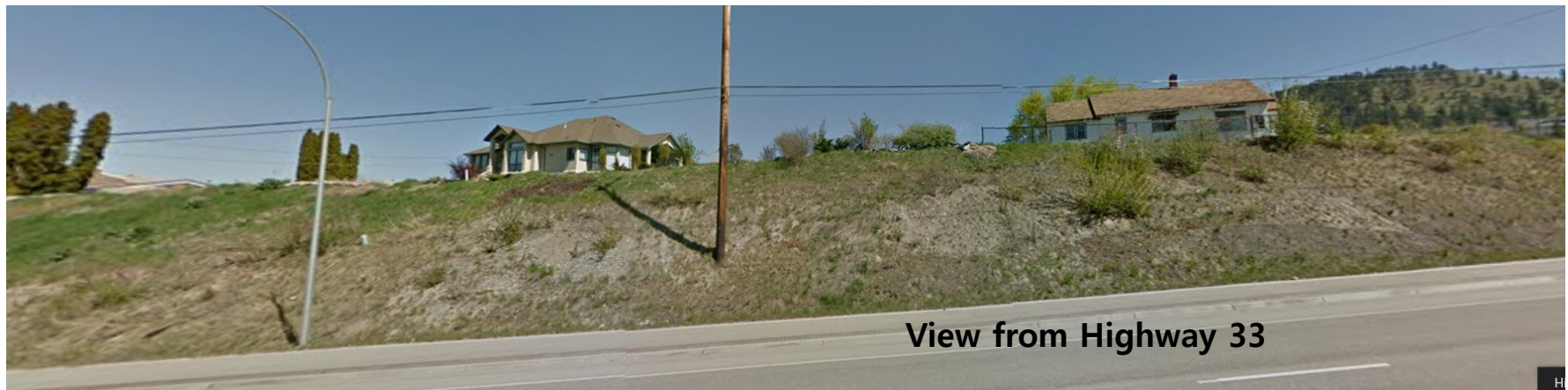


View from Jaginder lane

540 Jaginder Lane, Kelowna Site Context



View looking south on property



View from Highway 33



Front



Rear

Existing farm house (carriage house) elevations



West



East



Principal Dwelling Elevations



CITY OF KELOWNA
BYLAW NO. 11431
Z16-0086 – 540 Jaginder Lane

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 24 Township 26 ODYD Plan 19310 Except Plan KAP88059 located on Jaginder Lane, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR3c – Rural Residential 3 with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0031

Owners: Lindsay Smith Gibson &
Meghan Tenille Wise

Address: 454 Glenwood Ave

Applicant: Lindsay Gibson

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. 17-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A (DD 143142F and Plan B6681) of Lot 3 District Lot 14 ODYD Plan 3910, located at 454 Glenwood Ave, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms and concentrating growth with the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the neighbourhood currently zoned RU1c.

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form outlining that the neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing a single storey, two-bedroom carriage house in the northwest corner of the lot. The property has no rear lane and access to the proposed carriage house will be through the existing driveway along the west side of the property. Three parking spaces are provided and no variances are anticipated. As the property is within the Abbott Street Heritage Conservation Area, an issued Heritage Alternation Permit will be required prior to Building Permit. The applicant's development proposal and the proposed plans are attached for review.



Figure 1. Conceptual Rendering of Proposed Single Storey Carriage House.

4.2 Site Context

The parcel is located in the Central City sector, within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area. The subject property is 809 m².

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	RU6B – Two Dwelling Housing with Boarding/ Lodging House	Residential

Subject Property Map: 454 Glenwood Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550m ²	809m ²
Minimum Lot Width	16.5m	16.76m
Minimum Lot Depth	30.0m	47.95m
Development Regulations		
Max. Site Coverage (buildings)	40%	21.6%
Max. Site Coverage (buildings, driveways, and parking)	50%	40%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	9.2%
Max. Accessory Building Footprint	130m ²	74.3m ²
Max. Net Floor Area	100m ²	74.3m ²
Max. Net Floor Area to Principal Building	75%	37.3%
Maximum Height (to mid-point)	4.8 m	3.73m
Maximum Height (to peak)	5.09 m	4.06m
Minimum Side Yard (east)	2.0 m	7.01m
Minimum Side Yard (west)	2.0 m	2.13m
Minimum Rear Yard	2.0m	2.44m

Min. Distance to Principal Building	3.0m	11.64m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30m ²	> 30m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Carriage Houses & Accessory Apartments⁴. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See 'Attachment A'; memorandum dated April 27, 2017.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both dwellings shall have a posted address on Glenwood Ave.
- Maintain access to both units from Glenwood Ave.

6.4 FortisBC – Electric

- There are no FortisBC Inc (Electric) primary distribution facilities adjacent to the subject property. The current structure appears to be serviced via secondary underground. Based on the preceding, the cost to extend service to the proposed carriage house will likely be significant. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC - Electric has no concerns with this circulation.

7.0 **Application Chronology**

Date of Application Received: March 17, 2017
Date Public Consultation Completed: May 10, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" – Development Engineering Memorandum dated March 9, 2017
Attachment "B" – Applicant's Development Proposal
Attachment "C" – Proposed Carriage House Plans

CITY OF KELOWNA

MEMORANDUM

Date: April 27, 2017
File No.: Z17-0031

To: Community Planning (EW)

From: Development Engineering Manager(SM)

Subject: 454 Glenwood Ave

Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

4. Electric Power and Telecommunication Services

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



Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT A

This forms part of application

Z17-0031

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



March 16, 2017

ATTACHMENT B	
This forms part of application # Z17-0031	
Planner Initials	EW
City of Kelowna COMMUNITY PLANNING	

Development Proposal Rationale for 454 Glenwood Ave

We are proposing to build a 74.3 m² (800 square feet) single storey carriage house in the back left part of the property (northwest corner) at 454 Glenwood Ave. The carriage house is being built for co-owner Meghan Wise's parents as Meghan's father has a chronic health condition and requires regular access to the Kelowna General Hospital.

We feel that the proposed carriage house meets all of the objectives of the Abbott Street Heritage Conservation Area outlined in the City of Kelowna Official Community Plan. This includes: maintaining the residential and historical character of the Abbott Street Conservation Area; encouraging new development, additions and renovations to existing development which are compatible with the form and character of the existing context; and, ensuring that change to buildings and streetscapes will be undertaken in ways which offer continuity in the "sense of place" for neighbours and the broader community. Furthermore the building of a carriage house will increase urban density of Kelowna while also preserving the character of the neighbourhood.

We feel that the proposed design meets the landscape and architectural guidelines established in Chapter 16 of the City of Kelowna Official Community Plan. The building of the carriage house will not impact the established front yard setback on Glenwood Avenue. There has been a driveway at 454 Glenwood Avenue since it was built in 1950 and no changes are being made to the driveway or the front of the property. As there is no back lane access, three uncovered parking spaces have been provided on the property. The current spacing between the buildings on each side of 454 Glenwood Avenue have been retained and the minimum setbacks on the sides and rear of the property have been met.

The architectural design featured in the carriage house is similar to the principle residence, which is an early suburban bungalow. The main dwelling on the property was built in 1950 and is a single storey on a raised basement and features white stucco siding. The main floor is approximately 1.58 metres (5 feet 6 inches) above grade. The proposed carriage house is also a single-storey on grade design and will feature white stucco siding with wood accents. Although the carriage house features a sloped shed roof that is a different design than the main house, the carriage house will not be as tall as the main house. The eaves of the current house are 3.76 metres above grade, whereas the carriage house is 3.37 metres to finished grade at its lowest point, and 3.78 metres to the eaves and 4.06 metres to finished grade at its highest point, which is well below the height of the peak of the main house. Furthermore, the carriage house does not reduce or threaten the established massing of the streetscape. The carriage house will sit in the back left (northwest) corner of the lot and it will be difficult to see the carriage house from the front of the street because it is much smaller than the principle dwelling and the number of mature trees and foliage on the property.

The proposed carriage house fits with the established architectural pattern already featured in the Abbott Street Conservation Area. There are a variety of architectural designs and patterns for homes in the Abbott Street Conservation Area, and a flat roof or shed style roof is common among many of the homes built between 1950 and 1970. There are currently four principle dwellings on our block of Glenwood Avenue that feature flat roofs and are similar in

design to the proposed carriage house. Additionally, the window and door placement, shape, style, and design are similar to the principle dwelling on the property and the established architectural style in the neighbourhood.

Sight lines to the front yard and residence from the front street will remain the same, and only one mature tree from the rear of the property will be removed to build the carriage house. The rest of the historic trees on the property will remain which will preserve the visual style of the property. Due to the single-storey design of the carriage house there will not be any significant change to the casting of shadows on adjacent yards and buildings.

In conclusion, we feel that the proposed carriage house at 454 Glenwood Ave meets all of the objectives of the Abbott Street Heritage Conservation Area outlined in the City of Kelowna Official Community Plan, more specifically the landscape and architectural guidelines established in Chapter 16.

Sincerely,



Lindsay Smith Gibson

ATTACHMENT		B
This forms part of application		
# Z17-0031		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>



2 PLY SBS ROOFING



WOOD SIDING



ARCTIC WHITE

HARDIETRIM COLOUR

STUCCO AND
FLASHING TO MATCH



ATTACHMENT

C

This forms part of application

Z17-0031

Planner
Initials

EW



GIBSON WISE CARRIAGE HOME

454 GLENWOOD AVE.
KELOWNA, B.C.

Calder
Design Inc.

1787 Keloka Drive,
West Kelowna, BC V1Z 2Y3
Tel: 250-769-4882

DATE MAR. 13, 2017

ATTACHMENT C

This forms part of application
Z17-0031



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials
MIN. SIDE
YARD SETBACK

Property Information
KID: 238547

Legal Description:
Parcel A of Lot 3, Plan KAP3910,
District Lot 14
Osoyoos Division of
Yale Land District,
(DD 143142F and Plan B6681)

Parcel Identifier Number:
010-699-511

Lot Size: 0.2 Acres
804.1 m2

Site Coverage = 21.6%

EXISTING ZONING: RU 1

REQUIRED ZONING: RU 1 C

SITE AND LANDSCAPE PLAN



GIBSON WISE CARRIAGE HOME

454 GLENWOOD AVE.
KELOWNA, B.C.

Calder
Design Inc.

1787 Keloka Drive,
West Kelowna, BC, V1Z 2Y3
Tel. 250-769-4882

DATE MAR. 13, 2017

100
2

remove existing
18" diameter
Douglas Fir
(note: tree has
been topped)

PROPOSED
74.3 M2
(800 SQ. FT.)
CARRIAGE
HOME

DEMOLISH
GARAGE
SHOWN
DOTTED

MIN. SIDE
YARD SETBACK
TO CARRIAGE
HOME

PRECAST PERMEABLE
PAVING UNITS

MIN. SIDE
YARD SETBACK
TO PRINCIPAL
DWELLING

LIT PATHWAY
TO CARRIAGE
HOME

ADDRESS SIGN
FOR CARRIAGE
HOME

16.76 M
existing 1650 fence

existing 2000
fence

EL. 344.2 M

2.5 x 6m
FULL
SIZE CAR

PATIO

7.62

7.01

MED. SIZE CAR

MED. SIZE CAR

4.8

6

47.95 M

existing asphalt
driveway

existing
deck + stairs

existing
Residence

99.6 m2

+/- 11.65

existing fence

existing asphalt
driveway

existing fence

16.76 M

+/- 3.51

existing public sidewalk

existing back of curb

existing curb cut

GLENWOOD AVENUE

LAWN

CONCRETE
BRICK
PAVERS

existing
garden
boxes

existing 1950
fence

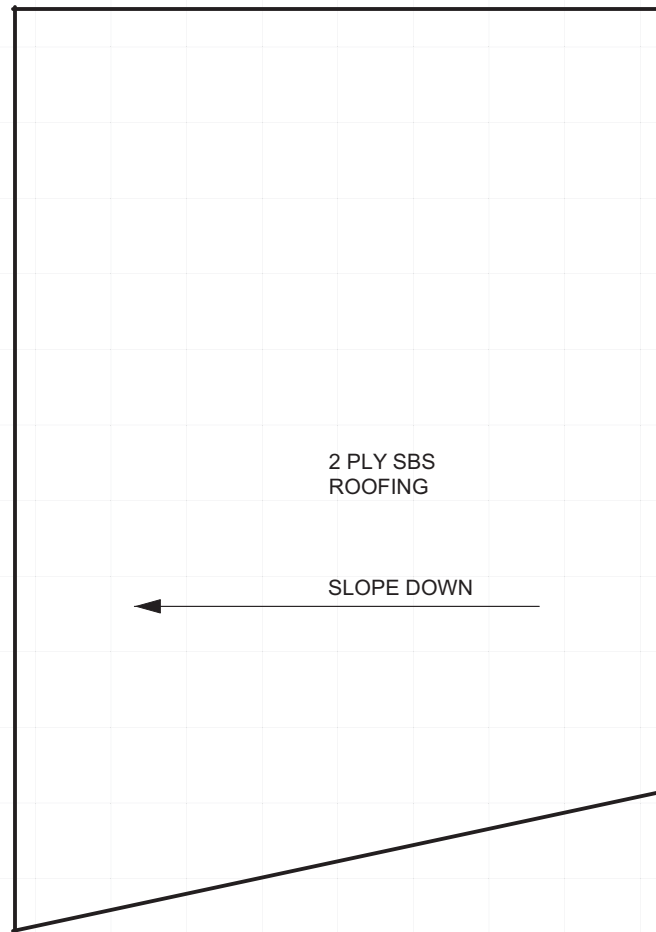
48.01 M

+/- 11.02

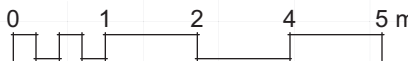
344 M

3.18

LS



SCALE:



This is a detailed architectural floor plan of a house, showing the layout of rooms, fixtures, and structural elements. The plan includes the following rooms and features:

- Bedrooms:**
 - Bedroom:** 9/6 x 9/8, located in the top left corner.
 - Master Bedroom:** 11/9 x 11/0, located in the top right corner.
- Bathrooms:**
 - ENS. (Ensuite):** Located between the Master Bedroom and the central living area, featuring a 3/0x3/0 CORNER SHOWER, W/D (Washing Machine), and a toilet.
- Living Area:**
 - Central living space with a fireplace labeled "D.V. FIREPLACE".
 - Seating area with a sofa and two armchairs.
 - Dining area with a round table and four chairs.
 - Kitchen area with a 30" FRIDGE, 30" RANGE, and a dishwasher (DW).
- Other Rooms and Features:**
 - Fum. (Furnace):** Located between the two bedrooms.
 - Staircases:** Labeled "ROD + SH" (Rod and Staircase), one near the bedrooms and another near the living area.
 - Linens:** A linen closet (LINEN) is located near the dining area.
 - Trench Drains:** Two are indicated, one near the kitchen/dishwasher and another near the fireplace.
 - Dimensions:** Various dimensions are provided for rooms, fixtures, and overall sections (e.g., 0.9 x 1.35, 7.62, 9.75).

FLOOR PLAN

SCALE:



ATTACHMENT C

This forms part of application

Z17-0031

Planner
Initials

EW



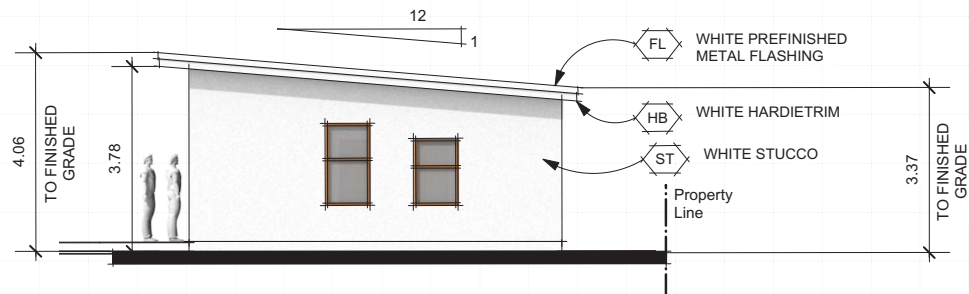
GIBSON WISE
CARRIAGE HOME

454 GLENWOOD AVE.
KELOWNA, B.C.

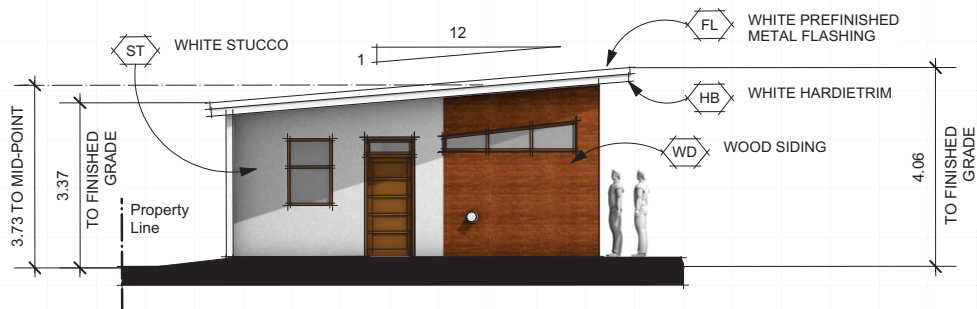
Calder
Design Inc.

1787 Keloka Drive,
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Tel. 250-769-4882

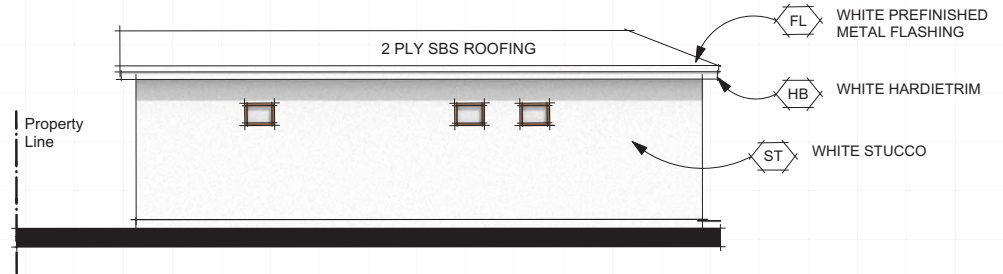
DATE MAR. 13, 2017



NORTH ELEVATION



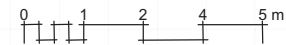
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



ATTACHMENT C

This forms part of application
Z17-0031

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

**GIBSON WISE
CARRIAGE HOME**
454 GLENWOOD AVE.
KELOWNA, B.C.
Calder
Design Inc.
1787 Keloka Drive,
West Kelowna, BC V1Z 2Y3
Tel. 250-769-4882
DATE MAR. 13, 2017

CITY OF KELOWNA
BYLAW NO. 11432
Z17-0031 – 454 Glenwood Ave

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Parcel A (DD 143142F and Plan B6681) of Lot 3, District Lot 14, ODYD, Plan 3910 located on Glenwood Ave, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 0920-20

To: City Manager

From: Community Planning Department (LK)

Application: OCP17-0010 & Z17-0026 **Owner:** Summerwood Retirement
Resort Holding Corporation,
Inc. No. BC1090350

Address: 1350 & 1370 KLO Road **Applicant:** Kent-Macpherson

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single Two /Unit Residential & EDINST – Educational/ Major
Institutional

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

Existing Zone: RU1 – Large Lot Housing & P2 – Education and Minor Institutional

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0010 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation and the EDINST – Educational/Major Institutional designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 26, 2017;

THAT Rezoning Application No. Z17-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the P2 – Educational / Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 26, 2017;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the applicant being required to register on the subject property a section 219 no disturb/no build restrictive covenant to ensure the ongoing protection of the environmentally sensitive habitat;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of both a Natural Environment Development Permit, a Form & Character Development Permit & a Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of supportive housing for an independent seniors living facility at 1350 & 1370 KLO Road. The addition of supportive housing at this location will add density to the area, but more importantly it will add 154 seniors housing units to the limited supply and the growing demand within the City. The proposal meets the OCP objective of providing a core housing need to allow seniors to age in place.

Rezoning the two parcels to RM5 – Medium Density Multiple Housing is in keeping with the neighbourhood context which has existing multi-residential developments in the area, with the most recent currently under construction at 1459 KLO Road (DP16-0124) and 3090 Burtch Road (DP15-0294). In exchange for allowing the supportive housing project, the applicant will be protecting a significant environmental feature at the rear of the property (a remnant woodland and creek channel).

Should the OCP Amendment and Rezoning be supported by Council, the applicant would be required to apply for a Form and Character Development Permit and a Development Variance Permit for the two proposed variances. One is to the side setback and the other is to increase the maximum height of the building. A Technical Subdivision application will be required prior to final adoption of the rezoning in order to consolidate the two existing parcels into one larger parcel.

Consideration has been given to the 20 Year Servicing Plan and Financing Strategy. It is deemed that this application will not trigger an impact study as KLO Road is an existing four lane arterial roadway.

4.0 Proposal

4.1 Project Description

The developer's proposal of supportive housing includes 154 self-contained dwelling units which vary in size from a bachelor suite (under 500 square feet) up to 2-bedroom + den units (approx. 1300 square feet). Most units have balconies which provide a private outdoor amenity space, along with a common kitchen, dining area, and many lifestyle amenities provided on site. Some of the amenities included are: a theatre, a

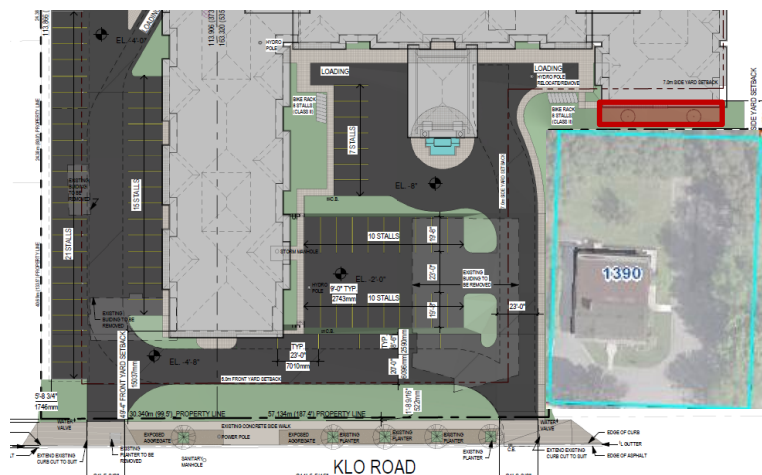
chapel, a fitness room and salon. The development provides multiple rooms focused towards occupants varied interests including a dance hall, sports lounge, wood workshop, crafts room, cards/games room and a library & computer room.

The site provides 137 parking stalls, with 48 stalls in the underground parkade, 76 at-grade stalls (23 within a carport and 53 at-grade open air stalls). The parkade also provides a storage room dedicated to scooters and residents bike storage. There are also an additional 16 Class II bike racks located near the main entry for visitors to the site.

Variances

The proposed development would require two variances, one to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys (for a portion of the building). The second variance is to reduce the east side setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed.

The project has been designed such that in the future, should the property located at 1390 KLO Road (outlined in blue) become available, the proposed development could extend the building south towards KLO Road. In the meantime, the applicant is requesting a variance to reduce the side setback, for that portion of the property line which is shared with the rear of the 1390 KLO Road property. The area of the variance is indicated in red.



Rezoning and OCP Amendment

The applicant has applied to amend the Official Community Plan and Rezone the subject properties to facilitate the development of supportive housing. The current OCP designation for the properties is S2RES – Single/Two Unit Residential and EDINST – Educational/ Major Institutional. Supportive housing is not an allowable use within the RU1 – Large Lot Housing zone and is restricted to a secondary use within the P2 – Education and Minor Institutional zone.

Environmentally Sensitive Area (ESA)

The collective area of both subject parcels is 1.70 ha (17,005.0 m²). The northern portion of the site, approximately 0.56 ha (5,666 m²), is an Environmentally Sensitive Area (ESA) which will be protected through 'no build' and 'no disturb' covenants. A detailed Environmental Impact Assessment will be required as part of the Natural Environment Development Permit. It will set the terms and conditions for adequately protecting the ESA and will allow limited construction in order to provide a pathway and benches throughout this area so it may be utilized and enjoyed by the residents. The Environmental Development Permit will also remove invasive plant material and include restoration plantings to further enhance the ecology of the ESA.

The parcels have an existing irrigation channel running across the north portion of the parcel. This channel is a remnant woodland and creek channel which has a number of red listed plants (this includes plants

which are either endangered or threatened). The area is green space and also includes several species of birds.

4.2 Public Consultation

Council Policy No. 367 – Public Notification & Consultation for Development Applications requires the applicant to consult the public regarding the proposed OCP Amendment and Rezoning for the subject property. The public engagement completed by the applicant includes:

- Open House – April 27, 2017 from 4pm -6pm at the existing house located at 1370 KLO Road (attendance approx. 19 people) – advertising included:
 - 'It's your neighbourhood' (4' x 8') sign located on site and was installed April 10, 2017.
 - Newspaper advertisement in the Kelowna Daily Courier – ad placed April 12, 2017.
 - Mail-outs and hand delivery to all property owners within 50 m of the subject properties.

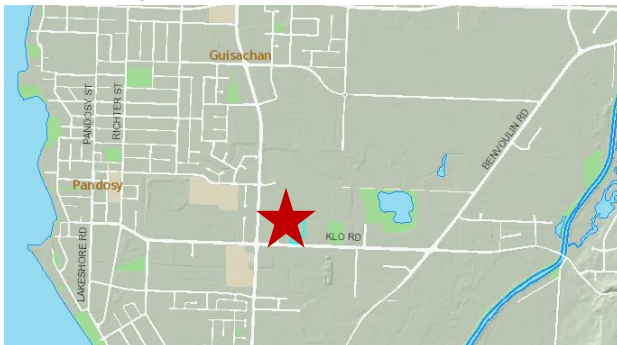
4.3 Site Context

The subject parcels are 1.70 ha (17, 005.0 m²) in area and are located between Gordon Drive and Benvoulin Boulevard on the north side of KLO Road. The parcels are within the Permanent Growth Boundary and are in the South Pandosy- KLO sector of Kelowna. The north 0.56 ha portion of the parcels are within an environmentally sensitive area.

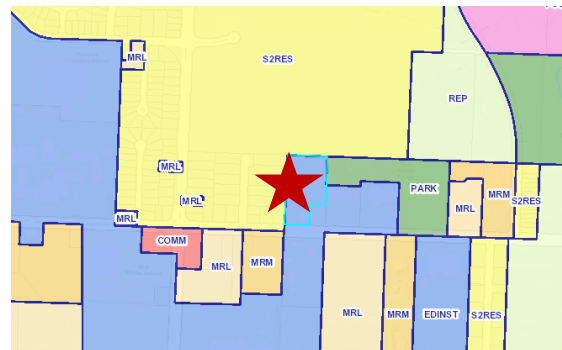
Specifically, adjacent land uses are as follows:

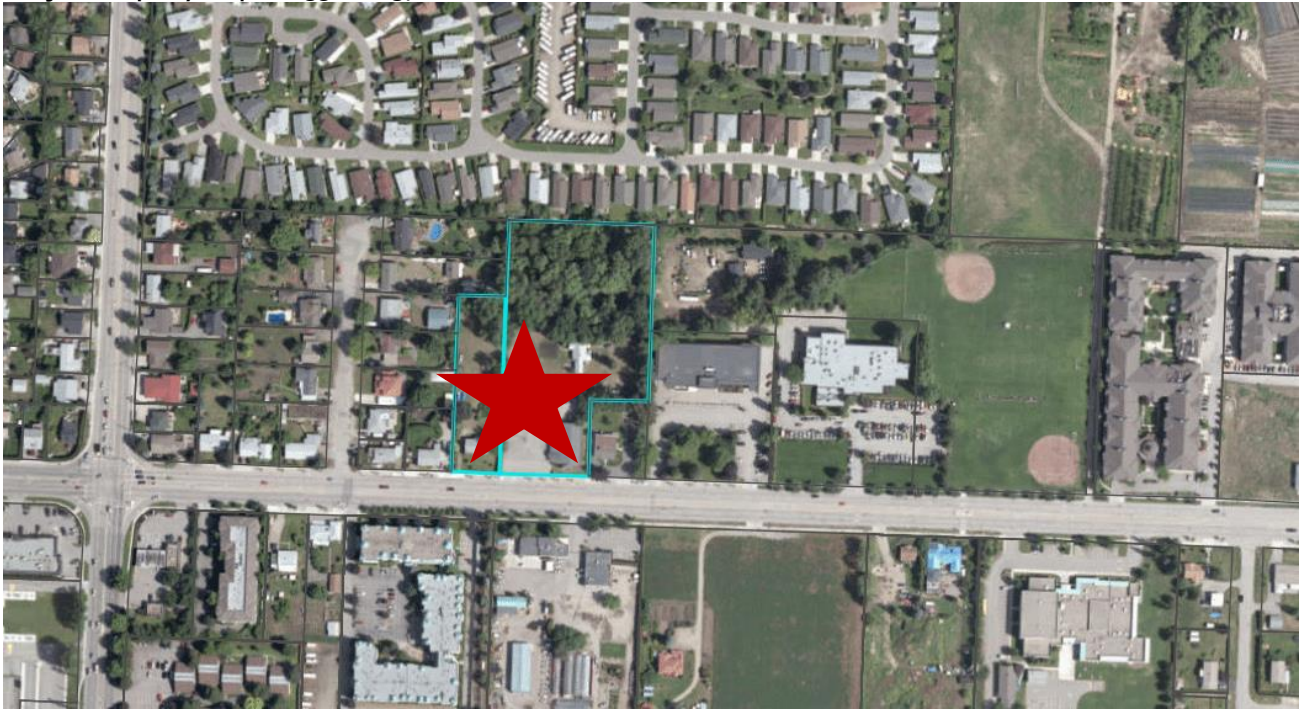
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RM7 – Mobile Home Park	Single Dwelling Homes Mobile Home Park
East	P1 – Major Institutional P4 - Utilities	Okanagan Regional Library RDCO Offices
South	P4 – Utilities RM4 – Transitional Low Density Housing	City of Kelowna Parks Offices Multiple Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Homes

Context Map:



Future Land Use:



Subject Property Map: 1350 & 1370 KLO Road**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	17,005 m ²
Lot Width	30 m	87 m
Lot Depth	35 m	+163 m
Development Regulations		
Floor Area Ratio	1.1	0.65
Height	4.5 storeys/ 18 m	5.0 storeys/ 17.5 m ❶
Front Yard	6.0 m	14.97 m
Side Yard (west)	7.0 m	20.40 m
Side Yard (east)	7.0 m	4.75 m ❷
Rear Yard	9.0 m	10.9 m
Other Regulations		
Minimum Parking Requirements	77 stalls	137 stalls
Bicycle Parking		
Private Open Space	m ²	m ²
Loading Space	m ²	m ²
Okanagan Lake Sightlines	120°	
❶ Indicates a requested variance to increase the maximum building height from 4.5 storeys to 5 storeys proposed.		
❷ Indicates a requested variance to the east side setback from 7.0 m required to 4.75 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Neighbourhood Impact.¹ When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Environmentally Sensitive Area Linkages.² Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Housing Availability.³ Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments for Rezoning.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- No comments for Rezoning.

7.0 Application Chronology

Date of Application Received: March 21, 2017

Date Public Consultation Completed: April 27, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Strategic Investments

¹ City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter).

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan, Landscape Plan and Proposed Renderings

Attachment C: Public Consultation Open House – April 27, 2017

CITY OF KELOWNA

MEMORANDUM

Date: June 6, 2017
File No.: Z17-0026

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 1350 – 1370 KLO Road

RM5

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a small diameter (19-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The estimated cost of this construction for bonding purposes is **\$20,000.00**
- (b) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting mechanical engineer will determine the servicing requirements of this proposed development. The estimated cost of this construction for bonding purposes is **\$8,000.00**
- (b) The downstream 250mm diameter sanitary sewer main in KLO Road (between Gordon Drive and Lowe Court) is limited in capacity. A flow analysis check is required by the developer's civil engineering consultant. If it is determined that upgrades to the main are required, the estimated cost to upgrade this section of main for bonding purposes is **\$100,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$12,000.00**

4. Road Improvements

- (a) KLO Road fronting this development has been urbanized. The existing driveway let-downs must be removed and replaced with barrier curb & gutter. The existing two way left turn lane must be upgraded to an all movement exclusive left turn lane cross section including concrete medians to be aligned with the access to 1359 KLO Road. The boulevard full frontage is landscaped complete with street trees. The estimated cost of this construction for bonding purposes is **\$60,000.00**

6. Subdivision

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

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development must be installed in an underground duct system. 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.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

9. Design and Construction

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

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary(a) Bonding

Water works	\$20,000.00
Sanitary Service	\$ 8,000.00
Storm Service	\$12,000.00
KLO Rd works	\$60,000.00
Flow analysis and sewer pipe upgrade	
KLO Rd Gordon - Lowe	\$100,000.00
Total Bonding	\$200,000.00

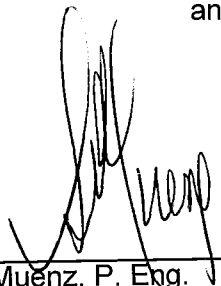
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) One site access for the development to KLO Rd is permitted and must be located opposite the access to 1359 KLO Road.
- (ii)
- (iii) The site plan should illustrate the ability of an MSU standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (iv) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



 Steve Muenz, P. Eng.
 Development Engineering Manager
 SS

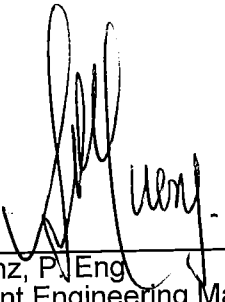
CITY OF KELOWNA
MEMORANDUM

Date: June 5, 2017
File No.: OCP17-0010
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 1350 & 1370 KLO Road

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0026.



Steve Muenz, P.Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

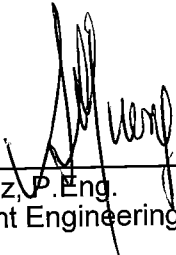
MEMORANDUM

Date: June 5, 2017
File No.: DP17-0068
To: Community Planning (Lk)
From: Development Engineer Manager (SM)
Subject: 1350 & 1370 KLO Road

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0026.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

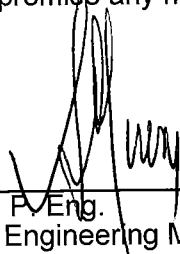
CITY OF KELOWNA

MEMORANDUM

Date: June 5, 2017
File No.: DVP17-0069
To: Community Planning (LK)
From: Development Engineer Manager (SM)
Subject: 1350 & 1370 KLO Road

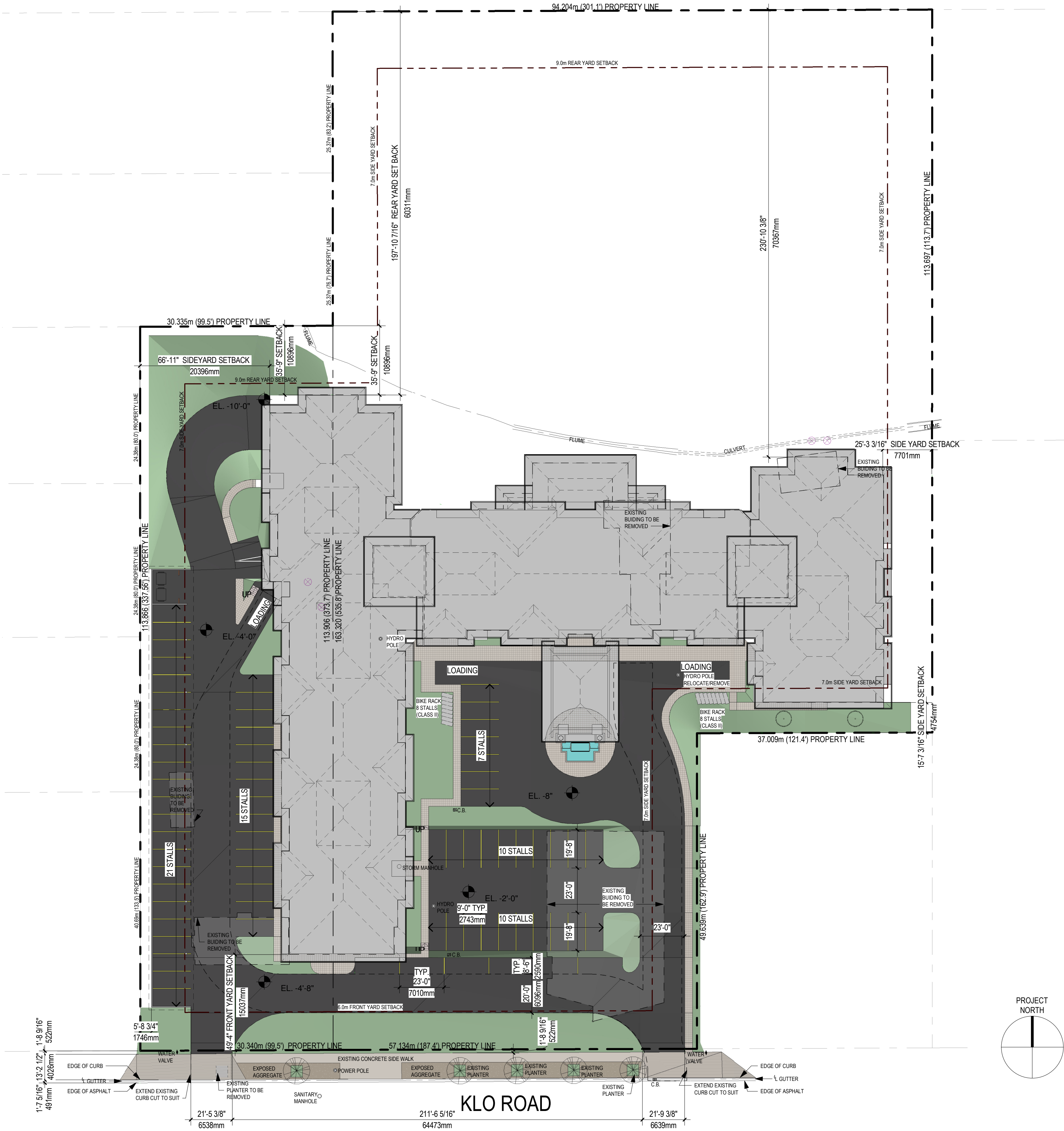
The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the building height and side yard setback does not compromise any municipal services.



Steve Muenz, P.Eng.
Development Engineering Manager

SS



ITEM	REQUIRED / ALLOWED	PROVIDED
0. EXISTING SITE STATS		
LAND PARCEL # 1		
STREET ADDRESS	1370 KLO ROAD	
LEGAL DISCRIPTION	PLAN # 27982 LOT #1 EXCEPT KAP57931	
EXISTING ZONING	P2	
OFFICIAL COMMUNITY PLAN	EDINS - EDUCATIONAL / INSTITUTIONAL	
AREA	13x556.97 m² (145,926 ft²)	
LAND PARCEL # 2		
STREET ADDRESS	1350 KLO ROAD	
LEGAL DISCRIPTION	PLAN # 1070 LOT # 15 EXCEPT PLAN KAP79079	
EXISTING ZONING	RU1	
OFFICIAL COMMUNITY PLAN	S2 RESIDENTIAL- SINGLE 182 UNIT RESIDENTIAL	
AREA	3,447,922 m² (37,113 ft²)	
1. PROPOSED SITE STATS		
PROPOSED SITE ZONING		RM5
COMBINED LOT AREA		17,004.9 m²
HEIGHT	4.5 STOREYS / (MAX) 18.0 m (58 ft)	5.0 STOREYS / 16 m (53 ft.)
TOTAL DWELLING UNITS		154 UNITS
LOT AREA	(MIN.) 1,400 m² (15069.5 ft²)	17,004.9 m² (183,039.2 ft²)
LOT AREA (NET)	1,400 m² (15069.5 ft²)	17,004.9 m² (183,039.2 ft²)
2. SETBACKS		
FRONT YARD (SOUTH)	6.0m	14.97m
SIDE YARD (SOUTH)	4.5m / 7m (14.76 ft/ 26.0 ft.)	4.75m (15.58 ft.)
SIDE YARD (WEST) CARPORTS	1.5m (4.72 ft.)	1.75m (5.74 ft.)
SIDE YARD (WEST) ≤ 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	1.75m / 20.40m (5.74 ft./ 66.93 ft.)
SIDE YARD (EAST) < 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	7.62m (25 ft.)
SIDE YARD (NORTH)	9.0m (29.53 ft.)	10.90m / (35.76 FT.)
3. LANDSCAPE BUFFERS		
FRONT YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 2	5.76m (18.90 ft.)
SIDE YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 3	4.75m (15.58 ft.)
SIDE YARD (WEST)	3.0 m (9.84 ft.) - LEVEL 3	1.5m / 4.11m (4.92 ft. / 13.48 ft.)
SIDE YARD (EAST)	3.0 m (9.84 ft.) - LEVEL 3	1.91m to 7.62m (6.27ft/ 25.0 ft.)
REAR YARD (NORTH)	3.0 m - LEVEL 3	10.88m to 60.46m (35.70 ft. / 198.36 ft.)
4. FLOOR SPACE RATIO		
FLOOR AREA RATIO	1.1	< 0.93
LOT AREA (NET)		17,004.9 m² (183,039.2 ft²)
FLOOR AREA (NET)	18,705.39m² (201,343.14 ft²)	15870 m² (170,823.3 ft²)
FLOOR AREA (GROSS)		17,600 m² (189,444.8 ft²)
5. BUILDING SITE COVERAGE		
MAX BUILDING FOOT PRINT (% OF SITE)	(MAX) 40%	23.4%
MAX BUILDING FOOT PRINT AREA	(MAX) 6801.96 m² (73,215.69 ft²)	3,984 m² (40,730.64 ft²)
MAX BUILDING FOOT PRINT & PARKING (% OF SITE)	65%	42.7%
MAX BUILDING FOOT PRINT & PARKING AREA	(MAX) 11053 m² (115,973.5 ft²)	7,277 m² (78,328.98 ft²)
6. PARKING		
ABOVE GROUND PARKING		53 STALLS
CARPORT PARKING		23 STALLS
BELOW GRADE PARKING		46 STALLS
LOADING PARKING SPACES		3 STALLS
HANDICAP PARKING	2 STALLS	2 STALLS
STAFF PARKING	12 STALLS	
SLEEPING AREAS = 193	65 STALLS	
TOTAL PARKING STALLS REQUIRED = 193/3 / PROVIDED	77 STALLS REQUIRED	137 STALLS PROVIDED
7. BICYCLE PARKING		
CLASSIFICATION (CLASS I) 154 UNITS X 0.5	77 BIKE STALLS	24 BIKE STALLS
SCOOTER PARKING C/W RECHARGING OUTLET		22 SCOOTER STALLS
RESIDENTIAL STORAGE LOCKERS		56 STOR. LOCKERS
TOTAL BICYCLE PARKING (CLASS I)	77 BIKE STALLS REQUIRED	± 118 BIKE STORAGE
CLASSIFICATION (CLASS II) 154 UNITS X 0.1	16 BIKE STALLS	16 BIKE STALLS
TOTAL BICYCLE PARKING (CLASS II)	16 BIKE STALLS REQUIRED	16 BIKE STALLS
8. DENSITY		
STUDIO		4 UNITS
1 BEDROOM		111 UNITS
2 BEDROOM		39 UNITS
TOTAL		154 UNITS
10. PRIVET OPEN SPACE		
BACK YARD (NOT INCLUDING SETBACKS)		5232 m²
EXTERIOR DECKS		940 m²
AMENITY SPACE		3007 m²
TOTAL AREA	2670 m²	> 9179 m²

SUITE AREA CHART					
SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES	TOTAL SUITE AREA	OCCUPANTS
UNIT TYPE A	0	44 m²	4	176 m²	4
UNIT TYPE B	1	58 m²	9	518 m²	9
UNIT TYPE C	1	58 m²	8	463 m²	8
UNIT TYPE D	1	60 m²	62	3721 m²	62
UNIT TYPE D1	1	63 m²	11	689 m²	11
UNIT TYPE E	1.5	68 m²	6	410 m²	6
UNIT TYPE F	1.5	69 m²	3	208 m²	3
UNIT TYPE G	1.5	72 m²	4	289 m²	4
UNIT TYPE H	2	72 m²	3	217 m²	6
UNIT TYPE J	1.5	78 m²	8	621 m²	8
UNIT TYPE K	2	92 m²	4	368 m²	8
UNIT TYPE L	2	97 m²	6	582 m²	12
UNIT TYPE M	2	101 m²	6	606 m²	12
UNIT TYPE N	2	104 m²	16	1667 m²	32
UNIT TYPE P	2.5	119 m²	4	477 m²	8
			154	11001 m²	193
TOTAL STAFF 12				TOTAL NUMBER OF OCCUPANTS = 205	

SYMBOL	NAME	QTY
	1/2\"/>	1
	1/4\"/>	1
	1/8\"/>	1
	1/16\"/>	1
	1/32\"/>	1
	1/64\"/>	1
	1/128\"/>	1
	1/256\"/>	1
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1 STREET VIEW (SOUTH) PERSPECTIVE



2 NORTH PERSPECTIVE VIEW



ATTACHMENT C	
This forms part of application	
# OCP17-0010 Z17-0026	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

April 27, 2017

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

Attention: Lydia Korolchuck, Planner, City of Kelowna

Dear Ms. Korolchuck:

**RE: Public Information Session Summary Report for 1350/1370 KLO Road
Application No. Z17-0026, OCP17-0010, DP17-0068**

In compliance with Council Policy No. 367, Summerwood Retirement Resorts Holding Corp. (Summerwood) wishes to submit the following summary report in support of our current OCP Amendment and Rezoning applications for the properties at 1350 and 1370 KLO Road.

Summerwood hosted a Public Information Session on the 27th of April, 2017 between the hours of 4:00 pm and 6:00 pm. The session was hosted on site at 1370 KLO Road, with discussion taking place within the existing residence on site, and along the flume to show interested parties where the proposed environmentally sensitive protected area is. A photo of the event is attached as APPENDIX A.

The official sign in sheet captured 19 attendees, however as we were in conversation with interested parties the entire time, there were a number that did not sign in and we anticipate that there was a total of ~30 attendees to the Information Session. The sign in sheets are attached as APPENDIX B.

Advertising for the session included:

- the posting of 'It's your neighbourhood' sign on site as per the template provided by the City of Kelowna (APPENDIX C) – sign installation was April 10th, 2017
- a newspaper advertisement in the Kelowna Daily Courier (APPENDIX D) – ad placed April 12th, 2017
- mailing (10 letters) and hand delivery (22 letters) to all the property owners within the 50-meter boundary from the subject property as per the list provided by the City of Kelowna (APPENDIX E)
- the City of Kelowna was notified directly via email to Ryan Roycroft

The information presented included information on the company itself, an explanation of the OCP and the application to amend, an explanation of land zoning and the application to amend as well as a conceptual site plan and renderings (APPENDIX F). In addition, a full size set of plans were provided

along with information on previous developments completed by Regency Retirement Resorts and an artist rendering of the proposed building.

Ed Hall (owner of Summerwood) and Jordan Hettinga (Senior Real Estate Advisor with Kent-Macpherson) were available to answer any questions and take comments from the public. The Neighbour Consultation Form has also been attached to this document (APPENDIX G). No City Staff attended the Information Session.

The attendees had a variety of comments and feedback during the Information Session. Although no written comments were given, the verbal feedback can be best summarized as:


- Residents of Sunrise Village (1255 Raymer Road) were concerned over the potential loss of trees located directly south of their homes. We informed them that we would protect the trees and environmental area – yet acknowledged that some hazard trees may need to be removed along with underbrush.
 - The same residents wanted to know how the City could ensure this area was protected
- Residents on Holland Road were most interested in the height of the building, and proximity to their homes.
- The majority of the attendees' major concerns were regarding privacy and the environment.
- Most of the attendees were hoping for input on the building design rather than the OCP/Rezoning at hand.

Information and feedback received has been taken into consideration for further design and development of the property.

We trust that this report satisfies all requirements; should you need clarification or further information, please do not hesitate to contact me directly.

Sincerely,

KENT-MACPHERSON

Per: 

J. Hettinga, B.Sc., RI

APPENDIX A – Photo of the event
APPENDIX B – Sign In Sheet
APPENDIX C – It's Your Neighbourhood Sign Photos
APPENDIX D – Kelowna Daily Courier Advert
APPENDIX E – Information Session Mail Out
APPENDIX F – Information Session Poster Boards
APPENDIX G – Neighbour Consultation Form

APPENDIX A – Photo from Event



APPENDIX B - Sign In Sheet

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



April 27, 2017

Kent Macpherson

**1350/1370 KLO Road – OCP Amendment, Rezoning, DP
Summerwood Retirement Resorts Holdings Corp**

Name	Address	Contact info (optional)
JIM + MARY GOURLAY	559-1255 ROBIN S.	250-869-4920
BARB GOEBEL	558-1255 ROBINS (SUNRISE)	250-862-8090
PAT ROSINSKI	553-1255 RAYMER	250-762-3537
MIKE + DEB GILLET	3099 HOLLAND RD	250-763-8668
DAVE + ELSIE	1330 KLO RD	250-868-8590
JOHN + ANNE	1255-557 RAYMER	250-869-7132
Rocky and Lori	3089 Holland Rd	250-860-1965
CARLO / Cecilia	3079 Holland RD	250-861-5562
Don Nettleton	CFO + OPERATIONS Regional Library 1430 KLO RD	250-860-4033 (2471)
Dave & Elsie Lettman	1330 KLO RD Kel	250-878-2208
Arnold + Brigitte Frank	1429 KLO Rd	250-860-7280
GARTH BRACKEN	560-1255 RAYMER AVE	250-860-1287
Moshi CAR	560-1255 Raymer Ave	250-860-1287

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APPENDIX C – Site Signage

Development Proposal


In your neighbourhood


Application No: Z17-0026 & OCP17-0010
Applicant: Kent-Macpherson





1350 & 1370 KLO Road
OCP amendment from S2RES & EDINST to MRM and
Rezoning from RU1 & P2 to RM5 to facilitate the
development of apartment housing (Seniors Housing).

Get involved and have your say

 Email
lkorolchuk@kelowna.ca

 Phone
250-470-0631

 Online
kelowna.ca/currentdevelopments

 Applicant's Information Meeting
Thursday, April 27, 2017
4pm-6pm @ 1370 KLO Road

City of Kelowna



APPENDIX D – Newspaper Advert

Notice of Public Information Session

1350/1370 KLO Road, Kelowna

Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.

This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.

Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.

For enquiries, contact Jordan Hettinga at 250-763-2236.

KELOWNA
THE DAILY COURIER, WEDNESDAY, APRIL 10, 2013

UTILITIES
Farmers fear they'll pay more under water system takeover
Agricultural water rate charged by South East Kelowna Irrigation District 1/3 of what city charges
By RON SEYMOUR
The Daily Courier

Southeast Kelowna farmers are concerned about water rates and service levels once the area's irrigation system is taken over by the city.

But homeowners in the area appear satisfied with benefits coming their way once the two systems are joined.

"None of our domestic users are complaining about the idea of getting good quality water for cheaper rates than they pay now, and nor should they," says Pike, general manager of the town to be dissolved South East Kelowna Irrigation District, said Tuesday.

An information meeting Monday on the implementation of the irrigation district with the municipal system drew about 100 people, about 60 of whom were farmers, Pike said.

"What they're concerned about is two things: what's going to happen to their rates, and what's going to happen to the service they receive," Pike said.

Eighty per cent of the water distributed by SEKID goes toward irrigation, with the rest for domestic use.

SEKID's agricultural water rate is only about one-third that charged by the City of Kelowna for the few farmers connected to the municipal system.

Under the amalgamation agreement between the city and SEKID, there is no specific plan by municipal officials that Southeast Kelowna farmers will continue to pay that low rate.

However, the city has agreed to adopt many of SEKID's agricultural service policies and programs. And the city is committed toward implementing any agricultural rate changes over time that are reasonable and fair, municipal officials say.

"The city has committed to equalise with the agricultural community before setting any new rates," says Ron Westlake, a city director. "Our goal is to complete this by the end of next year."

The elected board of trustees that oversees SEKID agreed to fold the operation into the city system as a way of securing funding for water upgrades. The money would not have been available to SEKID on its own.

With the substantial contribution from Victoria and Ottawa, a \$16-a-month water improvement package that had been killed by SEKID domestic users has already been dropped, effective April 1.

Over the next year, technical studies and engineering reports will be conducted on the best way to integrate the two systems. More than 10 kilometres of new pipelines will then have to be installed to create separate systems for domestic and agricultural use.

It's expected to be late 2013 before water users in the city system, drawn from Okanagan Lake, starts drawing to domestic users from the Hill Road, McColl Road corridor and Gallagher's Canyon neighbourhood.

A longer range plan is for the city system to draw from Mission Creek instead of the lake, but that is not expected to occur for several years.

VALLEY IN BRIEF
Possible case of child luring investigated in Armstrong
Armstrong RCMP are investigating after a man of legal age told a 15-year-old girl he was a police officer. On April 6, Armstrong RCMP received a report of a potential incident involving a young boy being offered a ride.

The boy was reportedly walking home on Roadside Avenue at Colony Street just after 2:10 p.m., when a man in a dark car and the male driver asked, "Hey, want a ride home?"

The boy declined, and the male driver started yelling at him, who ran away, said Cpl. Dan Mowbray in a news release.

The vehicle then drove off.

According to the boy, the truck was a two-door white van, possibly a Dodge, without a truck cap, and with B.C. licence plates and bumper.

The driver was described as a male with long hair, wearing a brown vest.

Anyone with information is asked to contact RCMP at 250-838-2222 or Crime Stoppers at 1-800-222-8477.

Students' paintings to be showcased tonight
Chula Vista Elementary School in Kelowna is hosting an art sale tonight, featuring students' original paintings.

Students from kindergarten to Grade 6 have created paintings under the theme of Canada 150.

Artwork on display at each grade will receive prizes donated by local merchants.

The sale will take place from 6:30 to 8 p.m. at Chula Vista Elementary, 5425 Lake St.

Walk of the Cross returns on Good Friday in Kelowna
First United Church in Kelowna will host the annual Walk of the Cross on Good Friday.

The walk will begin immediately following the worship service at the church, 721 Bennett Ave., which runs from 10:30 to 11:30 a.m.

Walkers will start the church for a 45-minute walk through downtown, stopping at four places along the way.

Participants will take turns carrying the cross as a way of making a spiritual journey from Jerusalem to Calvary.

This year's stop will include Outreach Urban Health, 4551 Leaven Ave., St. Joseph Mission, 295 Leaven Ave., the rainbow crosswalk at the intersection of Lawrence Avenue and Pelly Street, and the K-Love-Ha Friendship Lodge, 142 Leaven Ave.

At each stop, a brief approach will be read and a prayer will be offered.

The walk will be followed by a lunch served in the First United Church.

College to offer diploma in animation, starting in fall
A new animation diploma program is coming to Okanagan College in Kelowna.

The diploma will focus on 2D, digital 2D and 3D animation technology, helping students develop artistic creativity and programming skills.

The first group of students will begin the program this September, finishing in April 2015.

The provincial government is providing \$250,000 to support the first year of the two-year program.

"There is a dynamic animation industry flourishing in the Okanagan Valley," says the Okanagan College President, Mike McEwen. "This diploma program is a first for Kelowna and is a growing sector of the local economy."

— The Daily Courier

Waterfront project sent before public
By RON SEYMOUR
The Daily Courier

The public will be able to comment on a developer's plan for a major waterfront development in the Mission.

Council on Monday advanced the Aqua project — which includes three high-rise towers — in a public hearing for the necessary rezoning after presiding some aspects of Mission Group's proposal for a 2.4-hectare site south of the Cook Street boat launch.

"I believe (the project) is the right use for this area," Coun. Mike Stock said.

"Mission Group intends to do a lot of work on the waterfront, and this would be a good use," said Coun. Cherie Hodge.

One particularly appealing part of the proposal, councillors said, was the plan to create a public boardwalk and public beach along the waterfront.

"It'll be fabulous to have the firehouse open to the public," Coun. Tracy Gray said.

The plan includes a total of 300 suites in towers of 10, 16 and 28 stories, as well as some houses facing the water.

A major height restriction would be required, as the current building limit for the site is envisioned to be six stories, but council has previously approved buildings of more than six stories in the neighbourhood.

Original plans for the Aqua project, before the onset of the recession in 2008, included 450 homes and a large private marina.

The revised plans reduce the number of suites and drop the marina in favour of a four-story boat barn between an extension of Cook Road and Lakeshore Road.

While most councillors expressed general support for the proposal, Mayor Colin Bauman was more reserved.

"It's big, for a lack of a more intellectual term," Bauman said. "That's a lot of building for that particular site."

A public hearing for the Aqua project will be held at city council on April 25.

City drops proposed cap on number of workers allowed to live on farms
By Daily Courier Staff

Hundreds of farm labourers could be allowed to live on Kelowna farms after all.

City council has dropped a proposal that would have set a hard cap of 40 workers living on any one farming parcel.

However, landowners wanting to house more than 40 workers would have to go through a rezoning process as adjacent property owners could comment on the housing plan.

About 2,000 Mexican and Jamaican workers were brought in by Okanagan farmers last year. Under a federal agreement between Canada and the Mexican and

Golf tourney targets world hunger
A new local charity golf tournament is going to help tackle world hunger. The Swing at World Hunger tournament on April 29 will raise money for the Canadian Foodgrains Bank.

The tournament takes place at McColl Road Greens Golf Course, starting at 9 a.m. The entry fee includes a \$40 tax receipt.

For tickets and information, contact Jerry Klassen at 250-833-4940 or email jklassen@shaw.ca.

— The Daily Courier

City of Kelowna
City in action
Time to get about what's going on
Public Notices

Notice of Public Information Session
1350/1370 KLO Road, Kelowna
Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.

This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.

Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.

For enquiries, contact Jordan Hettinga at 250-763-2236.



APPENDIX E – Info Session Mail Out

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



Notice of Public Information Session

Date: Thursday, April 27th, 2017
Time: 4:00 pm – 6:00 pm
Location: 1370 KLO Road, Kelowna (House in middle of property)

RE: Official Community Plan Amendment and Rezoning Application for 1350 & 1370 KLO Road, Kelowna (Lot 15, Plan 10710, except Plan KAP79079, ODYD & Lot 1, Plan 27982, except Plan KAP57931, ODYD) - Proposed independent supportive seniors residence

The purpose of the Public Information Session is to provide information to the neighbouring residents and businesses on the following:

- 1) Official Community Plan Amendment
 - To amend the current OCP from Single/Two Unit Residential (1350 KLO Road) and Educational/Major Institutional (1370 KLO Road) to Multiple Unit Residential (Medium Density)
- 2) Zoning Bylaw Amendment
 - Rezone the site from RU1: Large Lot Housing (1350 KLO Road) and P2: Education & Minor Institutional (1370 KLO Road) to RM5: Medium Density Multiple Housing in accordance with the proposed changes to the OCP
- 3) Development Application
 - Development of an independent supportive senior's residence, consisting of ~154 units within a 5 story building



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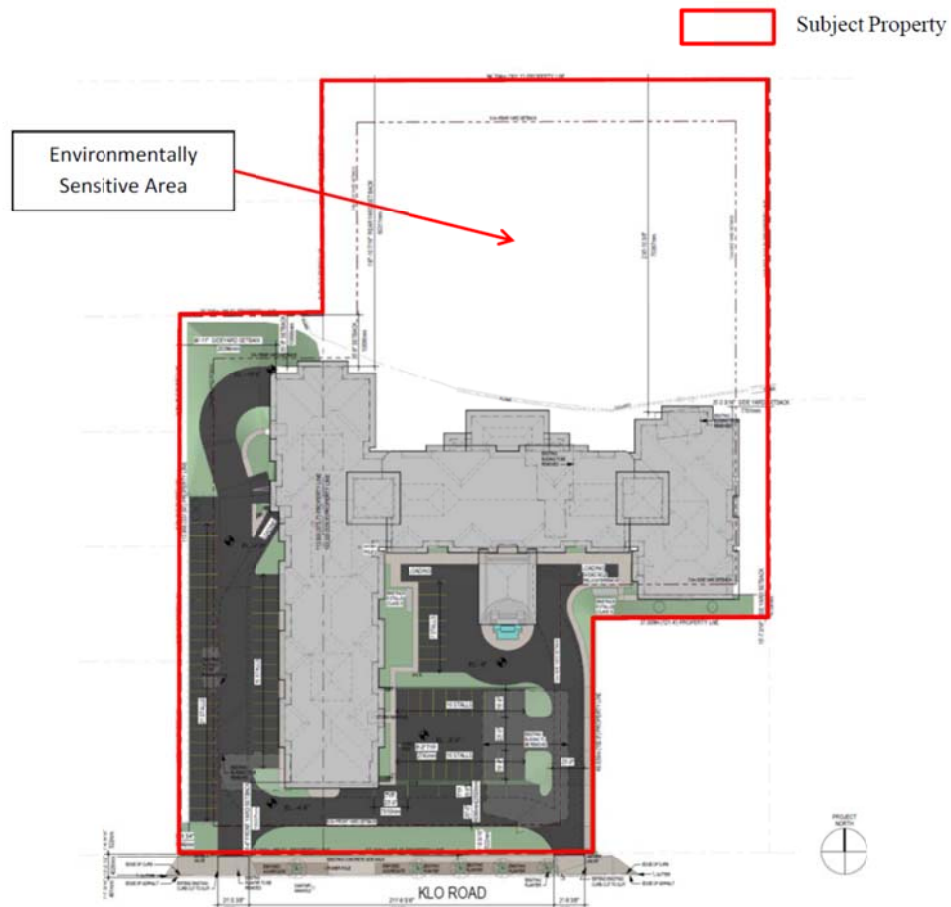


Representatives from Summerwood Retirement Resort Holding Ltd (the applicant) and Kent-Macpherson (the agent) will be in attendance to provide a project overview for interested property owners as well as answer any questions or concerns residents may have.

Agent Contact: **Jordan Hettinga** **Senior Real Estate Advisor with Kent-Macpherson**
250-763-2236 or jhettinga@kent-macpherson.com

City Staff Contact: **Lydia Korolchuk** **Planner at the City of Kelowna**
250-470-0631 or lkorolchuk@kelowna.ca

Proposed Project Site Plan



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WWW.KENT-MACPHERSON.COM



APPENDIX F – Info Session Poster Boards



Official Community Plan Amendment

What is an Official Community Plan (OCP)?

- An OCP is a policy tool that shows the community's goals and objectives for future growth. It is to be used by the municipality and the public to evaluate development proposals and ensure they are in line with the community's desires. The OCP is a flexible and adaptive document that can change with the community and address changes within the municipality.



Subject Properties


Currently OCP Designated as Educational/Major Institutional

Currently OCP Designated as Single / Two Unit Residential

What is this OCP Amendment for?

- The OCP designation for the parcel of land at 1350 KLO Road is currently Single / Two Unit Residential, and the OCP designation for 1370 KLO Road is Educational / Major Institutional. Summerwood Retirement Resorts is proposing to amend the OCP for both parcels to Multiple Unit Residential (Medium Density) as it would support the proposed independent supportive seniors residence.






Rezoning

What is property zoning?

- The Zoning Bylaw governs land use and the form, siting, height, and density of all development within the City boundaries to provide for the orderly development of the community and to avoid conflicts between incompatible uses.




Subject Properties

Currently Zoned P2; Education & Minor Institutional

Currently Zoned RU1; Large Lot Housing

What is this rezoning application for?

- The zoning for the parcel of land at 1350 KLO Road is currently RU1 (Large Lot Housing), and the zoning for 1370 KLO Road is P2 (Education & Minor Institutional). Summerwood Retirement Resorts is proposing to rezone both parcels of land to RM5 (Medium Density Multi-Family) as it would support the proposed independent supportive seniors residence.



Summerwood Retirement Resorts



Who is Summerwood Retirement Resorts?

Summerwood is a division of Regency Retirement Resorts based in Kelowna, BC.

Regency Retirement Resorts is a combination of two established Kelowna families who have been directly involved in the provision of superior retirement housing and care in the Okanagan for over 35 years. Regency has grown successful the old fashioned way, by providing excellent service and solid housing value, year after year, one customer at a time.

Our Vision is to combine beautiful living environments with extensive lifestyle amenities and caring personal service, to offer Okanagan seniors the finest in enjoyable and enriched retirement living.

Each Regency Retirement Resort has been designed and built, and continues to be owned and operated by the Regency Group. To date, there are five tasteful, charming and life enriching Regency Retirement Resorts in the Okanagan to choose from, each with its own individual architecture, character and personality.

With superior locations, distinctive buildings, lush landscaping and grounds, extensive recreational amenities and caring staff, we are able to offer a truly superior retirement lifestyle.



Proposed Development



Proposed Building Location



APPENDIX G – Neighbour Consultation Form

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, Jordan Hettinga of Kent-Macpherson, the applicant for Application No. Z17-0026, OCP17-0010, DP17-0068

for an OCP Amendment, Rezoning, DP for a new proposed independent supportive seniors residence
(brief description of proposal)

at 1350/1370 KLO Road, Kelowna have conducted the required neighbour
(address)

consultation in accordance with Council Policy No. 367.

- ☐ My parcel is located outside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☒ My parcel is located inside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Sign placed on property on April 10, Newspaper Ad placed in Daily Courier on April 12, hand delivered 22 letters and mailed 10 letters.

Public information session held on site on April 27th.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- JH Location of the proposal;
- JH Detailed description of the proposal, including the specific changes proposed;
- JH Visual rendering and/or site plan of the proposal;
- JH Contact information for the applicant or authorized agent;
- JH Contact information for the appropriate City department;
- JH Identification of available 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 250 862-3310
kelowna.ca



CITY OF KELOWNA

BYLAW NO. 11433

Official Community Plan Amendment No. OCP17-0010 1350 & 1370 KLO Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 15, District Lot 131, ODYD, Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP57931, located on KLO Road, Kelowna, B.C., from the S2RES – Single /Two Unit Residential designation and the EDINST – Educational/Major Institutional designation to the MRM – Multiple Unit Residential (Medium Density) designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11434
Z17-0026– 1350 & 1370 KLO Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 15, District Lot 131, ODYD, Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP57931, located on KLO Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone and P2 – Education and Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: OCP17-0009 / Z17-0024 **Owner:** Kirschner Mountain Estates Ltd., Inc. No. 665480
Donald & Amy Kirschner

Address: 2045 Loseth Road **Applicant:** Kirschner Mountain Joint Venture
1261 Kloppenburg Road

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: S2RESH – Single / Two Unit Residential – Hillside
MRL – Multiple Unit Residential (Low Density)
PARK – Major Park / Open Space (Public)

Proposed OCP Designation: S2RESH – Single / Two Unit Residential – Hillside
MRL – Multiple Unit Residential (Low Density)
PARK – Major Park / Open Space (Public)

Existing Zone: A1 – Agriculture 1
P3 – Parks and Open Space
RU1h – Large Lot Housing (Hillside Area)
RU4h – Low Density Cluster Housing (Hillside Area)
RM3h – Low Density Multiple Housing (Hillside Area)

Proposed Zone: A1 – Agriculture 1
P3 – Parks and Open Space
RU1h – Large Lot Housing (Hillside Area)
RU4h – Low Density Cluster Housing (Hillside Area)
RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0009 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- portions of Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located at 2045 Loseth Road, Kelowna, BC from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation, and from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation; and

- portions of Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located at 1261 Kloppenburg Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the PARK – Major Park / Open Space (Public) designation

as shown on Map “A” attached to the Report from the Community Planning Department dated June 19, 2017 be considered by Council;

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

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 26, 2017;

AND THAT Rezoning Application No. Z17-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- portions of Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located at 2045 Loseth Road, Kelowna, BC from the RU4h – Low Density Cluster Housing (Hillside Area) zone to the P3 – Parks and Open Space zone, and from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone; and
- portions of Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located at 1261 Kloppenburg Road, Kelowna, BC from the RM3h – Low Density Multiple Housing (Hillside Area) zone to the RM3 – Low Density Multiple Housing zone, and from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone

as shown on Map “B” attached to the Report from the Community Planning Department dated June 26, 2017, be considered by Council;

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

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

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone portions of the subject property to facilitate the creation of residential development parcels and park dedication.

3.0 Community Planning

Staff support the proposed OCP amendments and rezoning, consistent with the proposed subdivision of the subject site at this pre-development stage. The proposal would allow for dedication of a trail corridor, add to an existing park and open space area, facilitate a lot line adjustment, and support future development on the site.

An informal trail with an access easement granting access between properties currently runs through the centre of the site and connects to a pedestrian walkway at the end of Kloppenburg Court. A trail through the site was identified in the Kirschner Mountain Area Structure Plan (ASP) and subsequently in the City’s Linear Park Master Plan, and this proposal would see the trail dedicated to the City. This supports the intent of these plans as well as policy objectives for pedestrian connectivity through a development area.

In the east portion of the site, the applicant proposes to change approximately 500 m² of park and open space to residential to be added the existing single dwelling housing lot at 2001 Kloppenburg Court. No

further development is proposed for this area and Parks Planning staff did not have concerns with this change since it is a small piece of land between a BMID booster pump station and the pedestrian trail. The applicant proposes expanding the park and open space corridor north of the existing trail.

The RM3h – Low Density Multiple Housing (Hillside Area) zone was contemplated prior to the City adopting new hillside development guidelines and developing new residential hillside zones. Hillside development must now comply with the requirements of the Hillside Development Permit Guidelines, and the RM3h zone was since removed from the Zoning Bylaw. Furthermore, the majority of the area zoned RM3h has slopes of less than 20%. As such, staff directed the applicant to rezone from the RM3h zone to the RM3 zone. Future development would be subject to the regulations of the RM3 zone, and an Urban Design Development Permit would be required to review the proposed project against the applicable Comprehensive and Hillside Development Permit Guidelines. Development Permits for multiple family residential development would be brought forward for Council's consideration.

As part of the subdivision application, the City sent notices of the proposal to 17 nearby properties in April 2016. In this instance, staff considered this appropriate notification for the purposes of Council Policy No. 367 and did not require further notification for the OCP amendment and rezoning application.

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

4.0 Proposal

4.1 Background

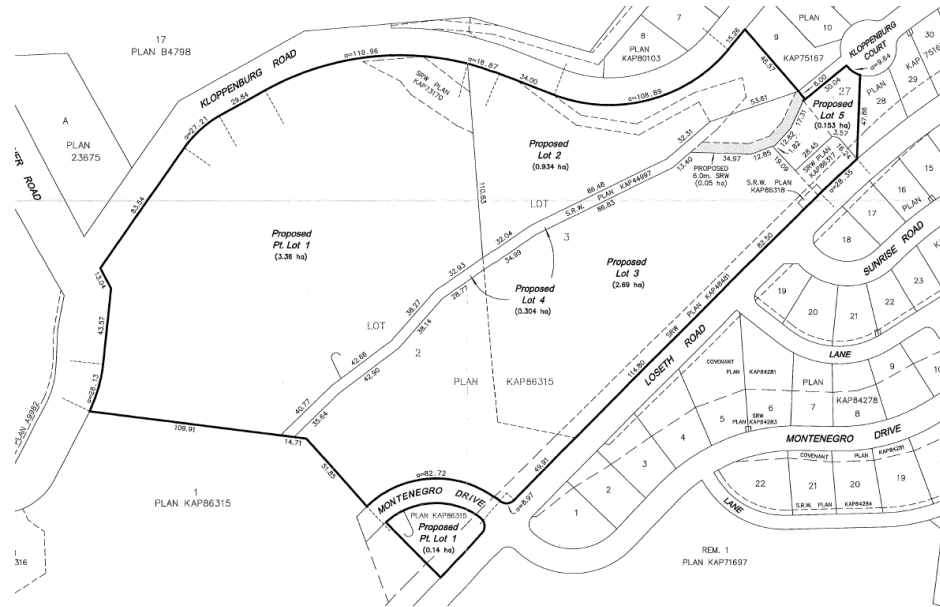
The subject site forms the northwest part of the Kirschner Mountain ASP area, endorsed by Council in 2002. The ASP expects a total of approximately 700 residential units across the entire ASP area, and identifies the subject site for single / two unit residential, multiple unit residential – low density, and major park / open space, with pedestrian links through the site.

Following preparation of the ASP, the applicant refined the development plan based on more detailed site investigations and correspondence with City staff regarding trail connections. OCP Amendment and Rezoning Bylaws adopted in 2006 and 2010 reconfigured the location of land uses on the site to better reflect the site topography, improve trail connections, and create more integrated development while maintaining the general vision of the ASP. The site is currently designated and zoned for single unit housing, single and two unit cluster housing, low density multiple unit housing, and park and open space.

4.2 Project Description

In 2016, the applicant submitted a subdivision application to create large development parcels that are better aligned with the existing residential zoning, and to dedicate a trail corridor through the centre of the site. A Preliminary Layout Review letter was issued on June 28, 2016 outlining the conditions of subdivision approval, one of which is OCP amendments and rezoning to reflect the proposed subdivision, particularly as it relates to the trail corridor.

The proposed OCP amendments and rezoning include extending the park and open space areas in the west and northeast portions of the site for the trail corridor, changing a small portion in the east to residential use to combine with an existing lot, and removing the hillside subzone from the low density multiple unit residential portion of the site. These changes align with the proposed subdivision plan shown to the right. The outcome of the OCP amendments, rezoned to RU4h, and one of development), one park parcel on Kloppenburg Court.



the OCP amendments, rezoning and subdivision would be three development parcels (two of which would be zoned RU4h, and one of which would have a combination of A1, P3, RU1h and RM3 zoning for future development), one park parcel, and a lot line adjustment for an existing single family residential lot off Kloppenburg Court.

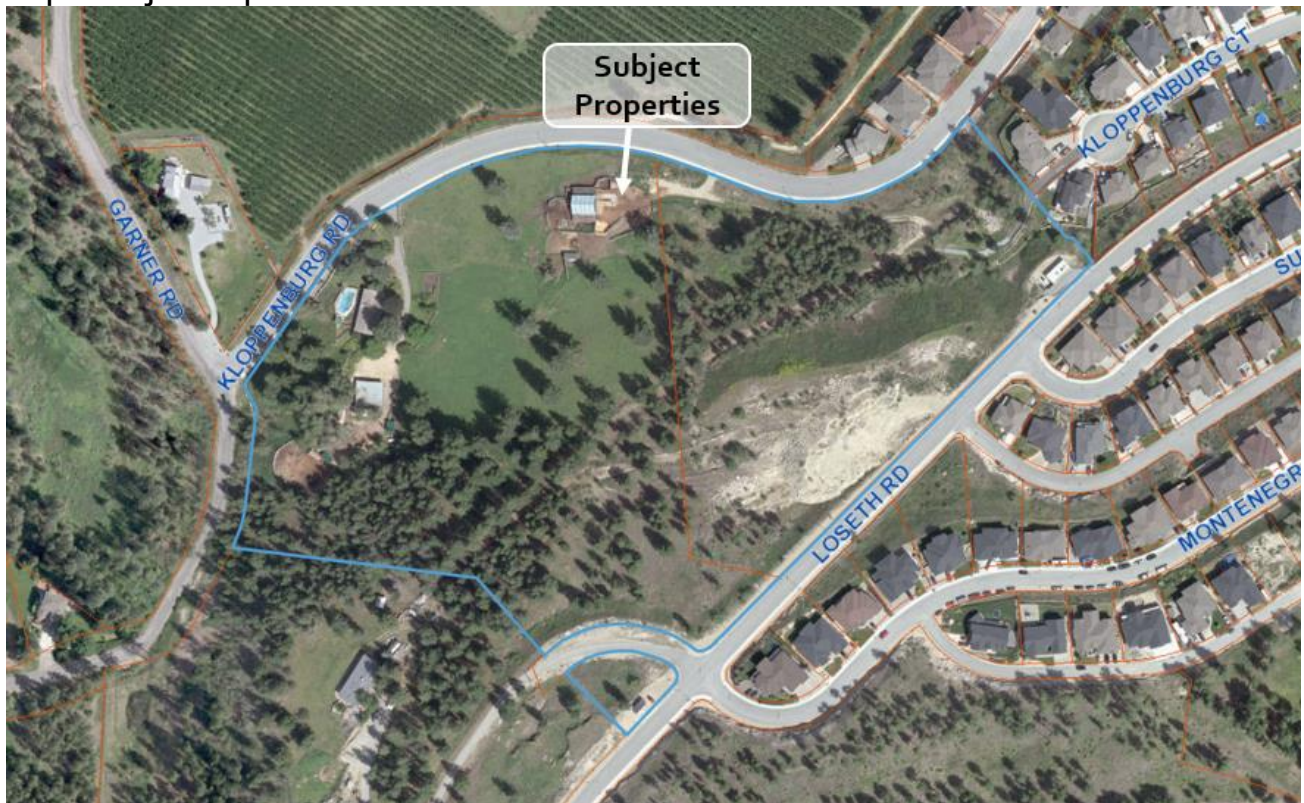
4.3 Site Context

The subject properties are located between Kloppenburg Road and Loseth Road in the City's Belgo – Black Mountain Sector. The surrounding area is characterized by single family residential neighbourhoods, vacant land / open space, and agricultural land. Future development is expected in the Kirschner Mountain area south of the subject site. Gopher Creek Linear Park is nearby, terminating north of the subject site.

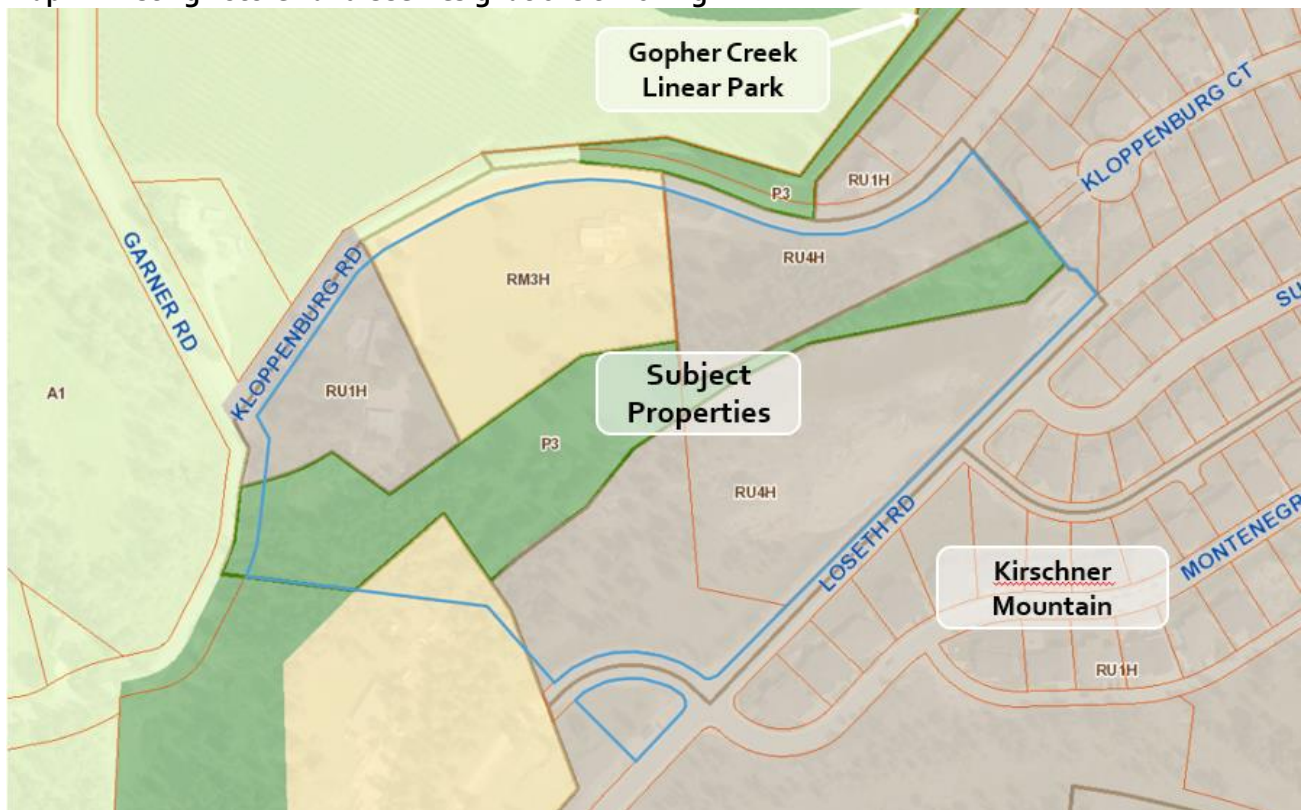
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 P3 – Parks and Open Space RU1h – Large Lot Housing (Hillside Area)	Agriculture & farm residential Public park (Gopher Creek Linear Park) Single dwelling housing
East	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
South	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
West	A1 – Agriculture 1	Agriculture & farm residential

Map 1: Subject Properties



Map 2: Existing Future Land Use Designations & Zoning



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Policy 5.10.1 Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 5.14.2 Dedication of Linear Parks. At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown in Map 5.9 – Linear Corridors / Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the City as a park, protected area; or
- Road reserve right-of-way; or
- Statutory right-of-way.

5.2 Kirschner Mountain Area Structure Plan (ASP)

- Active and passive open space, with significant inter-connected pedestrian access, will help create an integrated and cohesive community.
- Pedestrian links and open space will be emphasized.

6.0 Technical Comments

6.1 Development Engineering Department

- All offsite infrastructure and servicing requirements are addressed in the PLR under S16-0041.

6.2 Fire Department

- No issues with the zoning change.

6.3 Ministry of Transportation & Infrastructure

- Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

6.4 Parks & Buildings Planning

- Satisfied with the proposed rezoning and OCP amendments.

7.0 Application Chronology

Date Public Consultation Completed:	April 26, 2016
Date of Preliminary Layout Review Letter Issued:	June 28, 2016
Date of Application Received:	March 14, 2017

Report prepared by: Laura Bentley, Planner II

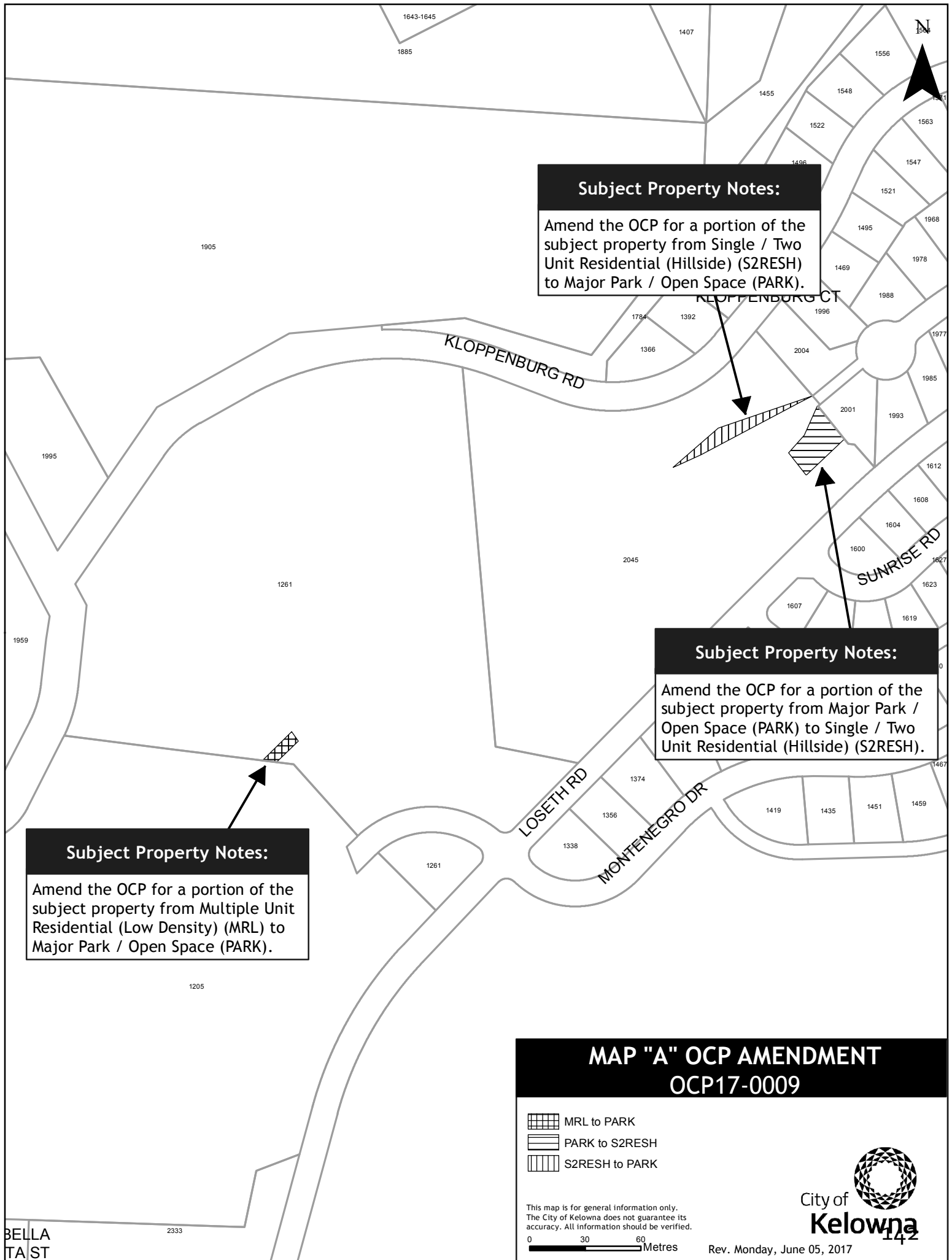
Reviewed & Approved by: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A"

Map "B"

Proposed Subdivision Plan



Subject Property Notes:

Rezone a portion of the subject property from RM3h Low Density Multiple Housing (Hillside Area) to RM3 Low Density Multiple Housing.

Subject Property Notes:

Rezone a portion of the subject property from RU4h Low Density Cluster Housing (Hillside Area) to P3 Parks and Open Space.





Subject Property Notes:

Rezone a portion of the subject property from P3 Parks and Open Space to RU1h Large Lot Housing (Hillside Area).

Subject Property Notes:

Rezone a portion of the subject property from A1 Agriculture 1 to P3 Parks and Open Space.

**MAP "B" PROPOSED ZONING
Z17-0024**

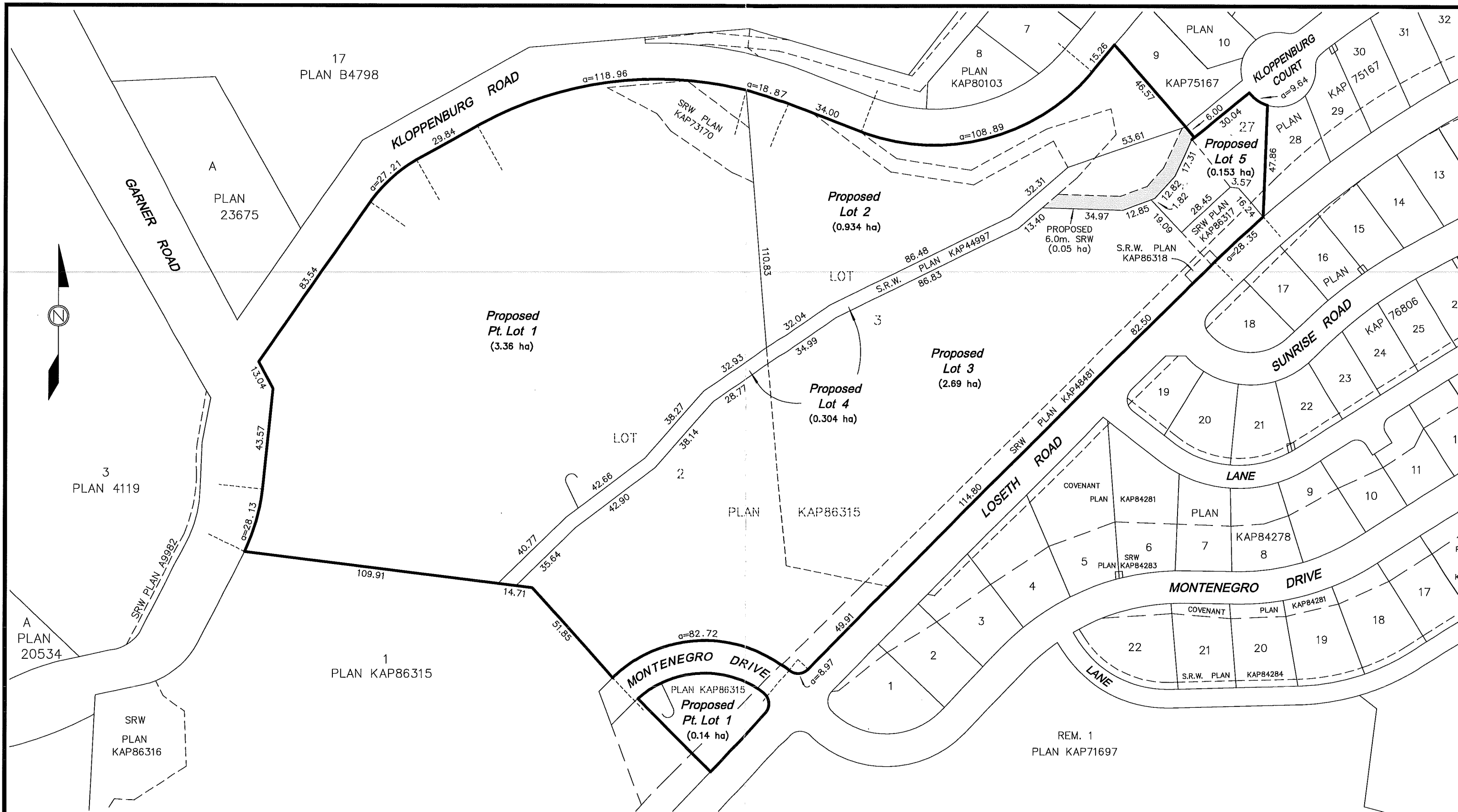
-  A1 to P3
-  P3 to RU1h
-  RM3h to RM3
-  RU4h to P3

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

0 30 60 Metres

Rev. Monday, June 05, 2017





TITLE: SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOTS 2 AND 3, PLAN KAP86315 AND LOT 27, PLAN KAP75167, ALL SECTION 13, TOWNSHIP 26, O.D.Y.D.	DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: nell@runnallsdenby.com	SCALE: 1:1500 (11"x17")	
		DATE: March 3rd, 2016	
		DWG: 14422 Proposed Sub 2	
		CLIENT: KIRSCHNER MOUNTAIN	FILE No.: 14422 REV. 0

CITY OF KELOWNA

BYLAW NO. 11435

Official Community Plan Amendment No. OCP17-0009 2045 Loseth Road and 1261 Kloppenburg Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of:
 - Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located on Loseth Road, Kelowna, BC from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation, and from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation; and
 - Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located on Kloppenburg Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the PARK – Major Park / Open Space (Public) designation;as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

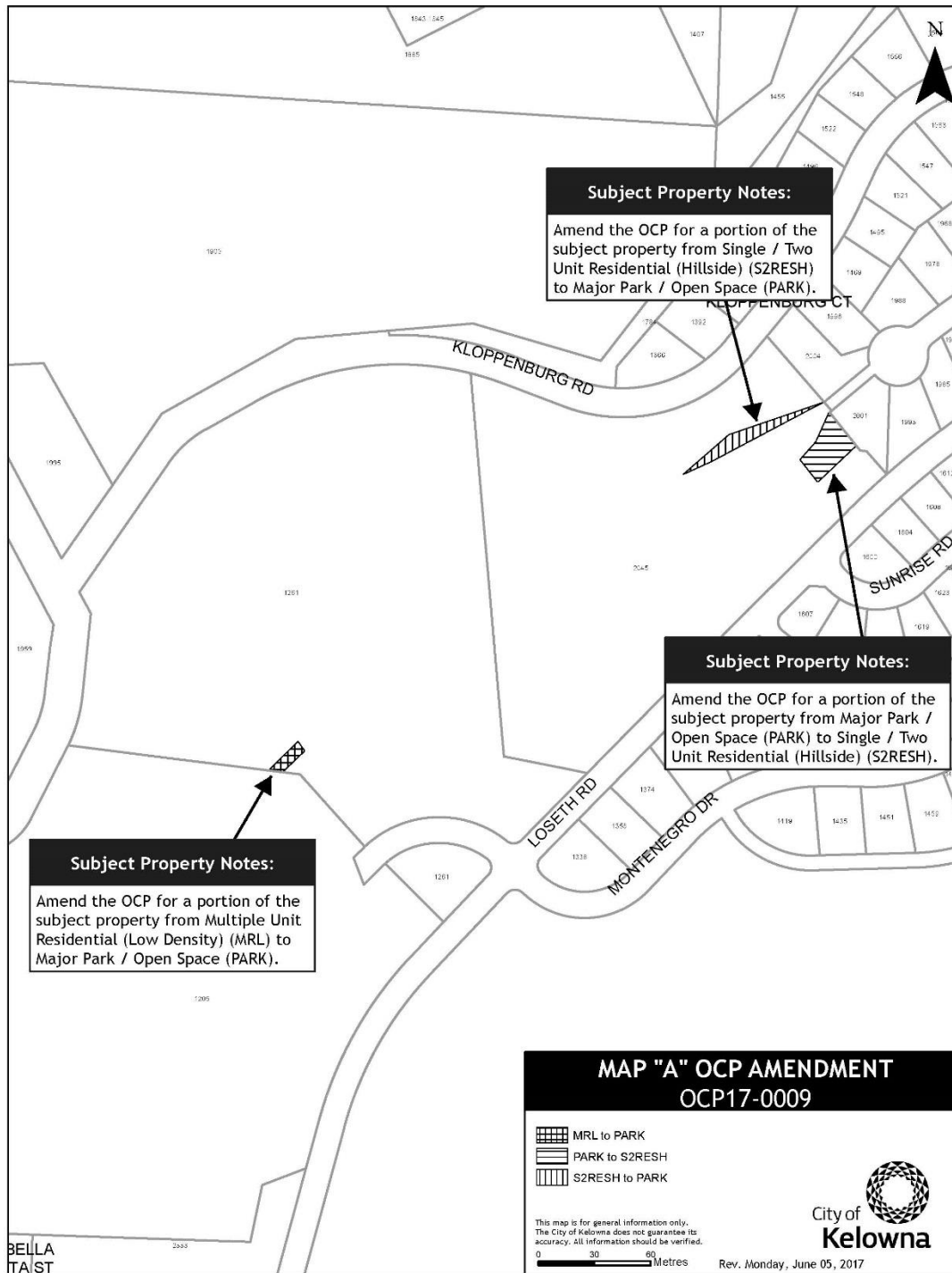
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11436

Z17-0024 – 2045 Loseth Road and 1261 Kloppenburg Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of:
 - Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located at 2045 Loseth Road, Kelowna, BC from the RU4h – Low Density Cluster Housing (Hillside Area) zone to the P3 – Parks and Open Space zone, and from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone; and
 - Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located at 1261 Kloppenburg Road, Kelowna, BC from the RM3h – Low Density Multiple Housing (Hillside Area) zone to the RM3 – Low Density Multiple Housing zone, and from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone.

As shown on Map "B" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

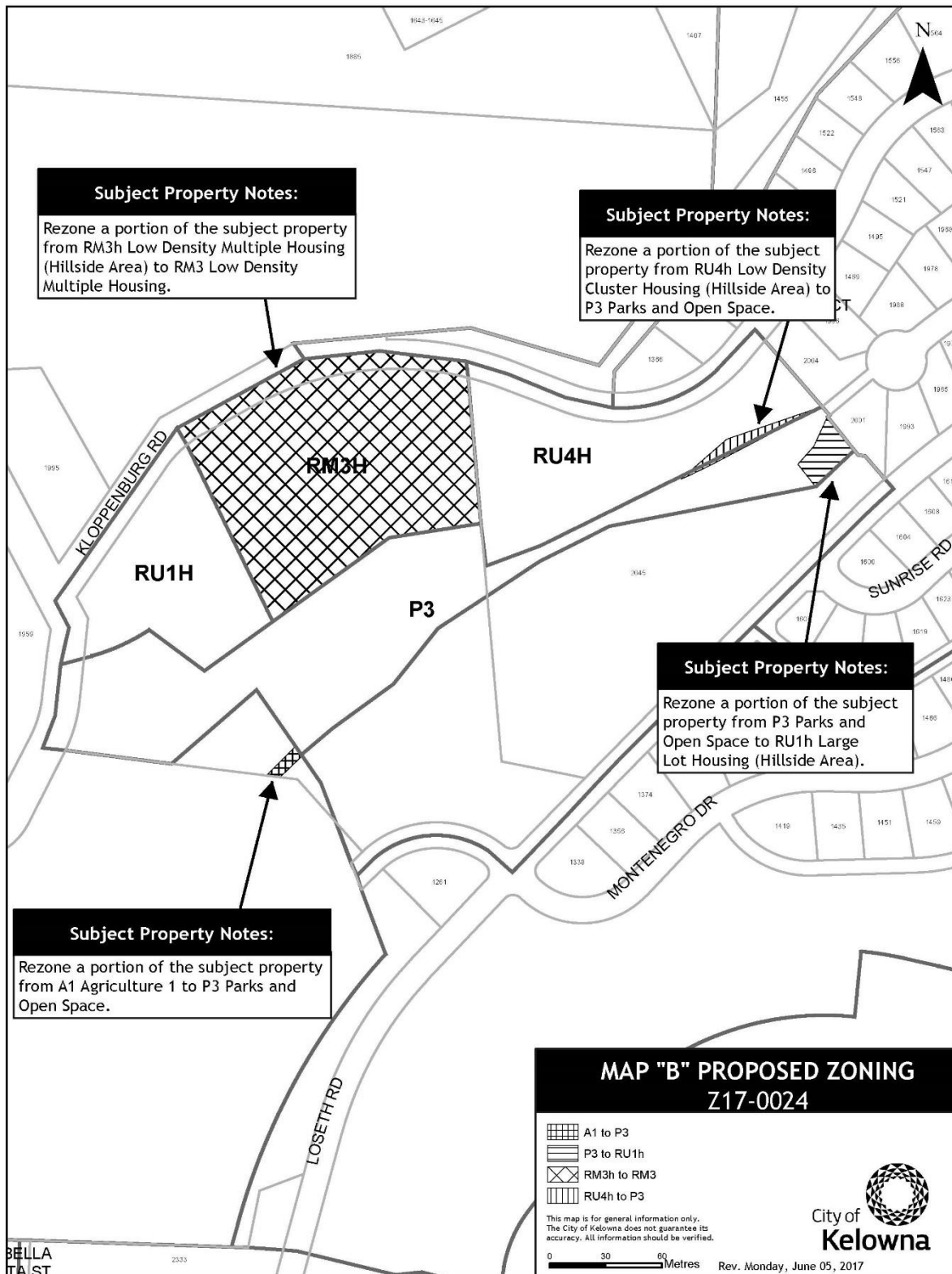
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-20

To: City Manager

From: Community Planning Department (LK)

Application: OCP17-0001
TA17-0002

Owner: 1104053 BC LTD

Address: 5317 Chute Lake Road

Applicant: Urban Options

Subject: Official Community Plan Amendment & Text Amendment Applications

Existing OCP Designation: PARK – Major Park/ Open Space

Proposed OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: CD2 – Kettle Valley Comprehensive Residential Development

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 20 Sections 23 and 24 Township 28 SDYD KAP74693, located at 5317 Chute Lake Road, Kelowna, BC from the PARK – Major Park – Open Space designation to the S2RES – Single/ Two Unit Residential designation, as shown on Map “A” attached to the Report from the Community Planning Department dated June 26, 2017, be considered by Council;

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

AND THAT the requirement to hold a Public Information Session prior to the Official Community Plan Map Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna’s Development Applications Procedures Bylaw No. 10540, be waived;

AND THAT Zoning Bylaw Text Amendment Application No. TA17-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated June 26, 2017 for Lot 20 Sections 23 and 24 Township 28 SDYD KAP74693, located at 5317 Chute Lake Road, Kelowna, BC be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map amending Bylaw and the Zoning Bylaw Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 26, 2017.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property and to amend the Kettle Valley Comprehensive Development Zone (CD2) to facilitate a two lot residential subdivision.

3.0 Community Planning

Staff are supportive of the proposed OCP Amendment and Text Amendment application to facilitate the two lot residential subdivision of the subject property. The property was designated as private open space to act as a gateway in the original Kettle Valley Master Plan (1996). The property was damaged in the 2003 fires and the mature vegetation destroyed. Since then, minor changes to the local road system has further reduced the size of the parcel and the need for a gateway into Kettle Valley has lessened. For these reasons, together with the fact that the master developer has constructed less density than originally planned and this proposal represents a modest way to increase it, Planning is recommending the change in land use to permit the two residential lots.

Should the OCP Amendment and Text Amendment be supported by Council, the applicant will proceed with a two lot subdivision application.

Consideration has been given to the 20 Year Servicing Plan and Financing Strategy. It is deemed that this application will not trigger an impact study.

4.0 Proposal

4.1 Background

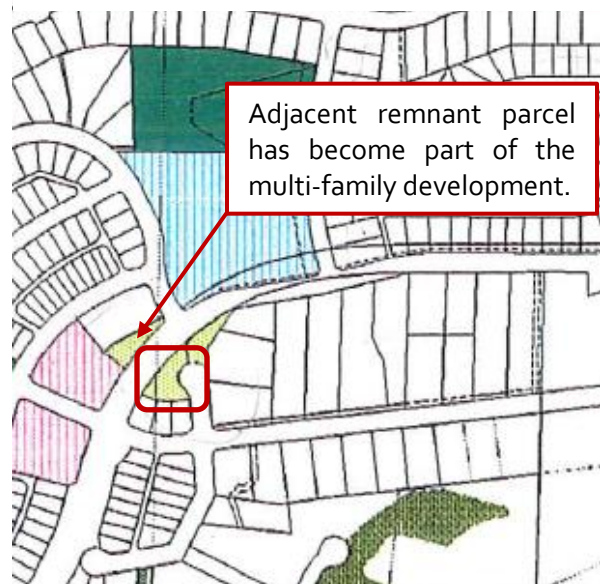
As part of the Kettle Valley Community Master Plan approvals in 1996, the subject property was designated as Private Open Space. The master plan was created to provide an overall vision for the development of the subdivision, which envisioned the community to be built and developed in a park-like setting.

Twenty years later, the Kettle Valley neighbourhood has been developed with a significant park and open space network (over 17 acres) that goes beyond the City's minimum standards due in large part to the successful



Figure 1 – Aerial of the subject parcel show the existing mature trees prior to the 2003 fires.

Figure 2 – Excerpt from Kettle Valley Parks & Open Space Master Plan (note: road alignments have been modified from this initial plan). Subject property indicated outlined in red. See Attachment C for complete map.



partnership agreements with the Kettle Valley Developer over the past two decades.

The subject parcel is a remnant lot that was never intended to be included in the City Owned parks portfolio and has remained under private ownership. As indicated in Figure 1, across the street from the subject property, a second remnant parcel existed which has since been consolidated into the existing multi-family development.

4.2 Project Description

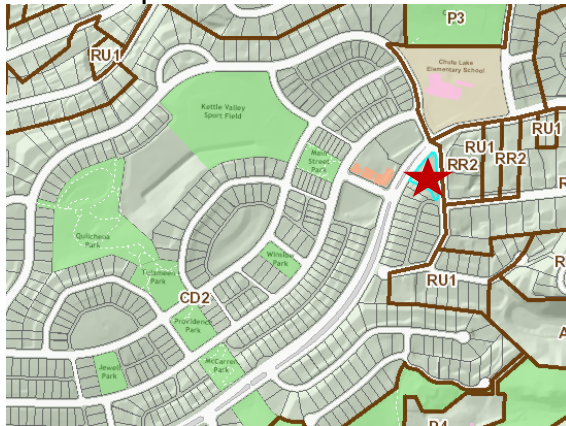
The applicant is seeking an OCP amendment and rezoning of the subject parcel to facilitate the subdivision of the land into two parcels for single dwelling housing development. The OCP would amend the future land use of the parcel from Park - Major Park to S2RES – Single/Two Unit Residential and the land use would be amended to the CD2 – Kettle Valley Comprehensive Development Zone. It would further be restricted to development under the regulations for Type III or IV - Village Park Single Family as indicated on Maps B & C attached to this report.

4.3 Site Context

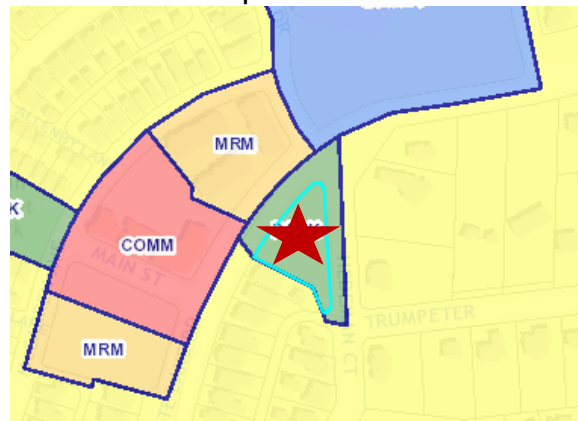
Specifically, adjacent land uses are as follows:

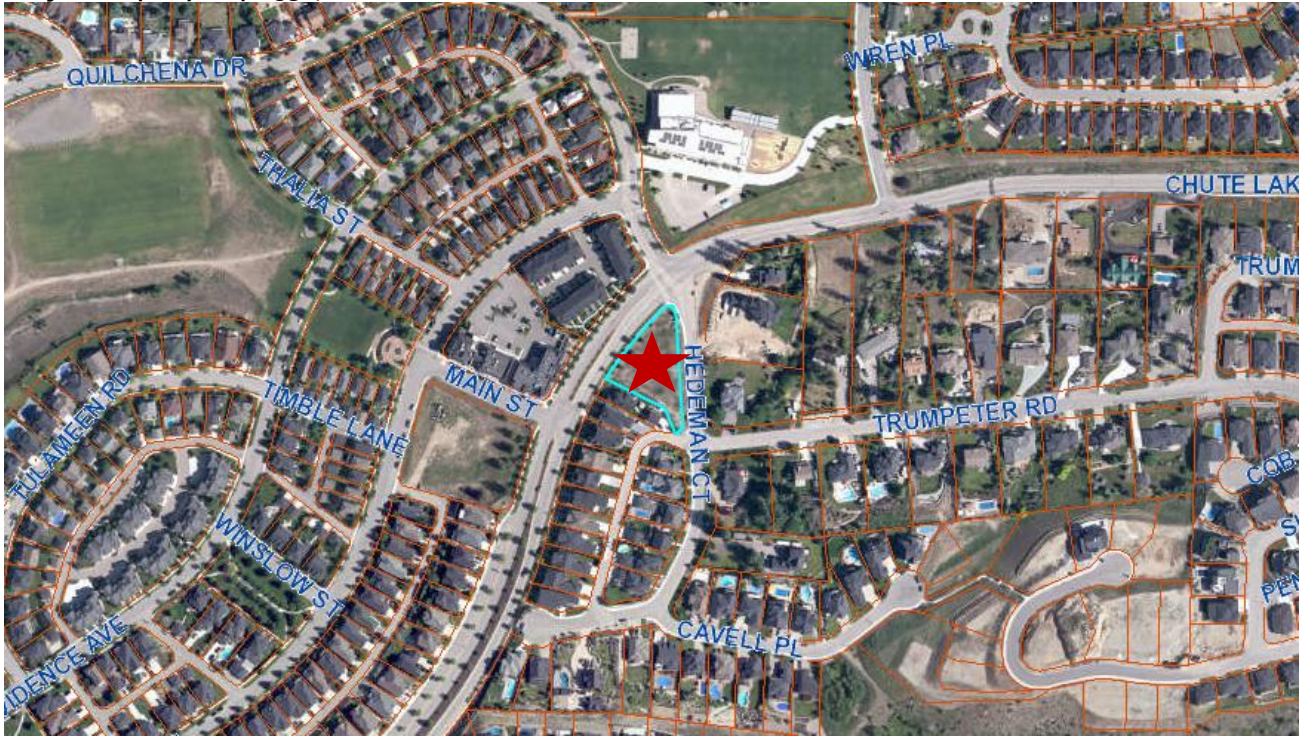
Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Elementary School
East	RR2 – Rural Residential 2	Single Detached Dwelling
South	CD2 – Kettle Valley Comprehensive Residential Development	Single Detached Dwelling
West	CD2 – Kettle Valley Comprehensive Residential Development	Commercial Multiple Dwelling Housing

Context Map:



Future Land Use Map:



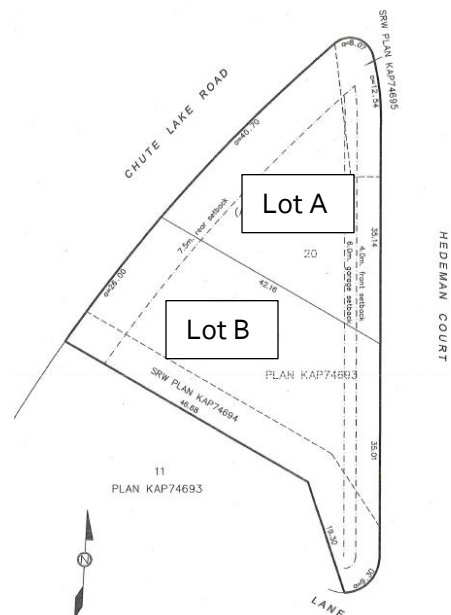
Subject Property Map: 5317 Chute Lake Road**4.4 Zoning Analysis Table**

CD2 – Kettle Valley Comprehensive Residential Development: Type III or IV

Zoning Analysis Table		
CRITERIA	CD2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	455 m ²	Lot A: 1035 m ² Lot B: 1441 m ²
Lot Width	13 m	Lot A: 26 m Lot B: +35 m
Lot Depth	35 m	Lot A: 19.9 m Lot B: 42.16 m

4.5 Subdivision Plan

Should the OCP Amendment and Rezoning applications be supported by Council, the applicant would proceed with the Subdivision Application to facilitate the creation of two residential lots.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Neighbourhood Impact.³ When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Evaluation Checklist.⁴ Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?
- Is the proposed development located in an Urban Centre?
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses?
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)?
- Is the property serviced with water and City sanitary sewer at the time of application?
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)?
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land?
- Does the proposed development contribute to preserving lands with slopes greater than 30%?
- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP?
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties?
- Is the project consistent with the height principles established in the OCP?
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses?
- Could the project be supported without over-burdening existing park and other neighbourhood resources?

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.39.1 (Development Process Chapter).

- Could the proposed project be built at minimal (<\$) cost to the City? (This should consider operational and maintenance costs.)

Servicing Plan.⁵ The 20 Year Servicing Plan and Financing Strategy has been developed assuming that growth will occur as noted in this Official Community Plan. Development in locations or of types not anticipated in this plan may trigger a requirement for an impact study to be prepared at developer expense so that impacts on the 20 Year Servicing Plan and Financing Strategy can be identified and addressed. The impact studies, may include, but will not necessarily be limited to preparation of advance road plans that identify all vehicle, transit, cycle route, and trail linkages and provide a mix of trail, local, collector and major roads necessary to create a balanced road system on and off-site.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A.

7.0 Application Chronology

Date of Application Received: February 1, 2017
Date Public Consultation Completed: February 23, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning and Strategic Investments

Attachments:

Attachment A: Development Engineering Memorandum dated April 12, 2017

Attachment B: Subdivision Plan

Attachment C: Kettle Valley Parks and Open Space Master Plan (Excerpt)

Schedule A: OCP Amendment – Map 4.1 Generalized Future Land Use

Schedule B: Kettle Valley Proposed Regulating Plan Map

Schedule C: Type III or IV – Village Park Single Family Housing Map

⁵ City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).



CITY OF KELOWNA

MEMORANDUM

Date: April 12, 2017
File No.: OCP17-0001
To: Land Use Management Department (LK)
From: Development Engineering Manager
Subject: 5317 Chute Lake Rd Lot 20 Plan KAP74693 Park to S2RES

The Development Engineering Branch comments and requirements regarding this application for a OCP Amendment to change the future land use designation from Park to S2RES are as follows:

The Development Engineering Technologist for this project is John Filipenko. ASCT

All requirements associated with this application will be addressed in the pending subdivision application.

A handwritten signature in blue ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP17-0001

TA17-0002

Planner
Initials

LK



Date: April 12, 2017
File No.: TA17-0002
To: Land Use Management Department (LK)
From: Development Engineering Manager
Subject: 5317 Chute Lake Rd Lot 20 Plan KAP74693

The Development Engineering Branch comments and requirements regarding this application for a Text Amendment to CD2 zone to permit the development of Type III or IV Village / Park Single Family on the subject property are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

All requirements associated with this application will be addressed in the pending subdivision application.

Steve Muenz, P. Eng.
Development Engineering Manager

JF

ATTACHMENT B

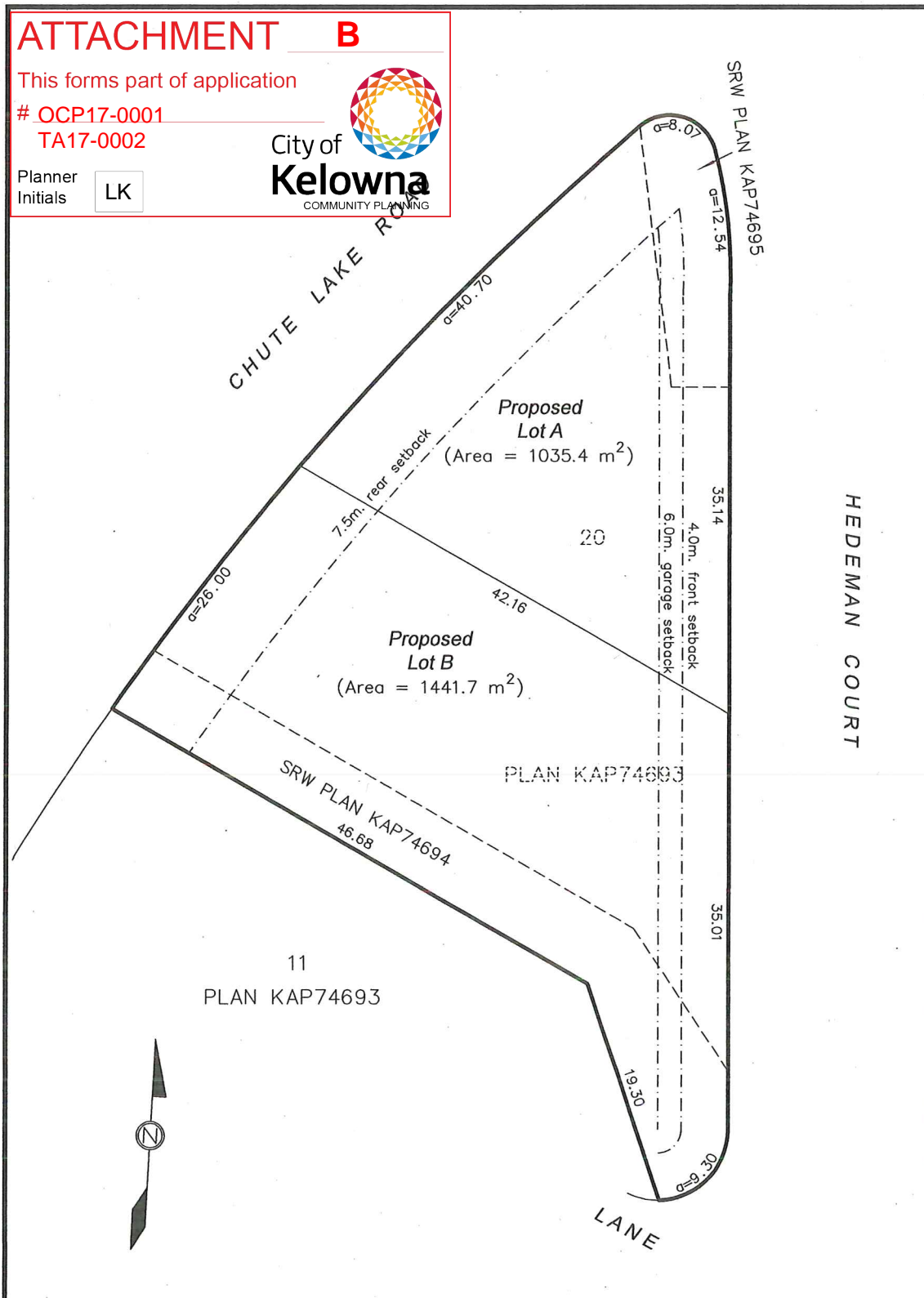
This forms part of application

OCP17-0001

TA17-0002

Planner
Initials **LK**

City of
Kelowna
COMMUNITY PLANNING



TITLE: SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOT 20, SECTIONS 23 AND 24, TOWNSHIP 28, S.D.Y.D., PLAN KAP74693 (5317 CHUTE LAKE ROAD, KELOWNA)		
DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Email: neil@runnallsdenby.com	SCALE: 1:400 (8½" x 14")	
	DATE: January 12, 2017	
	DWG: 14742 PRO SUB	
CLIENT: JUSTIN BULLOCK	FILE No: 14742	REV. 0

ATTACHMENT C

This forms part of application

OCP17-0001
TA17-0002

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



LAND USE

0405-65

Kettle Valley Parks and Open Sapce Master Plan

INFORMATION RESOURCES

LIBRARY OF INFORMATION RESOURCES

000226219

Kettle Valley Parks and Open Space Master Plan

Mission Hill Management Inc.

**OFFICE COPY
DO NOT REMOVE FROM LUM LIBRARY**

June 13, 1996

URBANSYSTEMS

104A - 1815 Kirschner Street
Kelowna, B.C. V1Y 4N7
1142510.1

1.0 Introduction

The over-riding vision for the Parks and Open Space Master Plan of Kettle Valley is the development of a community which appears and functions as though it has been built into a park-like setting. This approach is intended to be contrary to the apparent addition of park spaces within a contemporary subdivision, where non-park parameters are the primary determinants of community form and function. In Kettle Valley, the parks and open space system was a key determinant of urban form and function.

The goals of the Parks and Open Space Master Plan are five-fold:

1. To maintain environmental quality and protect the most sensitive aspects of the natural environment;
2. To define and enhance the neo-traditional urban character of the Kettle Valley community;
3. To realize opportunities that will make Kettle Valley a more sustainable community;
4. To provide opportunity for a range of recreation opportunities for people of all ages and ability levels; and
5. To make a significant positive contribution to the parks and open space system of the city as a whole.

2.0 Values and Requirements

There are several key values and requirements for parks and open spaces that are addressed in the Master Plan. These are based on the direction of the Official Community Plan, the influence of the physical conditions of the site and on specific opportunities for urban design and market potential. The key values and requirements that guide preparation of the Parks and Open Space Master Plan are as follows:

2.1 Environmental Quality

Environmental quality is a very important attribute of Kettle Valley and the surrounding area.

Therefore parks, conservation areas and covenant areas on public and private lands are used to help achieve a community with a sustainable environment. Special habitats and features are dealt with according to their sensitivity and function; generally speaking by preservation, retention or management.

2.2 Pedestrian Orientation

Sustainability and community wholeness is built in large part on the pedestrian system. Such a system is extensive; it provides efficient and widespread pedestrian access, across the entire community and at the site specific level.

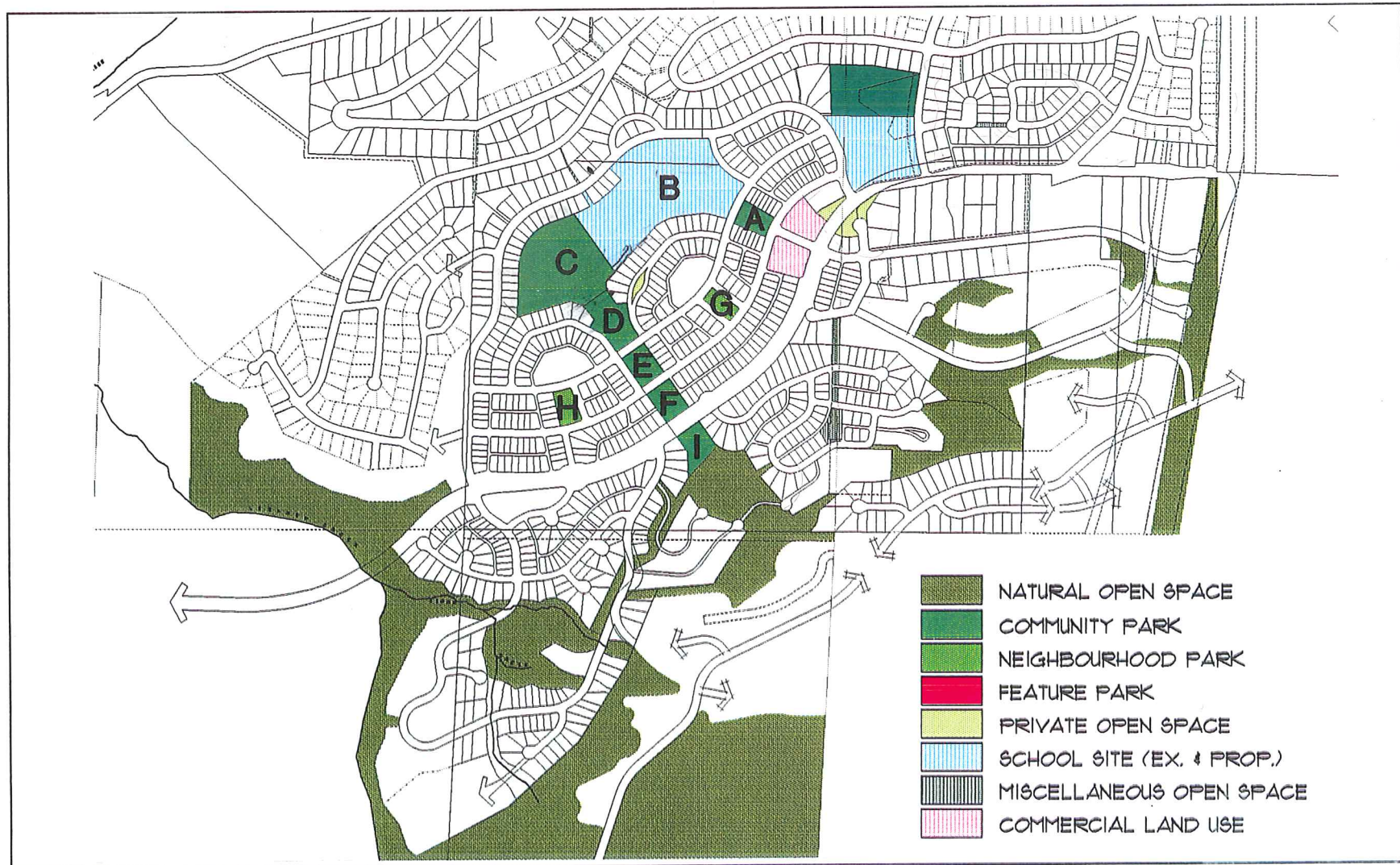
3.0 Master Plan Description

The backbone of the park and open space system is comprised of six inter-related components or building blocks. Each component fulfills a specific role in the neighbourhood or community. Together the components provide a cohesive system of parks and open spaces that reflects the values and requirements described in the previous section.

The building blocks of the parks and open space system for Kettle Valley are:

- Natural Open Spaces
- Community Parks (and Schools)
- Neighbourhood Parks
- Private Open Spaces
- Streetscapes
- Pedestrianism

The Parks and Open Space Master Plan (Map 1), illustrates the distribution and types of these parks and open spaces in Kettle Valley. The role of the public spaces of this system in the community, and the development proposed for each, is provided in this section.



Map 1 - Parks and Open Space Master Plan

3.4 Private Open Spaces

Private open spaces are parks that are not owned or maintained by the City or School District, and are not included in the calculations or inventory of park space. Though they have a role in the parks and open space system, they do not serve the public in the same way as natural open spaces, community parks or neighbourhood parks. Private open spaces in Kettle Valley, illustrated in Map 1, include non-standard open spaces, central boulevards, commercial plazas, internal multi-family courtyards and subdivision entrance features.

Private open spaces are constructed by the developer and maintained by the developer, private landowner(s) or local association.

3.5 Streetscapes

Though streetscapes are comprised of conventional vehicular roads, for Kettle Valley they are important components of the parks and open space system. They are an extension of the park system, providing community linkages and pedestrian circulation and enjoyment in a park-like setting (e.g., through the provision of substantial tree-lined grass boulevards). The pedestrian streetscapes of Kettle Valley contribute to social interaction and neighbourhood character. They are characterized by sidewalks and grass boulevards, from 3.0 to over 5.0 metres in total width, on one or both sides of the roadway. Street trees, special street lighting and signage are provided in the boulevards. Wherever possible, driveways have been located off back lanes so that the sidewalk/boulevard realm is unbroken.

The Street Tree Plan (Map 2) describes the street tree plantings proposed for each street in Kettle Valley. The species and spacing of street trees vary according to the streetscape character that is desired for each roadway.

SCHEDULE

A

This forms part of application

OCP17-0001

TA17-0002

5240

Planner
Initials

LK

City of

Kelowna

COMMUNITY PLANNING



N

Subject Properties Notes:

Amend the OCP for the Subject Property from Major Park and Open Space (PARK) to Single/Two Unit Residential (S2RES).

433

5305-5315

5317

5321

5325

5329

5333

5337

5341

5345

5332

5291

5299

434

TRUMPETER RD

HEDENMAN CT

QUILCHENA DR

MCCARREN AVE

MAIN ST

MAP "A" OCP AMENDMENT OCP17-0001



PARK to S2RES

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

0 10 20 Metres

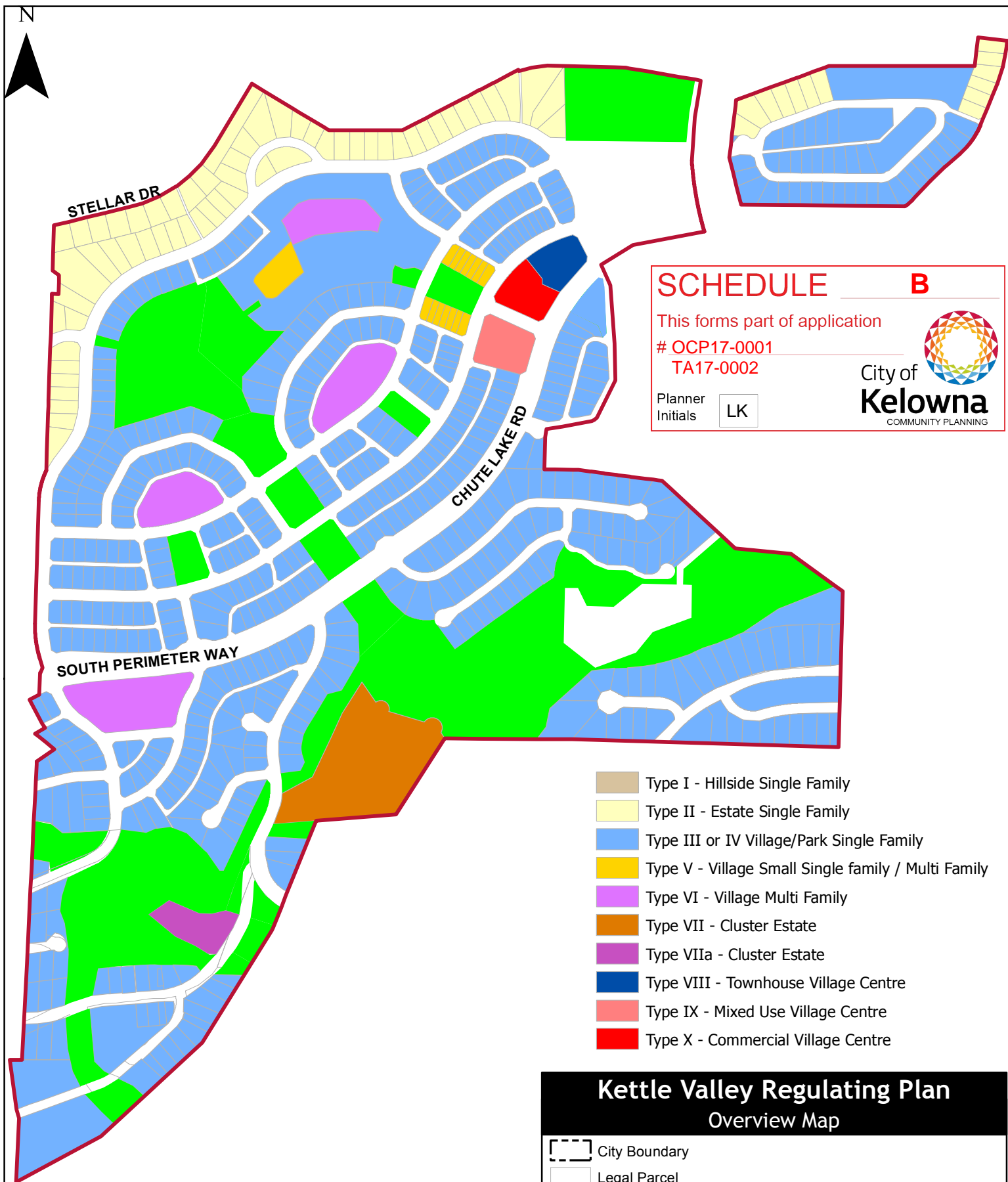


City of

Kelowna

105

Rev. Friday, June 02, 2017



Kettle Valley Regulating Plan

Overview Map

City Boundary
 Legal Parcel
 Kettle Valley Regulating Plan Boundary

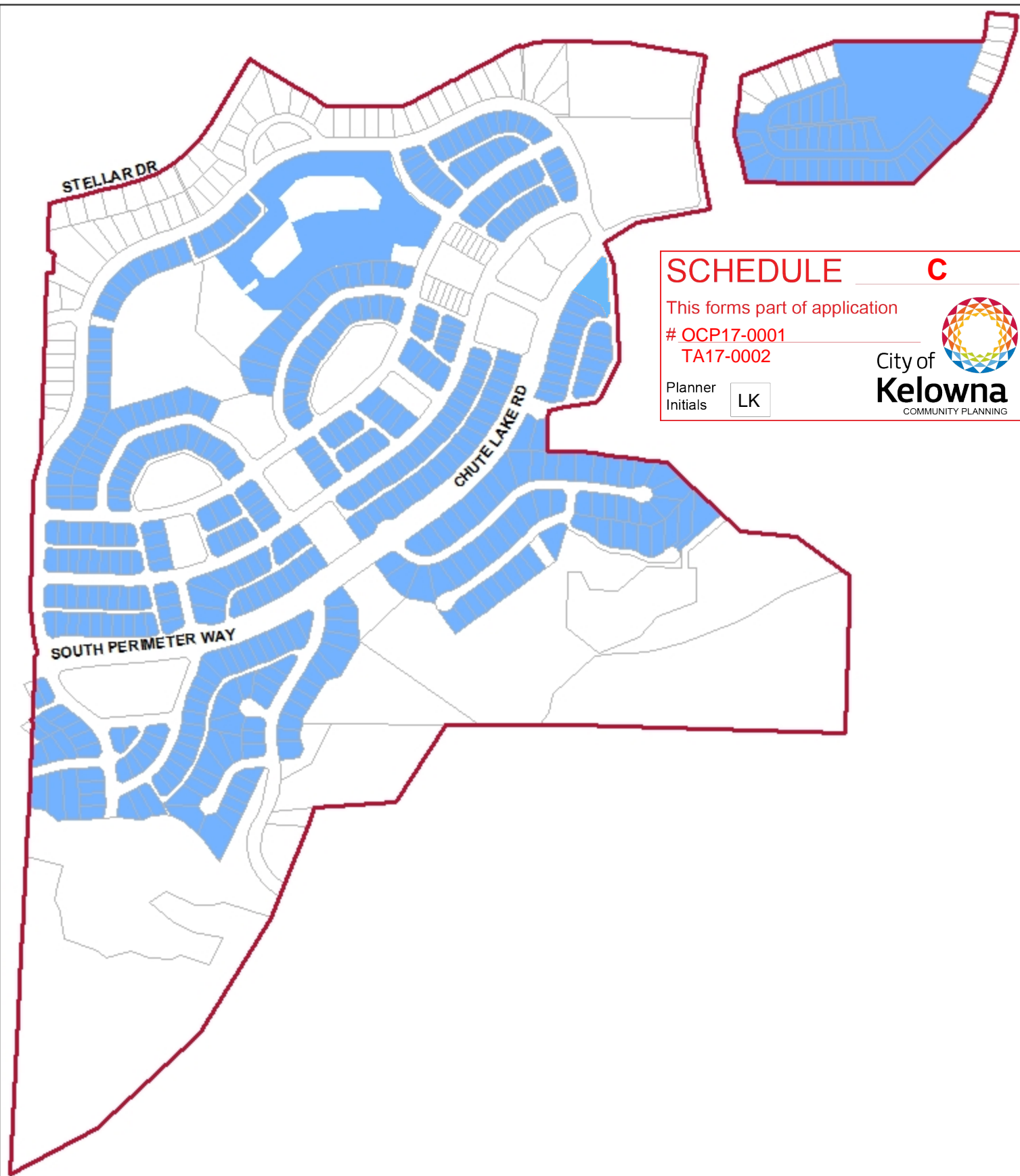
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100

Meters

Rev. Nov 10/2016

166




SCHEDULE C

This forms part of application
OCP17-0001
TA17-0002

Planner Initials **LK**

City of **Kelowna**
COMMUNITY PLANNING



CITY OF KELOWNA

BYLAW NO. 11437

Official Community Plan Amendment No. OCP17-0001 5317 Chute Lake Road

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

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

1. TTHAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation on Lot 20, Sections 23 and 24, Township 28, SDYD, KAP74693 located on Chute Lake Road, Kelowna, B.C., from the Major Park/Open Space (public) (PARK) designation to the Single/Two Unit Residential (S2RES) designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Amended at third reading and Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11438 - TA17-0002 – CD2 – Kettle Valley Comprehensive Development

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT **Schedule B – CD 2 – Kettle Valley Comprehensive Development Zone** be amended by:
 - a) Deleting the "Kettle Valley Proposed Regulating Plan" map in its entirety as attached to and forming part of this bylaw as Map A;
 - b) Deleting the "Kettle Valley Regulating Plan" map as attached to and forming part of this bylaw as Map B and replacing it with a new "Kettle Valley Regulating Plan" Map as attached to and forming part of this bylaw as Map C;
 - c) Deleting the "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 4 of 17" map in its entirety as attached to and forming part of this bylaw as Map D;
 - d) Deleting the "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 5 of 17" map as attached to and forming part of this bylaw as Map E and replacing it with a new "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 5 of 17" as attached and forming part of this bylaw as Map F ;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

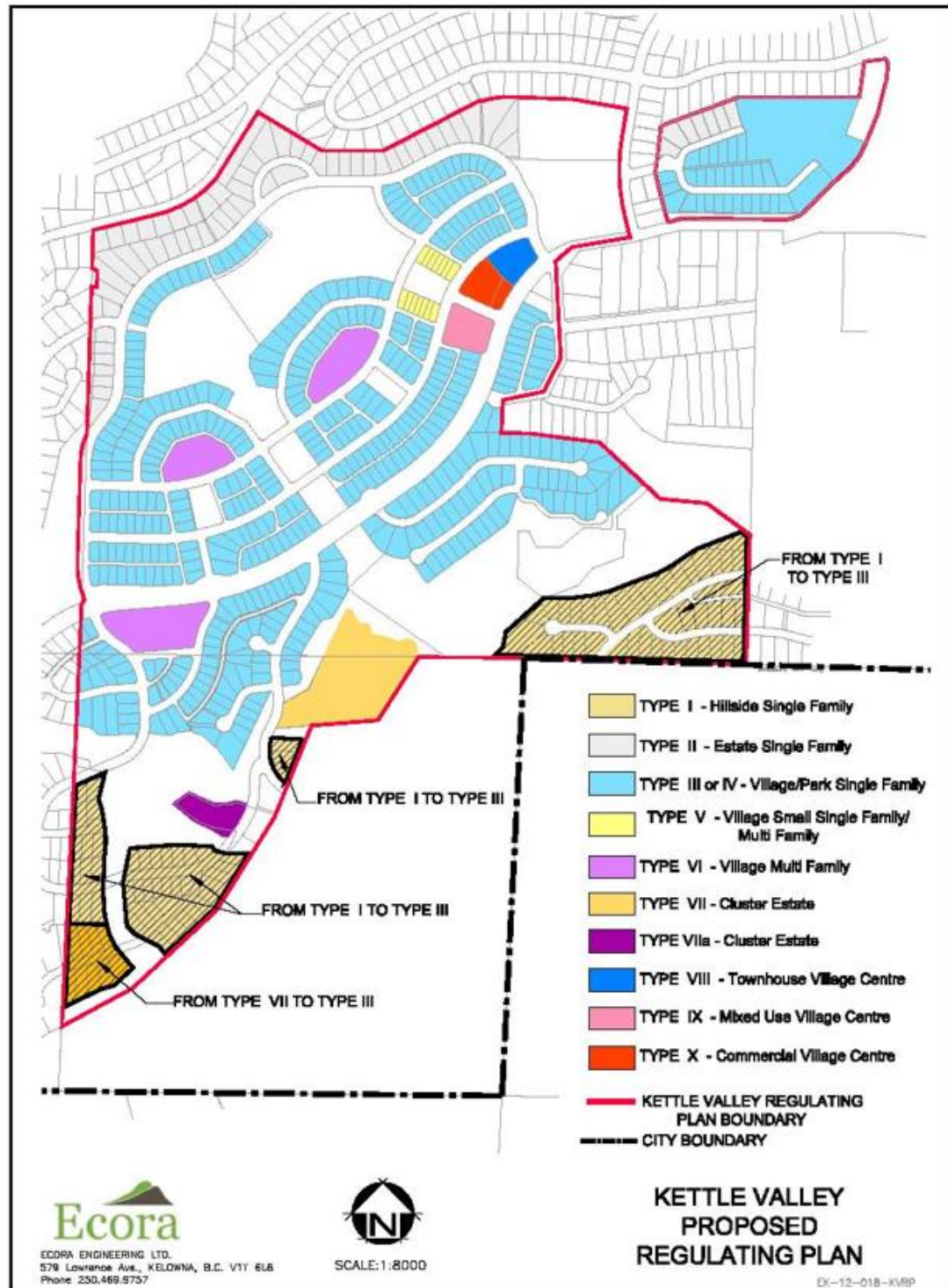
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

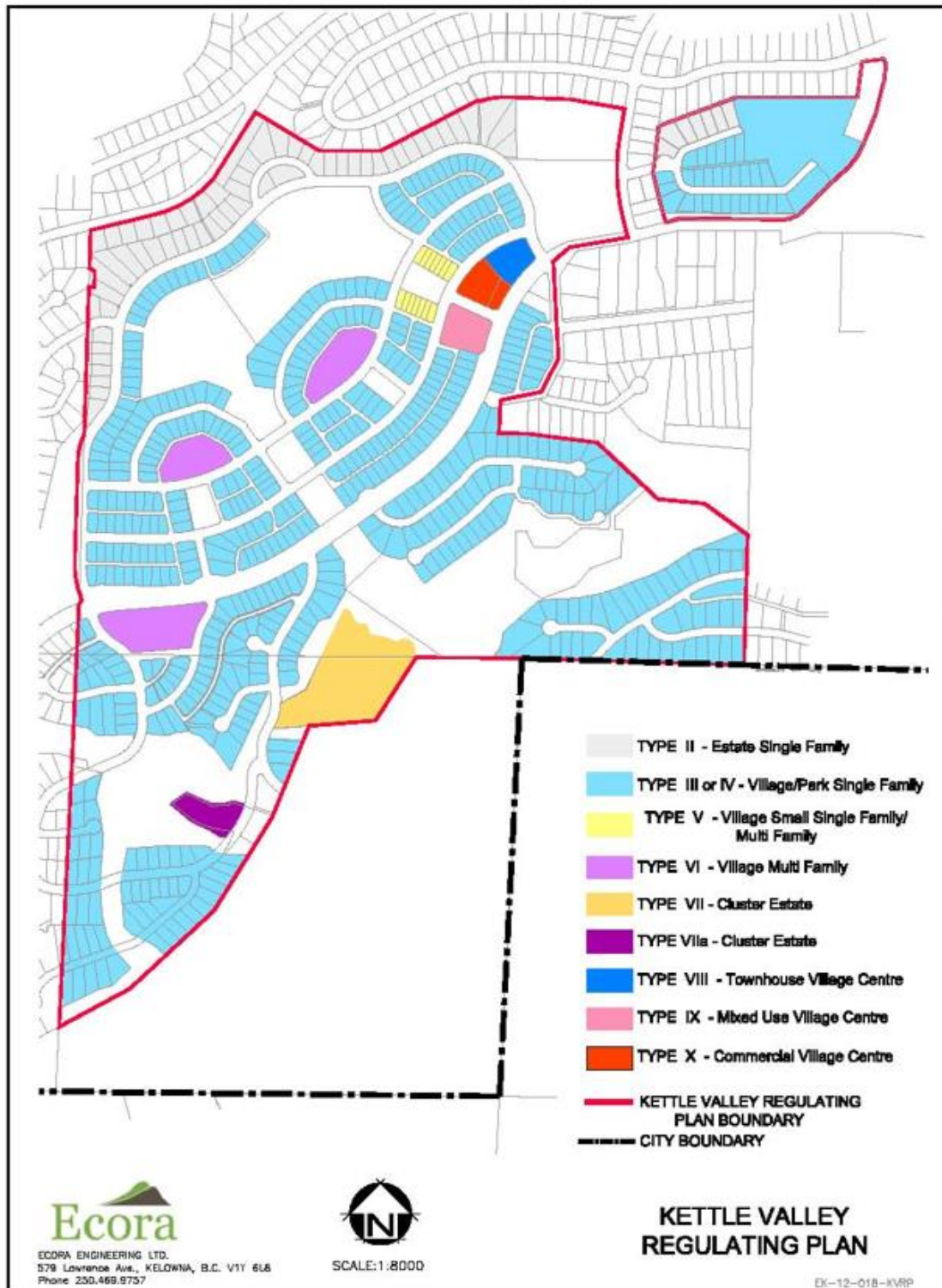
Mayor

City Clerk

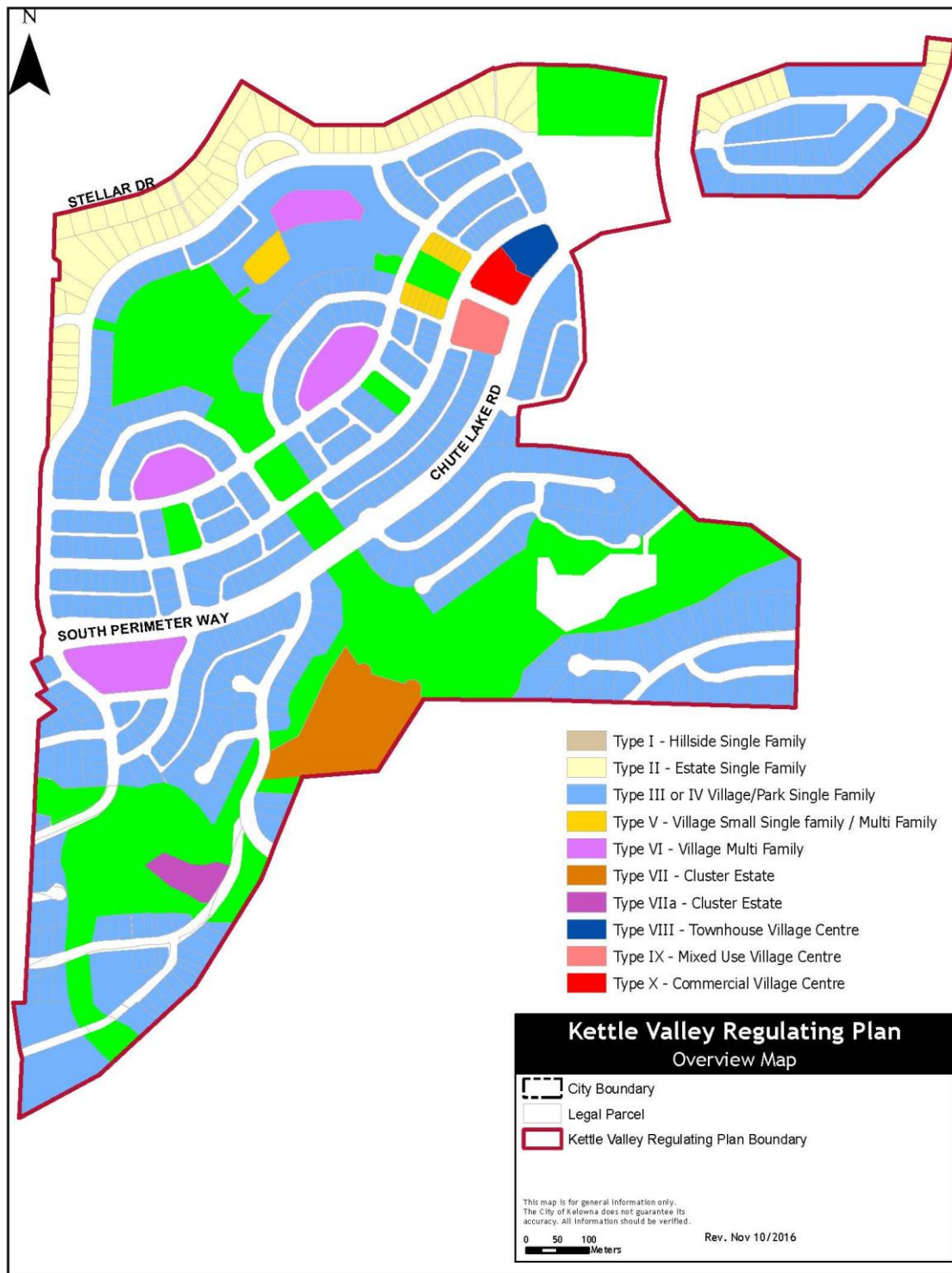
Map A



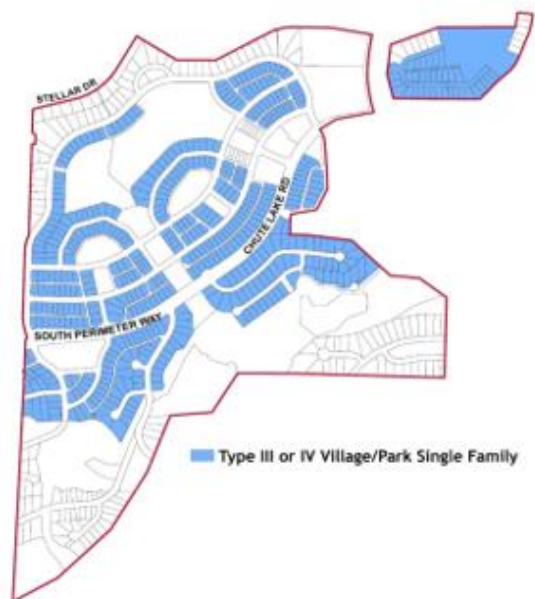
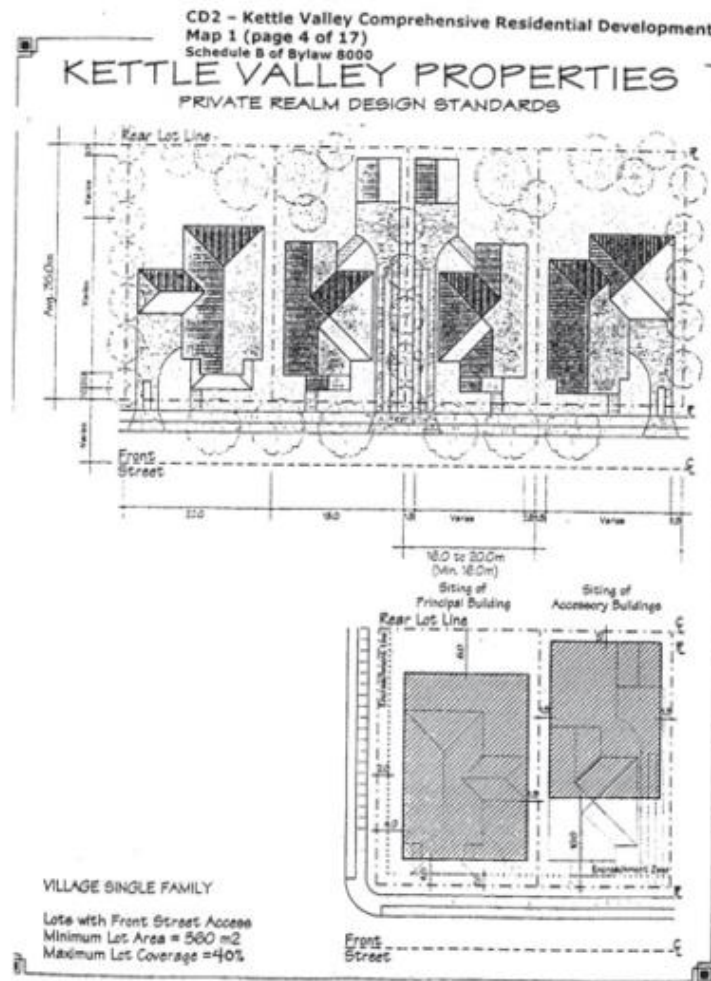
Map B

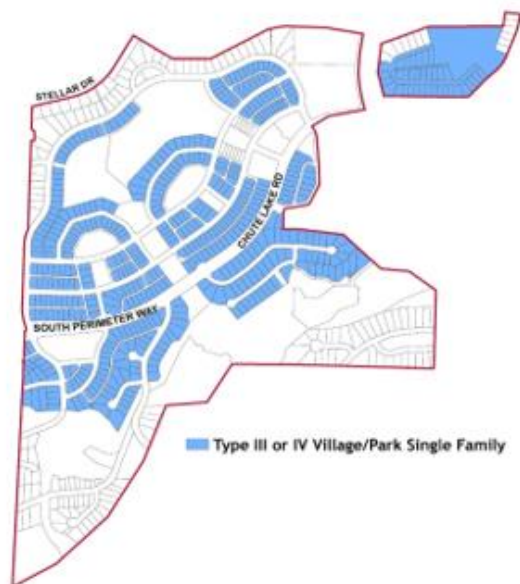
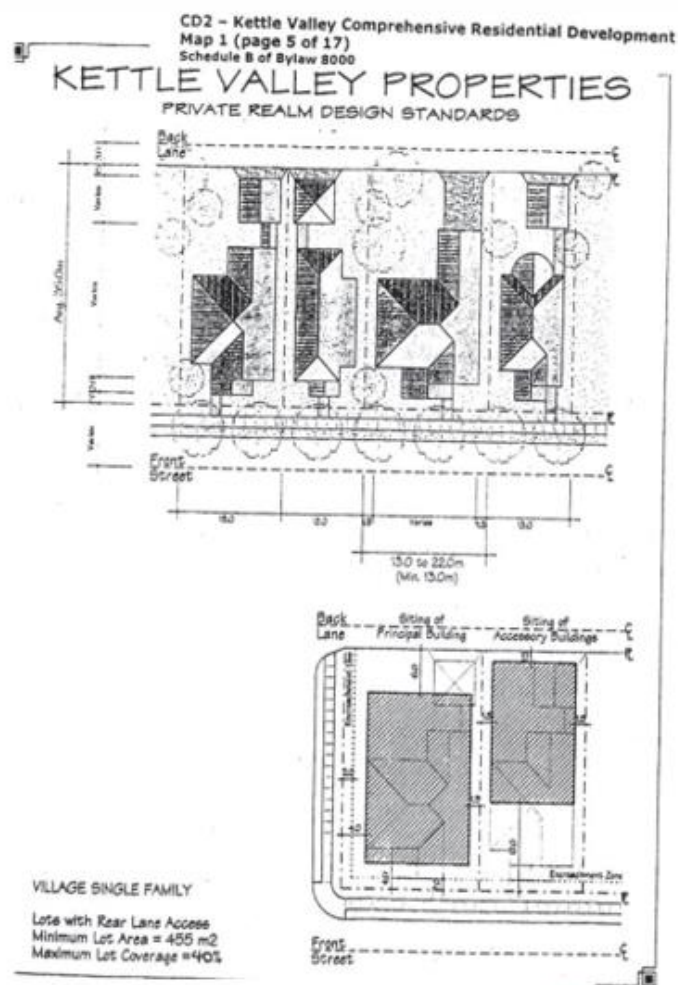


Map C

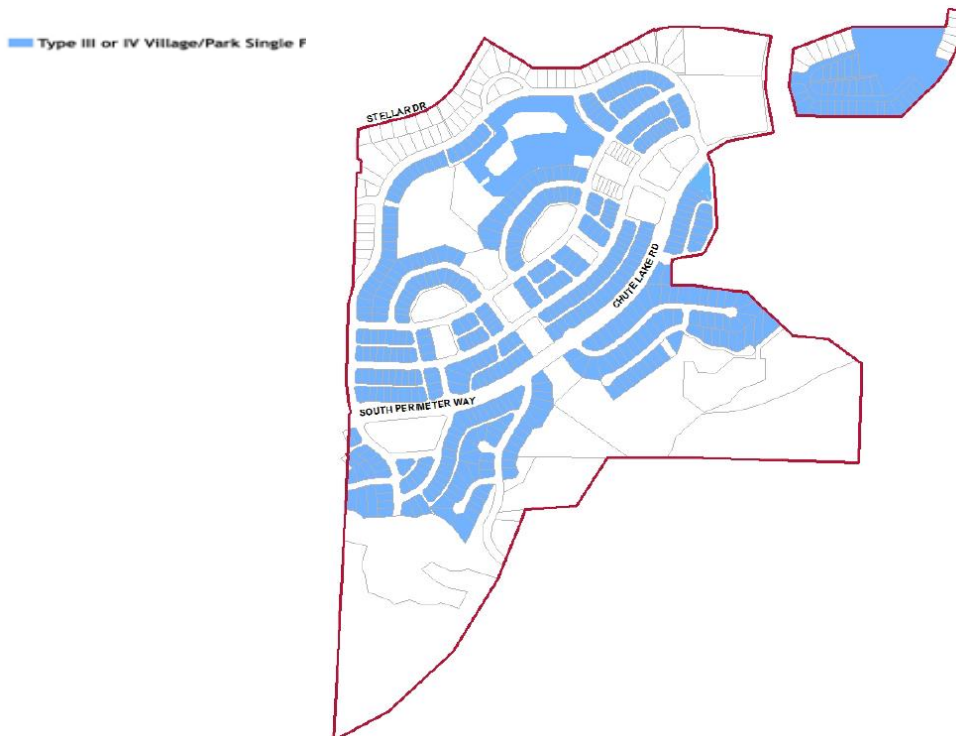
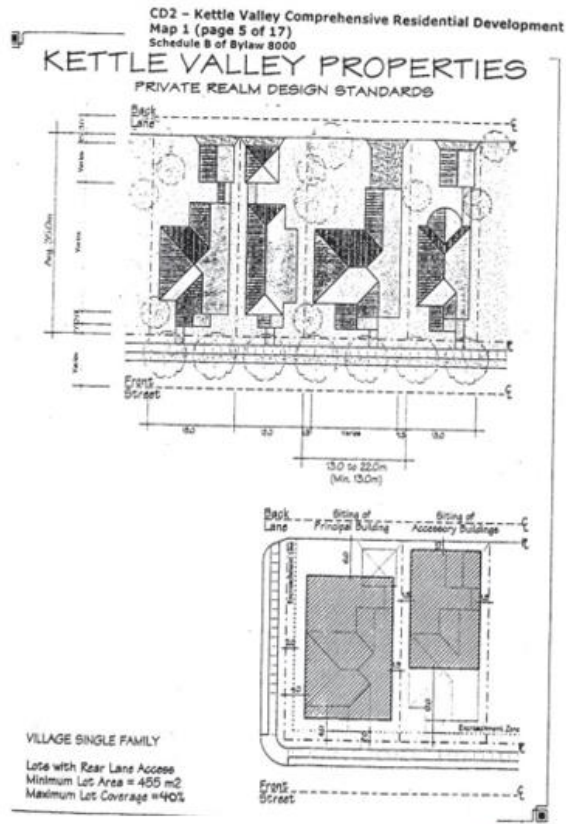


Map D





Map F



REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0004

Owner: Derer's Tile Haus Inc. Inc.No.
BC0917501

Address: 140 Mills Road

Applicant: Kenneth Derer

Subject: Development Permit

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11391 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0004 for Lot 3, District Lot 125, ODYD, Plan 9286, located at 140 Mills Road, Kelowna, BC, subject to the following:

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

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

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

2.0 Purpose

To consider the form and character of a proposed multi-family row housing project.

3.0 Community Planning

Community Planning supports the form and character of the multi-family row housing as it meets the majority of the Official Community Plan Urban Design Guidelines and is a good example of sensitive infill. Additional architectural detail has been provided on the building elevation facing onto Mills Road in order to positively address the streetscape.

The proposed units are ground-oriented and have direct access to individual patio and lawn areas, along with a common garden and play area on-site. The proposed four-bedroom design allows for flexible family living with additional space for a den or home office, and a full sized double garage. These features are consistent with OCP Policies of Ground-Oriented Housing and Family Housing.

4.0 Proposal

4.1 Background

The subject property was zoned RU1 – Large Lot Housing and had a single family dwelling with accessory buildings on it. The property has been cleared in anticipation of this development. Council gave second and third readings to the bylaw to rezone the subject property to RM3 – Low Density Multiple Housing on May 16, 2017 to facilitate this project.

4.2 Project Description

The proposed development will feature four units in a row-housing style. Each of the proposed units has a ground oriented design with direct access to a private outdoor patio and lawn space. In addition, there is a large common garden and play area. Each proposed unit has 2 full sized parking stalls in a double garage as well as driveway parking; and features four bedrooms with a flex room for a home office or den. The proposal does not require any variances and is consistent with OCP Policies of Sensitive Infill, Ground-Oriented Housing, and Family Housing.

The project is consistent with the OCP Urban Design Guidelines for form and character. The applicant has provided additional detail on the “side” of the building which faces Mills Road to ensure it provides a pleasing streetscape and relates to Kelowna’s regional character through the use of trellis and lattice work.



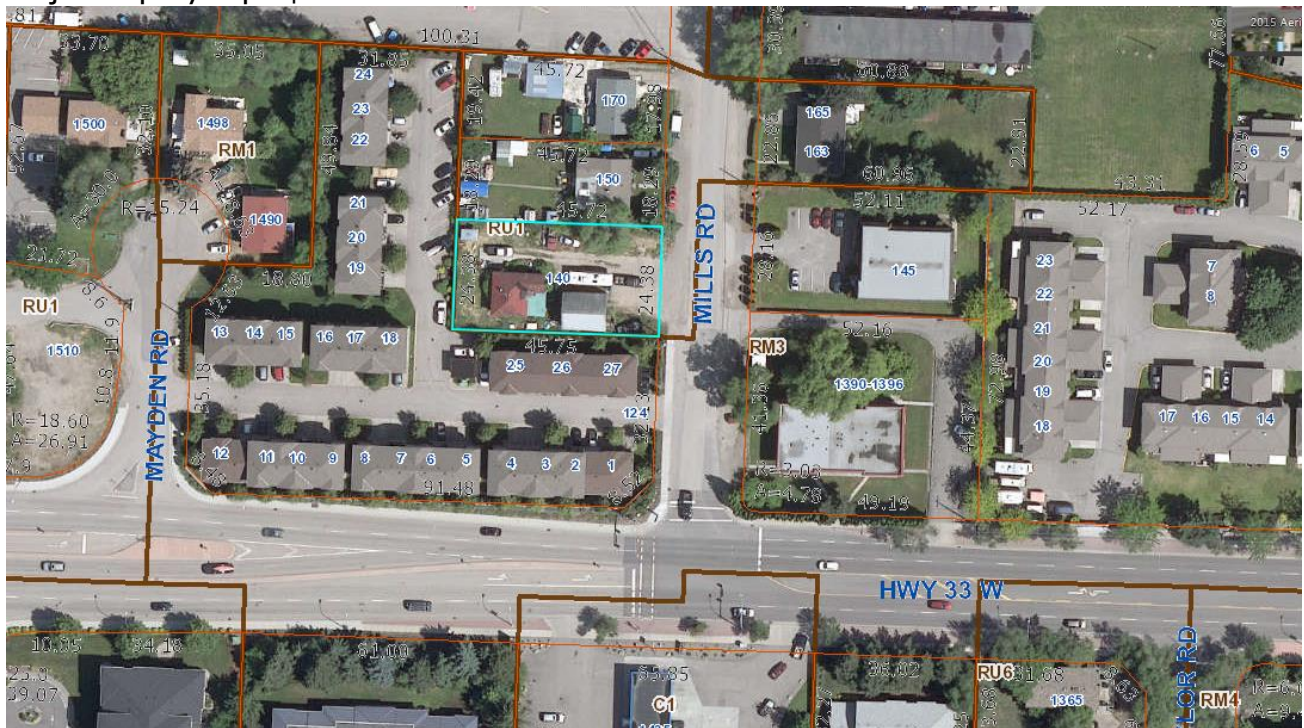
Neutral earth tones are proposed utilizing a variety of materials including hardie shingle, hardie lap-siding, and asphalt shingles. The height and massing of the proposal is consistent with the development immediately to the south, and care has been taken to ensure that privacy of adjacent properties is respected.

4.3 Site Context

The subject property is located on the west side of Mills Rd near the intersection of Highway 33 and Highway 97 in Rutland. It is near a major transit route, and there are several other multiple dwelling housing complexes in the near vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 140 Mills Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Sensitive Infill.¹ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Family Housing.² Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.³ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter)

² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter)

³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter)

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Development Guidelines
Draft Development Permit DP17-0004
Schedule "A": Site Plan and Floor Plans
Schedule "B": Elevations, Renderings, Colour Board
Schedule "C": Landscape Plan

ATTACHMENT A – Development Guidelines



Subject:

140 Mills Rd, DP17-0004

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 		✓	
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		

ATTACHMENT A – Development Guidelines



Subject:

140 Mills Rd, DP17-0004

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0004

Issued To: Derer's Tile Haus Inc. Inc.No. BCo917501
Site Address: 140 Mills Road
Legal Description: Lot 3, District Lot 125, ODYD, Plan 9286
Zoning Classification: RM3 – Low Density Multiple Housing
Development Permit Area: Comprehensive Development Permit Area – Multiple Unit Residential

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0004 for Lot 3, District Lot 125, ODYD, Plan 9286, located at 140 Mills Road, Kelowna, BC to allow the construction of multiple unit residential housing be approved subject to the following:

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

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

2. PERFORMANCE SECURITY

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

- a) A Certified Cheque in the amount of \$12,078.75 OR
- b) An Irrevocable Letter of Credit in the amount of \$12,078.75

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

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. Indemnification

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

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

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

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



1743 Banters Road
Kelowna, BC
V1Y 6S3
T: 250-868-0014
F: 250-868-0015
E: keystone@keystone.ca

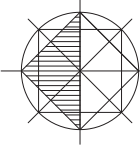
REVISED: -

Based for Review: JAN 12, 2017

Based for Permit: -

Based for Construction: -

NORTH



SCHEDULE

This forms part of application

17-0004

PROJECT: TOWNHOME DEVELOPMENT
140 MILLIKEN ROAD
KELOWNA BC
DRAWING TITLE: SITE PLAN
Planner Initials: TB

PROJECT NO: 17-0004

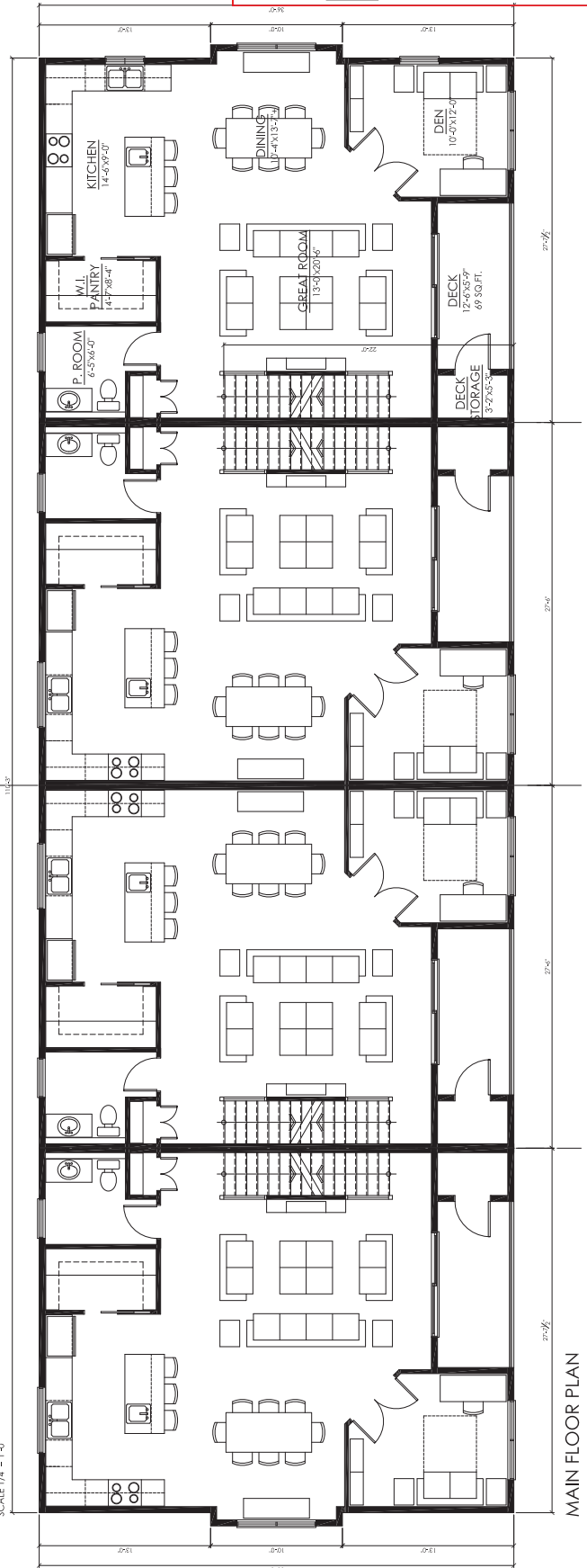
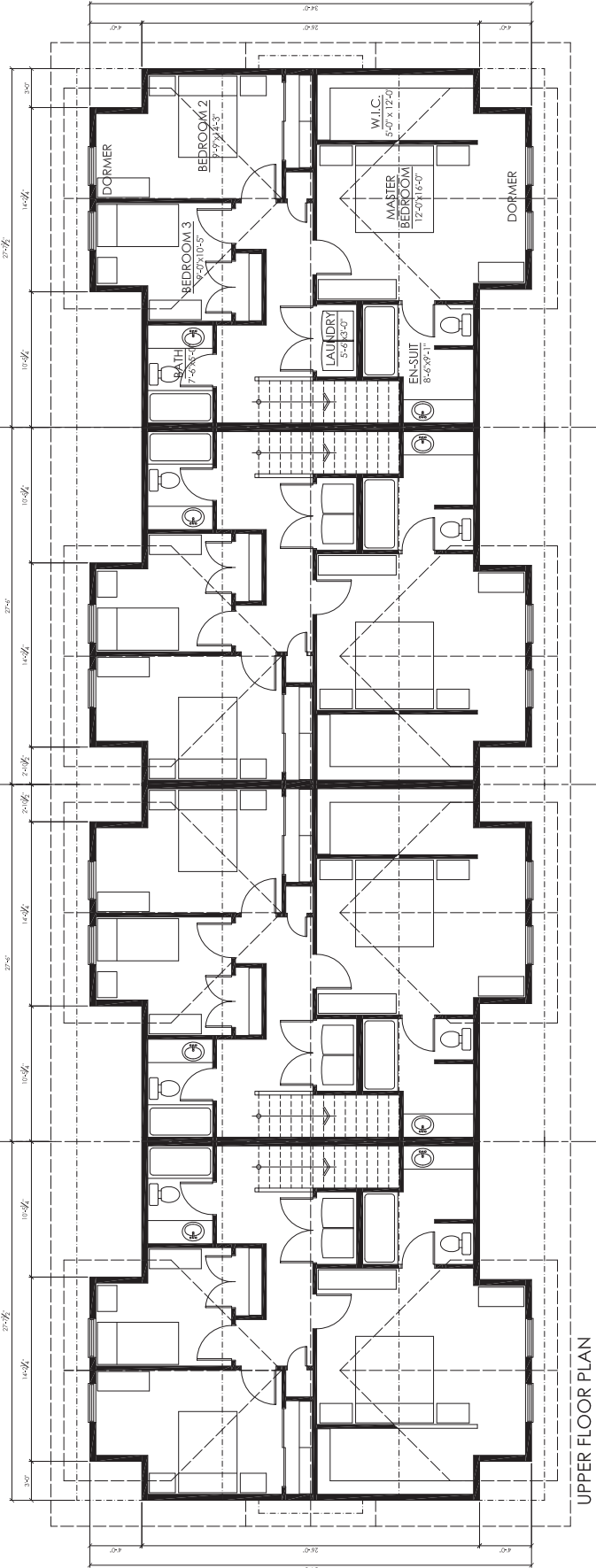
DATE: 01/12/2017

DRAWN: [Signature]

SCALE: 1/4" = 1'-0"

DRAWING NO: 17-0004

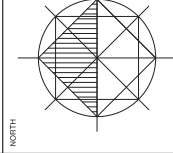
City of Kelowna
COMMUNITY PLANNING





1743 Bantle Road
Kelowna, BC
V1P 8G3
T: 250-866-0314
F: 250-866-0315
E: kel@keystonedesign.com

REV: 01/2017
Based for Review
JAN 12, 2017
Based for Permit
Based for Construction



PROJECT: TOWNHOME DEVELOPMENT
140 MILLS ROAD
KELOWNA, BC
DRAWING TITLE: SOUTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
SECTION

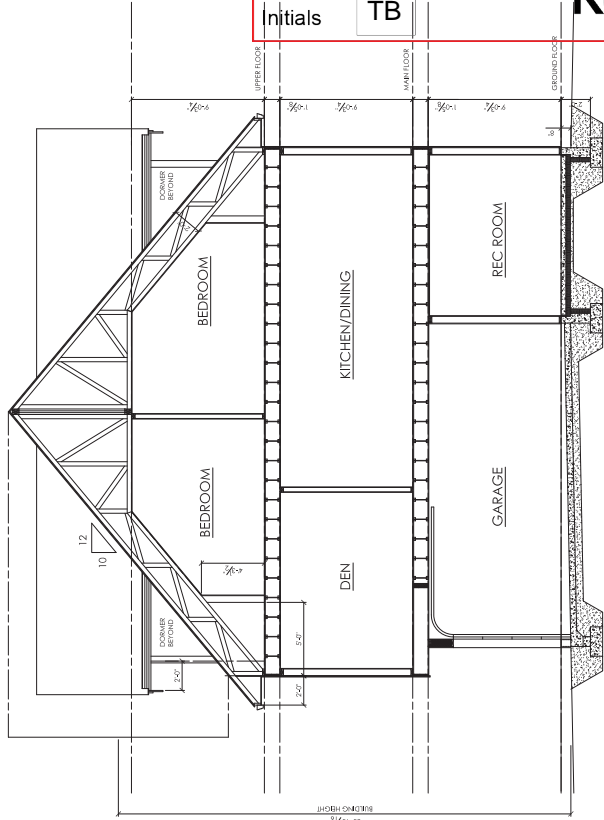
Planner Initials
TB

PROJECT NO: 2017-001
DATE: 01/12/17
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SCALE: 1/4" = 1'-0"

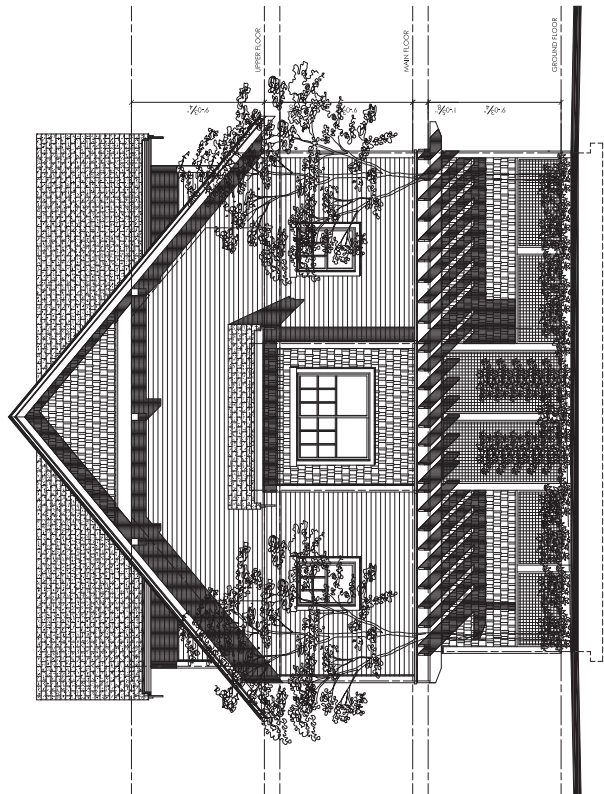
SCHEDULE
This forms part of application
DP 17-001
3 of 4
City of Kelowna
COMMUNITY PLANNING



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

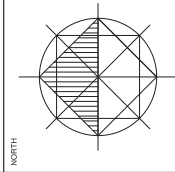


EAST ELEVATION - VIEW FROM MILLS ROAD
SCALE 1/4" = 1'-0"



1743 Borden Road
Kelowna, BC
V1P 8G3
T: 250-866-0314
F: 250-866-0315
E: kel@keystone.ca

REV/DESCRIPTION: -
Issued for Review: JAN 12, 2014
Issued for Permit: -
Issued for Construction: -



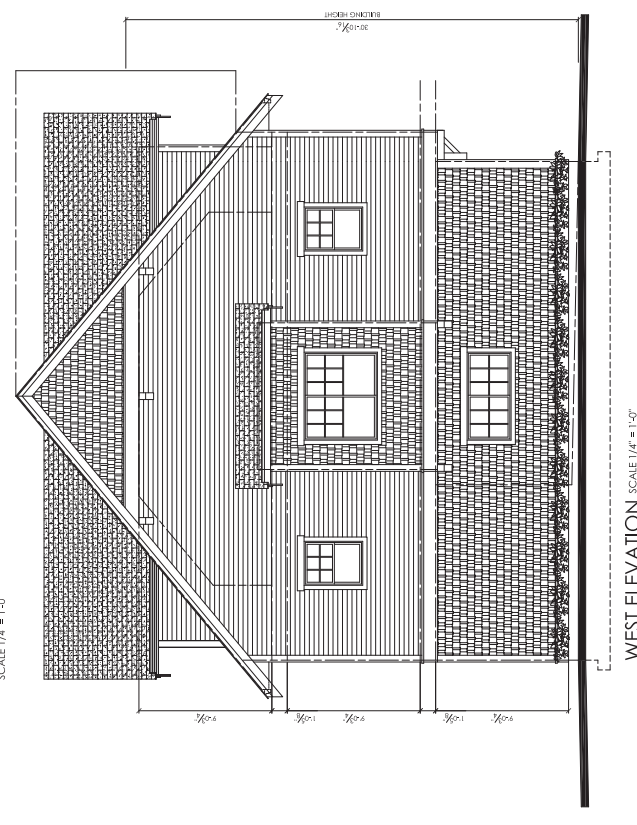
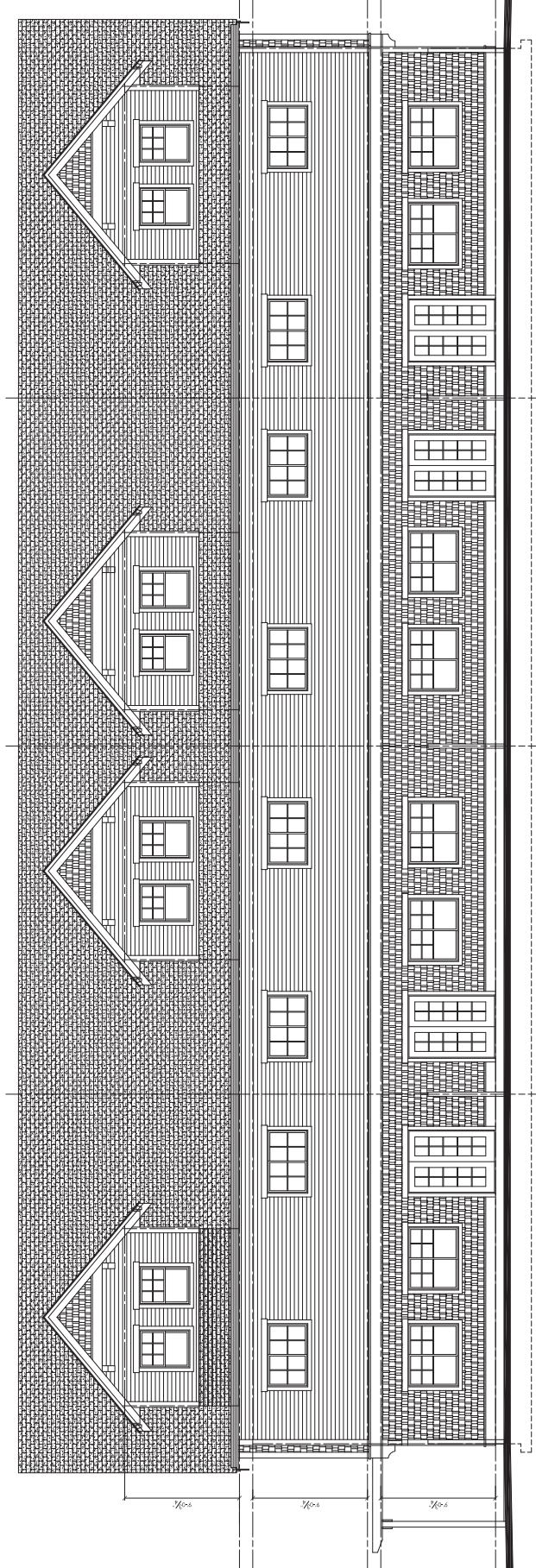
PROJECT: TOWNHOME DEVELOPMENT
140 MILLS BLVD
KELOWNA BC
DRAWING TITLE: NORTH ELEVATION
WEST ELEVATION

PROJECT NO	2014-04
DATE	DEC 2 2013
DRAWN	KL
SCALE	1/4" = 1'-0"
DRAWING NO	

SCHEDULE
This forms part of application # 17-0054
City of Kelowna
COMMUNITY PLANNING

4 of 4

B



This forms part of application

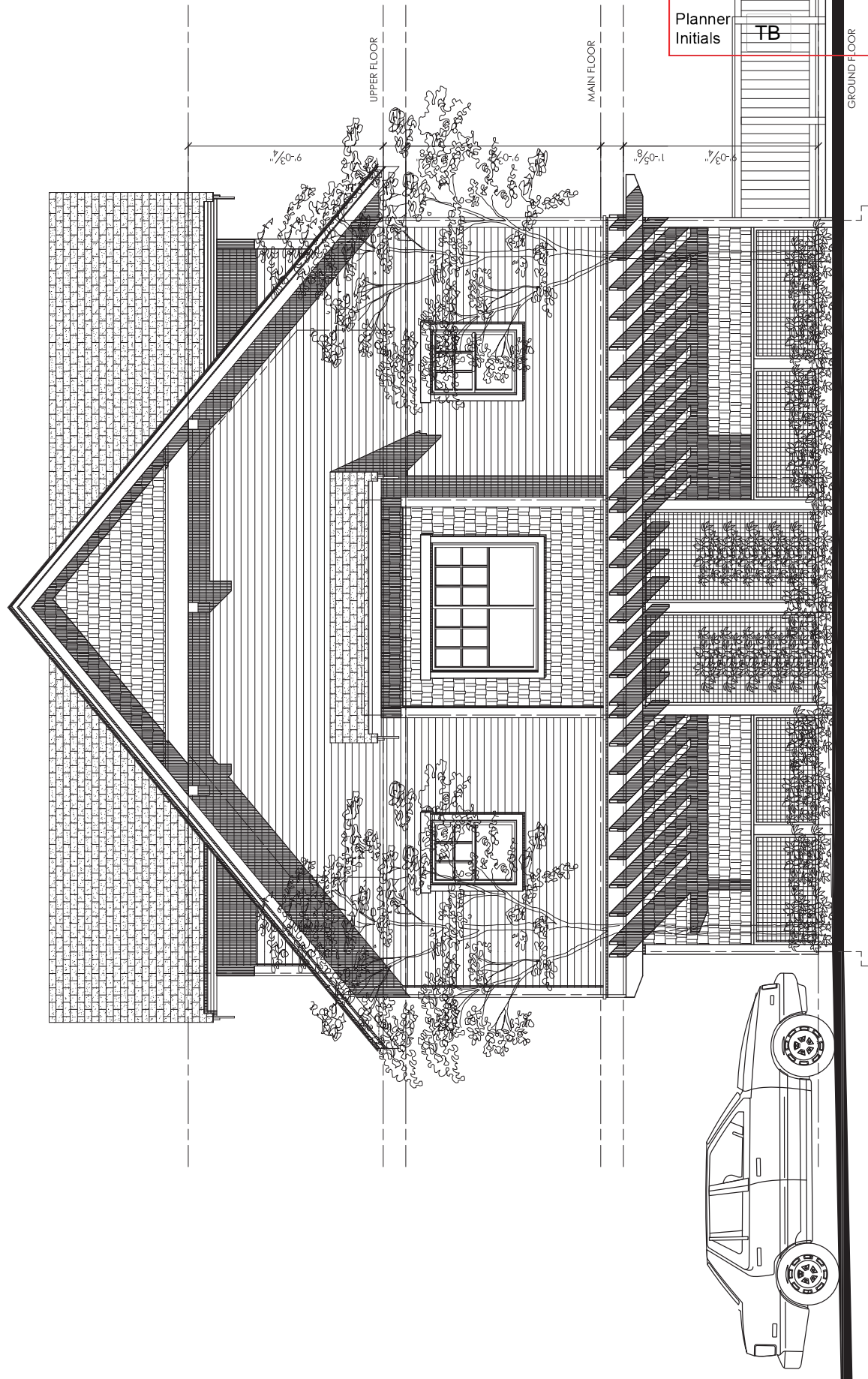
DP17-0004

Planner
Initials

TB



City of Kelowna
COMMUNITY PLANNING



EAST ELEVATION -VIEW FROM MILLS ROAD



TOWNHOME DEVELOPMENT

140 MILLS ROAD, KELOWNA BC

EXTERIOR FINISHES



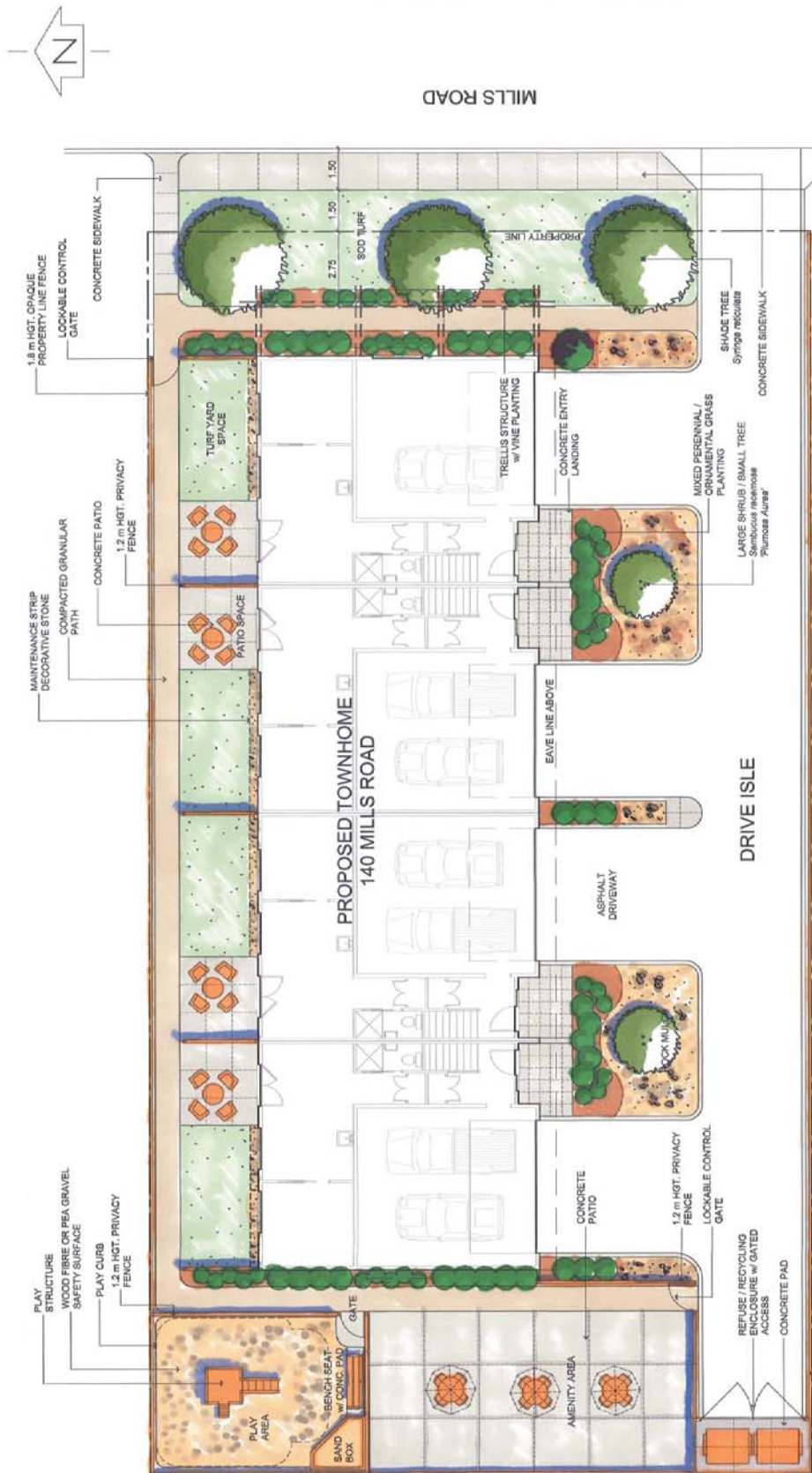
- ◀ **ASPHALT SHINGLE ROOFING**
BY OWENS CORNING ROOFING
OAKRIDGE SHINGLES
COLOR DRIFTWOOD

- ◀ **HARDIE SHINGLE SIDING**
COLOUR – TIMBER BARK

- ◀ **HARDIE LAP SIDING-MAIN**
5" EXPOSURE
COLOUR – KHAKI BROWN

WINDOWS FRAMES
P.V.C - BEIGE

- ◀ **HARDIE OR SMART TRIMS**
FASCIA, CORNER TRIM
WINDOW AND DOOR TRIM
COLOUR – COBBLE STONE

MILLIS ROAD - PLANT LIST ¹Erin Oberstein, Insected Plant List

City	Trees	Botanical Name	Common Name	Size	Root	Max Size (H x W)	Comments
3	<i>Styrax reticulata</i>	Japanese Red Cedar	Japanese Tree Lili	5m Cal	B&B	5m x 3m	Single leader, asymmetrical form
1	<i>Hymenocallis arborea</i>	variegated	Variegated				
	<i>Amelanchier alnifolia</i>	Amelanchier	Amelanchier	#02	Pruned	1.5m x 1.5m	Well established, dense plant
	<i>Salix purpurea</i>	Purple Willow	Golden Purple Elder	#03	Pruned	3.0m x 2.0m	Multi-stem, tree form, arched
8	<i>Prunella lauro-palustris</i>	Lauro-palustris	Golden Yellow	#01	Pruned	0.8m x 0.6m	Well established, dense plant
9	<i>Prunella lauro-palustris</i>	Lauro-palustris	Golden Yellow	#01	Pruned	8.0m x 0.1m	Staked, min. 3 leaders
13	<i>Prunella lauro-palustris</i>	Lauro-palustris	Golden Yellow	#01	Pruned	0.75m x 0.8m	Well established, dense plant
Ornamental Grasses							
15	<i>Ornithoglossum</i>	variegated	Variegated	#01	Pruned	1.5m x 0.75m	Well established, dense plant
13	<i>Festuca pennisetoides</i>	Blue Grass	Blue Grass	#01	Pruned	0.3m x 0.5m	Well established, dense plant
11	<i>Helictotrichon sempervirens</i>	Blue Grass	Blue Grass	#01	Pruned	1.0m x 0.75m	Well established, dense plant
9	<i>Pennisetum appalachicum</i>	Blue Grass	Blue Grass	#01	Pruned	0.75m x 0.5m	Well established, dense plant

DRAFT RESOLUTION

Re: **2800 Hwy 97 N, OCP16-0021 (BL11405) & Z16-0072 (BL11406), o802333 BC Ltd. –
Reconsideration**

THAT Council Resolution No. ~~R438/17/05/30~~ be rescinded;

AND THAT Bylaw No. 11405 (OCP16-0021) and Bylaw No. 11406 (Z16-0072) be forwarded to a Public Hearing further consideration.

BACKGROUND:

Official Community Plan Bylaw Amendment Application No. OCP16-0021 and Rezoning Application No. Z16-0072 were considered by Council during the May 30, 2017 Public Hearing with the OCP Amending Bylaw defeated at second reading.

Pursuant to Section 131 of the *Community Charter* and Section 5.33 of *Council Procedure Bylaw No. 9200*, the Mayor may require Council to reconsider and vote again on a matter that was the subject of a vote.

A copy of staff's Report to Council dated May 15, 2017 is attached for reference.

Date: June 26, 2017

File: 0610-51-2017-06-26

REPORT TO COUNCIL



Date: May 15, 2017

RIM No. 1250-20, 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: OCP16-0021
Z16-0072

Owner: o802333 BC Ltd., Inc. No.
BCo802333

Address: 2800 Hwy 97 N

Applicant: Stephen M. St Paul Butler

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Proposed OCP Designation: IND – Industrial

Existing Zone: A1 – Agriculture

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment Application No. OCP16-0021 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498, located at 2800 Hwy 97 N, Kelowna, BC from the REP – Resource Protection Area designation to the IND - Industrial designation as shown on Map "A" attached to the Report from the Community Planning Department dated May 15, 2017, be considered by Council;

AND THAT Rezoning Application No. Z16-0072 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498, located at 2800 Hwy 97 N, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone as shown on Map "B" attached to the Report from the Community Planning Department dated May 15, 2017, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 15, 2017;

AND FURTHER THAT final adoption of the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated May 10, 2017.

2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designation to IND - Industrial and rezone a portion of the property to I2 – General Industrial.

3.0 Community Planning

Community Planning supports the proposed Official Community Plan Amendment and Rezoning application as it is consistent with the use of the property and will allow the entire property to fall under one designation. The subject property is not developable under the existing A1 - Agriculture zone due to an irregularly shaped and narrow lot.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the previous CN Rail line and Highway 97 N. It has a split zone between I2 – General Industrial and A1 – Agriculture. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It is currently used for outdoor storage with a small construction office located on the Industrial portion of the land. Ministry of Transportation and Infrastructure recently required a highway dedication along the entire length of the property, causing the lot to become even narrower.

4.2 Project Description

The proposed OCP Amendment and subsequent rezoning would allow the whole subject property to be one zone, I2 – General Industrial instead of split-zoned. This is consistent with the current use of the property which is outdoor storage. The recent land acquisition by Ministry of Transportation and Infrastructure to widen Highway 97 N resulted in 2 permanent access points for the subject property, as well as a sewer connection and boulevard improvements. Under the current zoning of A1 – Agriculture, the property is not developable due to large setbacks in the zone. The property is not located in the Agricultural Land Reserve, and due to the irregular shape it is not suitable for Agriculture.

The property is flanked by the old CN Rail line, now known as Rails with Trails on the west, and Highway 97 N on the east. This makes it suitable for industrial use and development. At this time the applicant has no plans for development. Some potential future uses include automotive sales, commercial storage, contractor services, equipment rentals, food primary establishments, service stations, and others.

Other zones in the nearby vicinity include C10 – Service Commercial, C3 – Community Commercial, A1 – Agriculture, and I2 – General Industrial.

The applicant completed Neighbourhood Consultation in accordance with Council Policy #367 in September 2016, and completed the Public Information Session for a major OCP Amendment on April 1, 2017. Staff have reviewed the application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Rails with Trails property and Highway 97 N. It is near Mill Creek and any future development would be required to adhere to any riparian setbacks and floodplain requirements.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rails with Trails

Subject Property Map: 2800 Hwy 97 N



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Intensification.¹ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.o Application Chronology

Date of Application Received: October 26, 2016

Date Public Consultation Completed: September 2016

Date of Public Information Session: April 1, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A": Official Community Plan Amendment

Map "B": Zoning Amendment

Schedule "A": Memorandum dated November 1, 2016

¹ City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).



Subject Property Notes:

Amend the OCP of the subject property from Resource Protection Area (REP) to Industrial (IND)

MAP "A" OCP AMENDMENT OCP16-0021



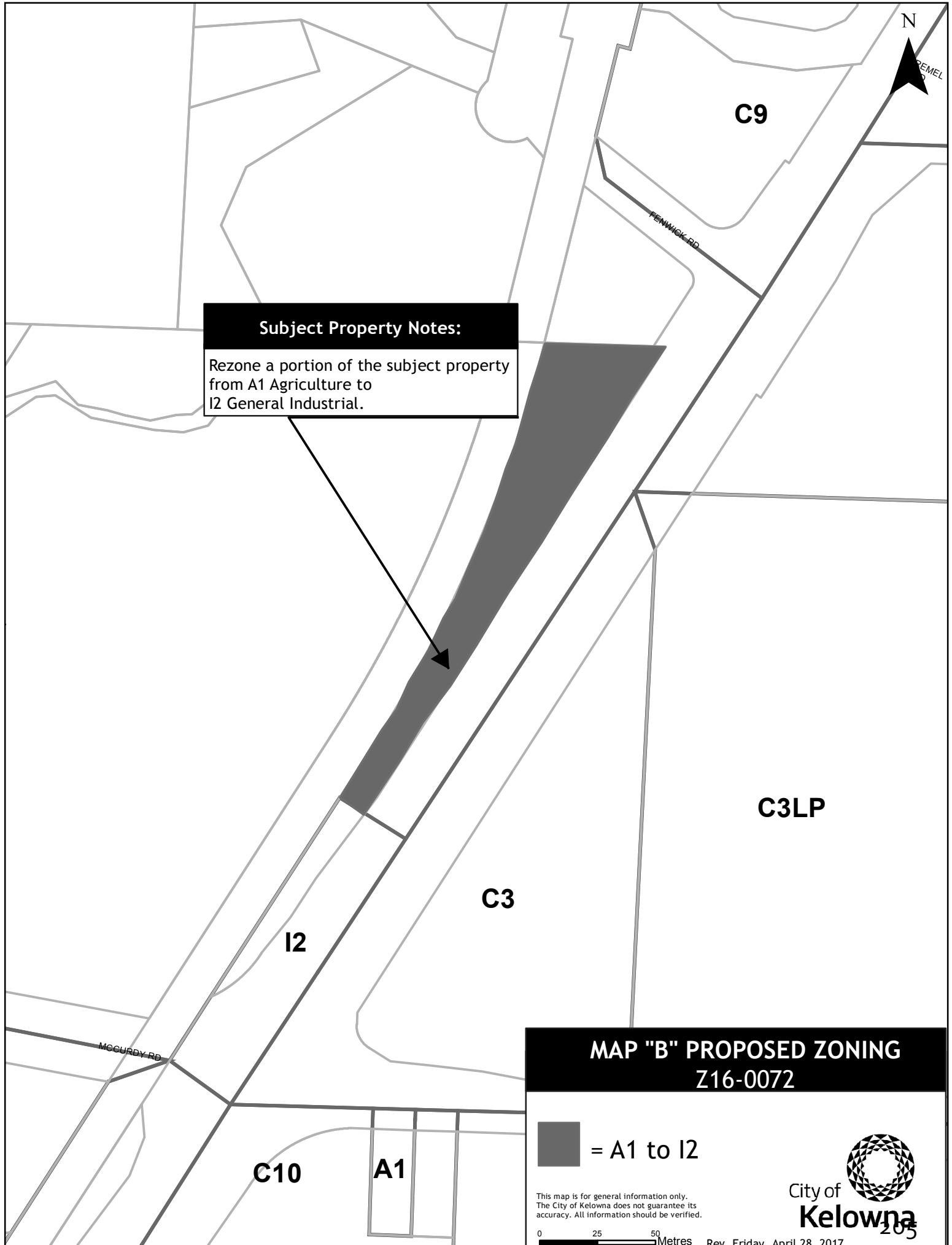
= REP to IND

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

0 50 100
Metres



Rev. Friday, April 28, 2017





CITY OF KELOWNA

MEMORANDUM

Date: November 01, 2016
File No.: Z16-0072
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 2800 Hwy 97 N A1 to I2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 2800 Hwy 97 N from A1 to I2.

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. **Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Our records indicate the subject property does not have an existing sanitary sewer service. The applicant will arrange, if necessary, for any service improvements that are required at the applicants cost.

3. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage



service for the lot and /or recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- a) Right in and right out Driveway access to Hwy 97 must be combined to one entrance into property
- b) The applicant will provide a cash in lieu payment of **\$81,813.00** for sidewalk and boulevard improvements.

5. Road Dedication and Subdivision Requirements

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

6. Electric Power and Telecommunication Services

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

7. Design and Construction

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

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

SCHEDULE		A
This forms part of application		
# OCP16-0021		
Z16-0072		
Planner Initials	TB	
		 City of Kelowna COMMUNITY PLANNING

9. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Servicing Agreements for Works and Services

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

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST)



Steve Muenz, P.Eng,
Development Engineering Manager

RO

CITY OF KELOWNA
BYLAW NO. 11391
Z17-0003 – 140 Mills Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, District Lot 125, ODYD, Plan 9286 located on Mills Road, Kelowna, B.C., from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of April, 2017.

Considered at a Public Hearing on the 16th day of May, 2017.

Read a second and third time by the Municipal Council this 16th day of May, 2017.

Approved under the Transportation Act this 19th day of June, 2017.

Audrie Henry
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: 6/26/2017
File: 0270-02
To: City Manager
From: Garry Filafilo, Accounting Operations Manager
Subject: 2016 Annual Report: Connected

Recommendation:

THAT Council receives, for information, the 2016 Annual Report, titled Connected, for the year ended December 31, 2016 attached to the Report of the Accounting Operations Manager dated June 26, 2017;

AND THAT Council receives, for information, the 2016 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 for the Provision of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions attached to the Report of the Accounting Operations Manager dated June 26, 2017.

Purpose:

To meet legislated reporting requirements for annual financial statements, showcase City services, programs and projects, and provide contextual information for the data contained in the remuneration reports.

Background:

Annual reporting of financial information is mandatory for all municipalities under the Financial Information Act. The City's annual report is available online at kelowna.ca/publications, 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. To enhance this year's story, the City has included six videos, featuring a variety of speakers, from staff to residents, and consultants to business community members.

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. Public were invited (via newspaper advertising, eSubscribe, online marketing and social media) to review the report, provide feedback and ask questions about the report prior to and at today's meeting.

The 2016 Annual Report was posted online at kelowna.ca/publications on June 9. As of June 19, the webpage had received 142 pageviews, the YouTube videos received 189 views, plus there were more than 7,000 views or interactions with the report and its videos on social media (i.e. Facebook, Twitter and Instagram posts, as well as two videos reposted to Facebook at the time). Views and interactions will continue to increase as the report and its videos are promoted over the coming months.

Inside the report

On May 2, the City of Kelowna's Annual Consolidated Financial Statements for the year ended December 31, 2016 were reviewed by the Audit Committee; these statements were subsequently approved by Council on May 8.

In addition to the financial statements, the annual report summarizes the City's strategic plan, highlighting actions and efforts taken in 2016 to achieve that plan. The 2016 report shows how the City of Kelowna is connecting residents, businesses and visitors to services, programs and projects by being a well-run City, active and inclusive, safe, and having a strong economy, a clean, healthy environment and resilient well-managed infrastructure.

In order to provide a more multi-media experience, this year's report features six videos that speak to how the City is connected to and connecting the community.

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 2016 as required under the Community Charter. A report is also included on Development Cost Charges 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 Consolidated Statements, is the Statistical Review, in graphic format for the years 2012 through 2016.

Remuneration

The 2016 Council Remuneration and Expenses report, Employee Remuneration and Expenses report, and the Payment for the Provision of Goods and Services schedule are prepared annually as part of Financial Information Act reporting requirements.

The 2016 Employee Remuneration report shows a decrease of 12 staff earning more than \$75,000 over 2015 - management staff increased by two, IAFF staff decreased by one and CUPE staff decreased by 13. This decrease is a result of a combination of: no extra pay period in 2016 which had occurred in 2015, management and CUPE contract increases (steady at 1-2 per cent over the past several years); IAFF increase of 2.5 per cent and other compensation such as vacation payouts or travel charges.

The City provides hundreds of services that require a wide variety of degrees and specialized qualifications. It competes with the public and private sector to recruit and retain employees who are qualified to fill these positions. Hiring qualified people who have a heart for public service is an approach that strives to provide citizens with the best service and value possible.

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

Remuneration Comparison 2016 – 2015

	2016 Numbers	2015 Numbers	Change in Numbers
>\$75,000			
Management	115	113	2
IAFF	114	115	(1)
CUPE	127	140	(13)
TOTAL	356	368	(12)

The total employee remuneration for 2016 has decreased by .9 per cent, or approximately \$600,000 to a new level of \$67.6 million.

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 the Annual Report is to be considered by Council.

Community Charter section 99 - 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 Regulations 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.

Internal Circulation:

G. Davidson, Divisional Director Financial Services

S. Leatherdale, Divisional Director Human Resources and Corporate Performance

C. Weaden, Divisional Director Communications and Information Services

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

Garry Filafilo, CPA, CA
Accounting Operations Manager

Approved for inclusion:



Genelle Davidson, Divisional Director, Financial Services

Attachments:

2016 Annual Report: Connected

2016 Statement of Financial Information



CONNECTED



Kelowna, British Columbia, Canada

2016 Annual Report
For the year ended December 31, 2016

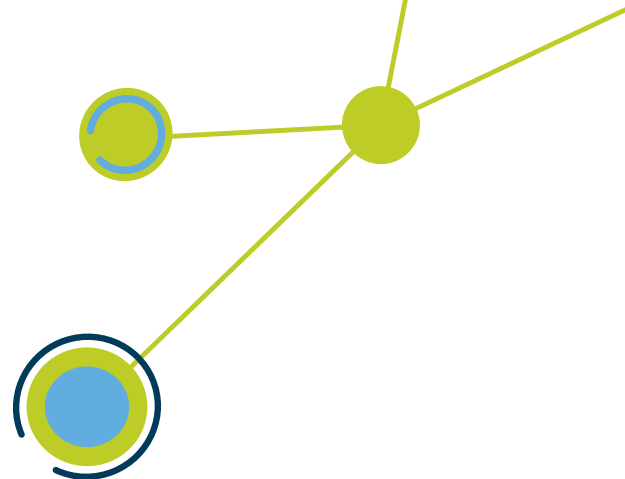
CITY OF KELOWNA 2016 ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2016

*The Annual Report is produced by the Communications
and Financial Services departments of the City of Kelowna,
in cooperation with all civic departments and agencies.*

Kelowna
British Columbia
Canada

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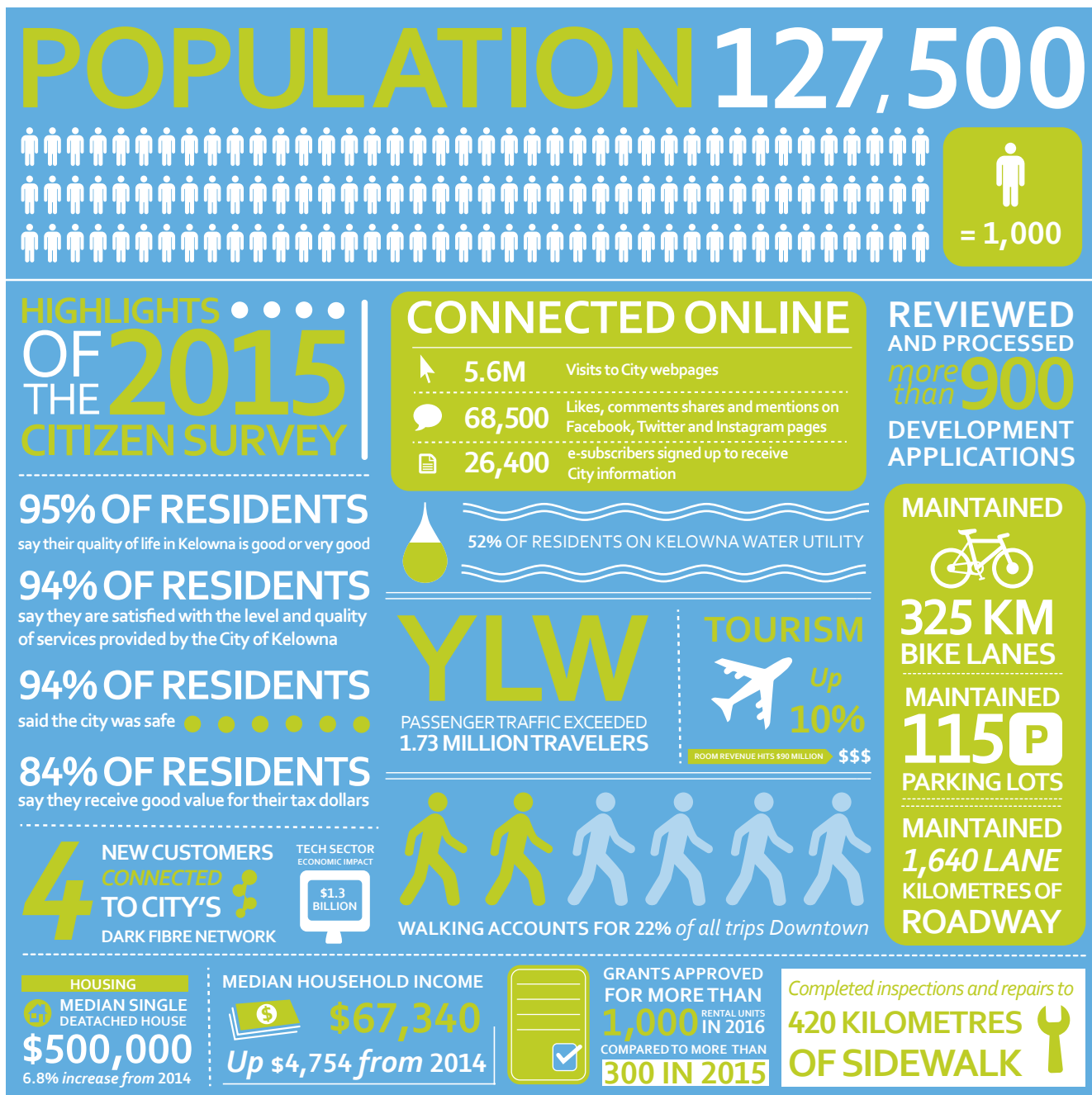
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BY THE NUMBERS



MESSAGE FROM THE MAYOR

COLIN BASRAN



Over the next 25 years, we will see the world change in ways we can't entirely predict. Just look at the last three decades to see the pace of unprecedented change.

These changes will affect us in many ways and we need to be ready. They will be driven by shifts in technology, resources, demographics, governance, urban patterns and economic factors, among other global, local and behavioural influences.

It's why in 2016, we started the conversation about what we want our future to look like. Imagine Kelowna is a long-term, strategic community visioning process meant to help align our short and long-term planning priorities, and position us to succeed in a constantly shifting world.

In the Share phase of the process, we heard from more than 2,000 citizens about their desires and aspirations, as well as the challenges we currently face. I saw first-hand how passionate citizens are when they talk about the future of our city. I'm excited about 2017, when the Shape phase will begin to outline priorities from the community's perspective.

I also saw the opportunities and challenges as Kelowna continued to be one of Canada's fastest growing Census Metropolitan Areas — drawing new citizens from across the country and from around the world. It's important to me that everyone, newcomers and long-time residents alike, is able to enjoy the many diverse opportunities this city provides. We are an open, inclusive community.

MESSAGE FROM THE MAYOR

CONTINUED

This year, we saw a near-record real estate market and strong construction activity in residential and commercial sectors. We saw passenger levels soar to record levels at Kelowna International Airport. More than 1.73 million people passed through the airport, proving our region as both a destination and a hub for travelers.

Growth is healthy. Our continued growth shows that Kelowna is where people want to be, whether it's to build a career, grow a family, or settle into retirement. It shows we're an attractive place to live. It also poses challenges as we require more infrastructure, programs and services to meet citizens' expectations.

Numerous social issues became more prevalent – homelessness and the need for a variety of housing options in particular were a significant challenge. The City hired a social development manager in 2016 as the first step in a process to develop a Homelessness Strategy and bring together partners within the community for a made-in/for-Kelowna approach to address homelessness and related issues.

In addition to hiring a social development manager, City staff also participated in a number of community projects and strategies to address homelessness and community safety issues, including Partners for a Healthy Downtown; Sharps Action Team (to deal with needle disposal and

clean up); and the Assertive Community Treatment (ACT) Community Advisory Committee to help those living on the streets with mental health and addiction issues.

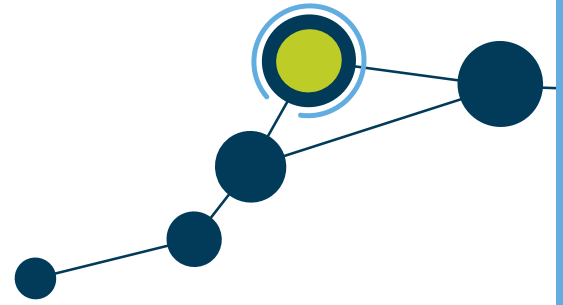
A fair but firm approach to decisions will help balance the needs of all of our residents, recognizing these are complex issues we can't solve alone. We will continue to work with higher levels of government, social agencies and concerned residents to improve the lives of those who need our help the most.

Council's strategic priorities also included a focus on advancing efforts to improve drinking water quality in all areas of Kelowna, creating an inclusive community that welcomed Syrian refugees and serving as a catalyst for business development by working with our many community partners to strengthen and diversify our local economy.

I am particularly proud of the work done this year to create a city where people from all walks of life can find their place. I hope you'll take some time to review this year's annual report to learn more about what we have done, and will continue to do, to shape and connect this great city of ours.

MESSAGE FROM THE CITY MANAGER

RON MATTIUSSI



We're a better city when we find ways to help residents stay connected and informed. As nothing ever seems to slow down in a growing city, it's more crucial than ever to stay connected on our journey to becoming the best mid-sized city in North America.

Our experience planning for and adapting to change in our community, and in the wider world, positions the City of Kelowna to meet the long-term challenges and opportunities that lay ahead. To do this effectively, we base staff recommendations and decisions on data collected from research and analysis of our operations. These performance measures ensure we continue to deliver the services our citizens need and want.

In 2016, we launched a number of planning exercises to connect the community and ensure Kelowna continues to grow in a healthy and sustainable way. The goal is to find the right balance of investments in new and existing infrastructure and operations, while diversifying revenue sources to minimize the tax demand.

Innovations such as our expanding fibre optic network, a new sponsorship program and large-scale conversion to LED streetlights are examples of how we continually look for new ways to cut costs, generate revenue and maximize our return on investment. We re-launched our online platforms in 2016, recognizing that digital communication is already one of our main venues for citizen interaction – and one that will continue to grow in importance.

MESSAGE FROM THE CITY MANAGER

CONTINUED

Like cities around the world, Kelowna is examining how to build a vibrant, healthy and sustainable city in the face of challenges like climate change, chronic health conditions and an aging population. Resiliency is about planning ahead and the City of Kelowna has proven itself to be a resilient organization, one that prides itself on being adaptable in the face of new challenges. And being more technologically agile and open has helped staff deliver on Council's direction to deliver responsive service to residents and businesses.

Infrastructure is critical to the quality of life for citizens who live, work and play in our city. The City invests about \$85 million every year (based on five year average) in capital costs for essentials such as clean drinking water, transportation, parks, buildings, utilities, fire trucks and wastewater treatment. We consulted with the community on the 2030 Infrastructure Plan, a long-term strategy that details all of the City's infrastructure needs for the next 14 years.

This year, the City and Interior Health Authority partnered in developing a Community for All Action Plan, the first chapter of the Healthy City Strategy, a long-term plan focusing on healthy places and spaces, community health and quality of life for all Kelowna residents.

The Pedestrian and Bicycle Master Plan – a major study based on extensive public discussions, stakeholder input and technical analysis – determined necessities for policy, project and program measures to improve walking and cycling throughout the city.

With more than 50 per cent of our land base zoned for agricultural use, we began the important work of updating our Agriculture Plan. We recognize that with climate change pressures, farmland and food producers are more vital than ever to our healthy food system, economy and culture.

Other significant initiatives this year include the final planning phase for John Hindle Drive – a new major east-west link between Glenmore Road to the University of British Columbia Okanagan – along with completion of Phase 2 of the Ethel Street Active Transportation Corridor.

Thank you for taking the time to discover our beautiful city in these pages and learn more about what's happening now and for future generations — building on momentum, balancing infrastructure investments and providing strong financial management and planning excellence.

STRATEGIC PLANNING THROUGH COUNCIL & CORPORATE PRIORITIES

WORKING PHILOSOPHY

Led by Mayor Colin Basran, Kelowna City Council is committed to building on the momentum of past Councils and being open for opportunity through community engagement and partnerships. Council will be consistent and transparent in its decisions, creating a favourable environment for customer service, development and business in Kelowna.

OPEN FOR OPPORTUNITY

Council wants to lead a community known for being open for opportunity. Opportunities may arise in the form of innovation and partnerships to deliver and expand services and amenities.

BUILD ON MOMENTUM

Kelowna has momentum and Council is committed to building on this through consistent and transparent governance. Council will focus on long-term planning, policy development and project/service delivery to continue to meet the needs of citizens.

FAIR BUT FIRM

As Kelowna becomes better known worldwide as a destination and a great place to live and invest, Council anticipates growth and development pressures. Council recognizes the importance of maintaining a great quality of life in Kelowna. A high standard of expectations set by Council actions and decisions attracts investment because investors have clear expectations of what they will experience when doing business with the City.

COUNCIL PRIORITIES 2014-2018

Each Council works to determine how they will do business during its term, agrees on focus areas and projects that will support its priorities and meet the needs of the community.

PRAGMATIC LEADERSHIP

Council is committed to active listening and being open to new ideas because it knows engaged residents and key stakeholders are essential to community building and decision making. This will be balanced with the need for leadership, particularly when difficult decisions are needed for the long-term benefit of the community.

TRANSPARENCY IN DECISION MAKING

Council understands we build trust through engagement and timely and transparent decision making. The City of Kelowna will continue to foster an open government, with civic information made easily understandable and accessible to the public.

BALANCED INFRASTRUCTURE INVESTMENTS

Each year, the City of Kelowna invests in facilities and major infrastructure. By integrating a long-term financial plan with an asset management strategy, Council balances investment between new and existing infrastructure while improving community assets.

RESPONSIVE CUSTOMER SERVICE

Council places high value on planning for the public good and a strong commitment to customer service. To encourage thoughtful investment in the community, Council expects high quality outcomes throughout City of Kelowna operations and customer service levels.

PLANNING EXCELLENCE

Council wants to ensure a strong foundation is in place for the short- and long-term needs of the community. This requires a focus on long-term planning that is innovative, while based on best practices.

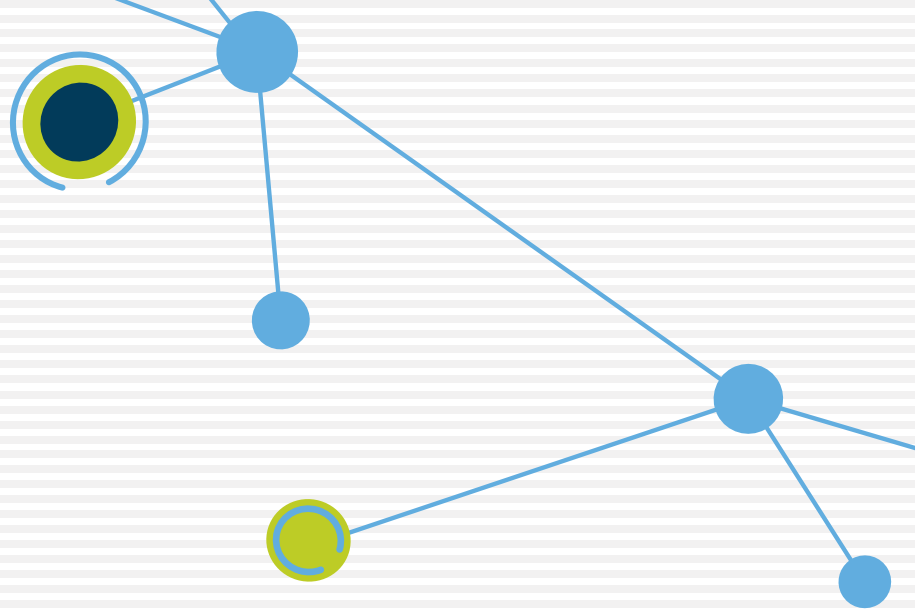
FOCUS & PRIORITY PROJECTS

Council identified six focus areas for its term:

- clean drinking water
- building vibrant urban centres
- ensuring a healthy, safe, active & inclusive community
- delivering a balanced transportation network
- acting as a catalyst for business
- providing strong financial management

For more information and a list of priority projects, review the [Council Priorities](#) on [kelowna.ca](#).





CONNECTING

RESIDENTS, BUSINESSES AND VISITORS
TO SERVICES, PROGRAMS AND PROJECTS



A WELL-RUN CITY

UNDERWAY/ONGOING

- Business licence review
- Dark Fibre network expansion and marketing
- Finding new ways to generate revenue and reduce costs
- Building reserves

COMPLETE

- New web platform
- Phase 1 (Share) of Imagine Kelowna
- Development Cost Charge program update

PLANNED

- Review of water, wastewater and landfill fees

The City of Kelowna will be well-run through strong financial management, performance excellence, responsive customer service, passionate public service, pioneering leadership and community engagement.

The City of Kelowna is on its way to becoming the best mid-sized city in North America.

AWARDS & RECOGNITION

The City of Kelowna received a number of awards and recognition in 2016 including:

- Received the Government Finance Officers Association's Distinguished Budget Presentation Award for our 2016 Financial Plan
- For the fourteenth year in a row, received the Government Finance Officers Association's Canadian award for Financial Reporting for our 2015 Annual Report
- Received a PERC Award for Management Innovation and Ingenuity at the 2015 BC Recreation and Parks Association provincial awards for the Strong Neighbourhoods Program. The award is presented to a project or program that has demonstrated creativity in its objectives and implementation, demonstrating benefits that are new to the community being served, and creating opportunities for other organizations to adapt it for implementation in other settings.
- Received a 2016 Tommie silver finalist award – Best "outside-the-box" construction for the Queensway Transit Exchange (Sawchuk Developments)
- Received the Best of the Okanagan for the Queensway Transit Exchange at the Urban Development Institute Awards for Excellence

CITY COUNCIL

Kelowna City Council consists of the mayor and eight councillors, all of whom are elected city-wide and serve four-year terms. Council's role is to establish policies to guide the growth, development and operation of the city, set budgets and levy taxes to provide services. Municipal services include water and sewer, fire prevention, parks



and recreation, public transportation, public infrastructure, building and planning, and public safety.

City Council consists of Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack.

Council *meets regularly* and the public is welcome to attend any open meeting. Citizens can provide input on items or issues being considered by Council by sending comments to mayorandcouncil@kelowna.ca.

Mayor and Council give administrative responsibility to the City Manager who oversees City operations and ensures that staff work to meet community, corporate and Council priorities. kelowna.ca/council

CITY ADMINISTRATION

Eight City Divisions and the RCMP Superintendent report to the City Manager. Divisions are teams that deliver community services or corporate services. Community-focused divisions work to deliver civic services based on a plan, build and operate model. The Corporate divisions provide support for the organization. City Manager Ron Mattiussi works closely with the City's Senior Leadership Team to make Council and community priorities a reality:

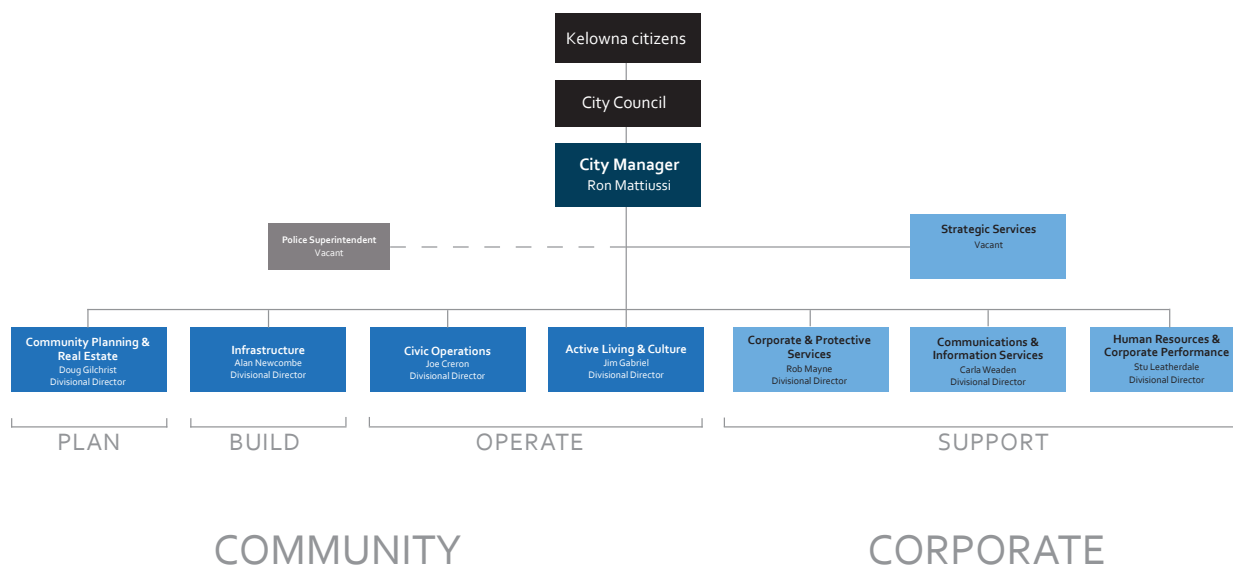
- Joe Creron, Civic Operations Divisional Director
- Jim Gabriel, Active Living & Culture Divisional Director
- Doug Gilchrist, Community Planning & Real Estate Divisional Director
- Stu Leatherdale, Human Resources & Corporate Performance Divisional Director
- Rob Mayne, Corporate & Protective Services Divisional Director
- Alan Newcombe, Infrastructure Divisional Director
- Carla Weaden, Communications & Information Services Divisional Director
- Vacant, Deputy City Manager and Strategic Services Divisional Director kelowna.ca/cityhall

RECRUITMENT

The City of Kelowna is on its way to becoming the best mid-sized city in North America thanks to more than 900 hard-working and passionate employees. To recruit and retain the best, the City is a competitive employer, offering career advancement, professional development, progressive employment practices and a competitive compensation and benefits package, with a focus on workplace safety and wellness.

Supporting Kelowna's educational institutions, the City attended major career events at UBC Okanagan campus and Okanagan College, hiring several co-op, practicum and summer students throughout the year.

Career opportunities are posted to kelowna.ca/careers, Twitter, LinkedIn and through regular City e-updates.



kelowna.ca/cityhall

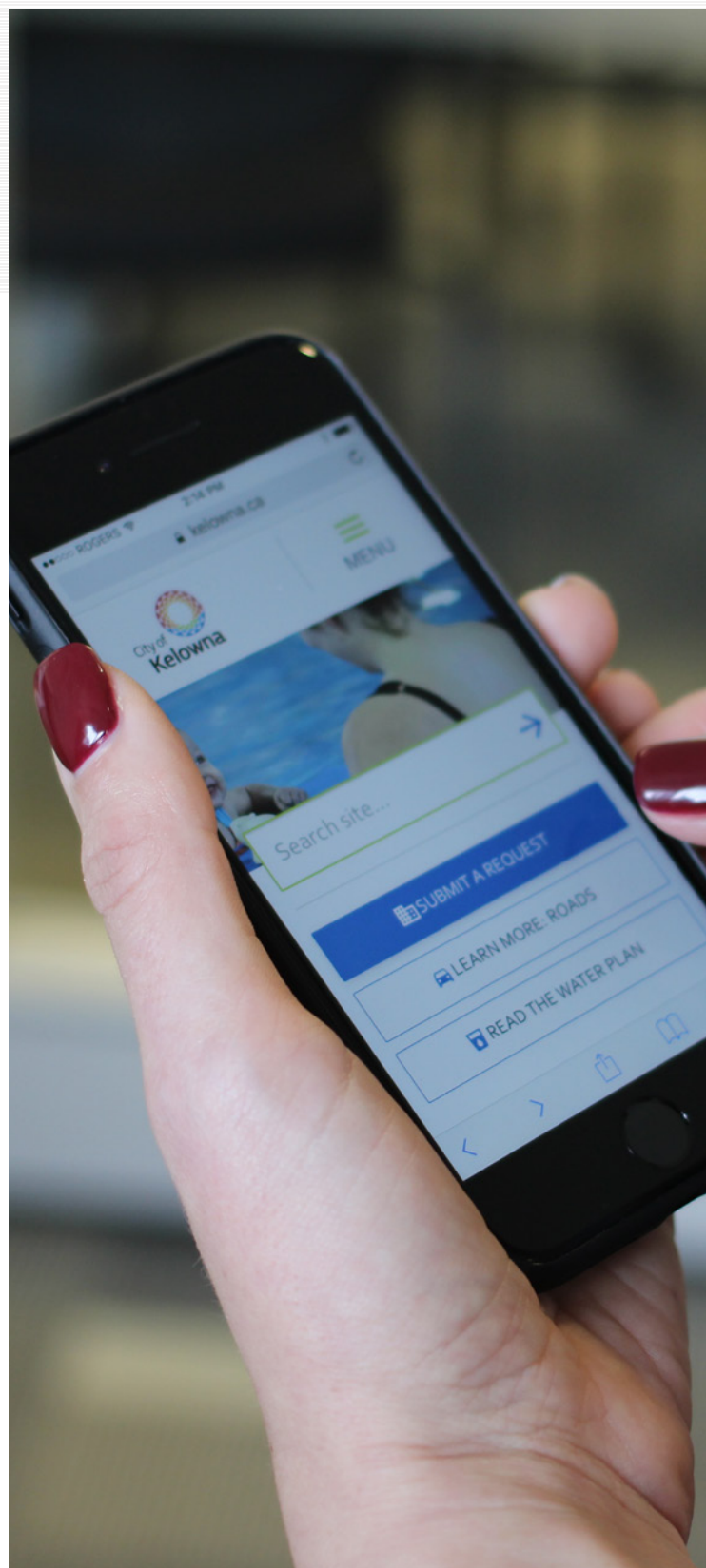
NEW WEBSITE

The City launched a new web platform in December, improving how we deliver services online and making information more accessible. Kelowna.ca was modernized and created to be mobile-friendly with better search capabilities, providing results categorized by services, information and forms/documents. The City's other online platforms, including [Kelowna Community Theatre](#), [Kelowna International Airport](#), [smartTRIPS](#) and [Central Okanagan Emergencies](#), were also updated.

CITIZEN PARTICIPATION

The largest ever city-wide conversation began in 2016 – [Imagine Kelowna](#) sought input from the community about a vision for the future of the city. More than 2,000 citizens contributed through one-on-one interviews with community leaders, Council's Speaker Series, community-led discussion forums, online and social media input opportunities, events around the city and a school curriculum initiative. Over the next year, this community vision will focus City and community efforts on our ambitions and goals for the coming 25 years, positioning the City to succeed in a constantly shifting world.

Other public engagement activities were developed and implemented for projects including the Okanagan Rail Corridor, Infill Challenge, Pedestrian and Bicycle Master Plan, Cameron House Idea Fair, Agriculture Plan Update and Healthy City Strategy.



DARK FIBRE STRATEGY & TECHNOLOGY

Attracting investment



NEW REVENUE

Council agreed to a new Corporate Sponsorship and Advertising pilot project as an avenue to increase revenues. Over the next five years, the City expects to generate about \$800,000 in new net revenue annually. This combined with the \$750,000 currently derived from sponsorship and advertising sales, will provide the City with more than \$1.5 million annually. Additionally, staff researched and pursued funding from Provincial, Federal and other sources, successfully receiving \$325,000 in funding support for 15 capital projects.

The *Development Cost Charges* bylaw was amended and updated to reflect new growth and generate the revenue necessary to construct the required infrastructure. The City continued to implement the *Dark Fibre Strategy*, both to encourage new businesses to settle in the city and as an added source of revenue. Four new customers joined, bringing the monthly revenue to \$7,000; the City offices in the Library Parkade were connected to the fibre network resulting in a cost savings of \$1,200 a month, and additional fibre conduit was installed in the downtown core. For a business or institution, the City's dark fibre offering has no limits on bandwidth, so organizations that need to move large amounts of data can now do so at high speeds for an economical price.

AN ACTIVE, INCLUSIVE CITY

PLANNED

- Glenmore Recreation Park Phase 1
- Rowcliffe Park Phase 1
- \$4 million for walking, cycling and transit infrastructure in 2017

COMPLETE

- Active by Nature program
- Pedestrian and Bicycle Master Plan
- Rutland Centennial Park playground and sports field
- Ethel Street active transportation corridor Phase 2 Underway/ongoing
- Construction & design of Sutherland and next phase of Ethel Street active transportation corridor

UNDERWAY/ ONGOING

- Construction & design of Sutherland and next phase of Ethel Street active transportation corridor

INCLUSIVE, NEIGHBOURLY ACTIVITIES

Connecting through
city programs

The City of Kelowna will build an active, inclusive city through active living opportunities, considering diverse community needs, housing diversity, strengthening neighbourhoods, providing spectacular parks, cultural experiences and honouring our history.



GET ACTIVE

Introduced in 2015, the *Active by Nature* program highlights our extensive network of pathways, shared trails, roadways, parks and beaches. Program promotion in 2016 included the launch of *Knox Your Sox Off!* and the *Knox Challenge* — two interactive ways to enjoy a hike up Knox Mountain Park along the Apex Trail. Participants only need a mobile phone (GPS on), water and some good shoes.

STRONG NEIGHBOURHOODS

Neighbourhoods matter. The City of Kelowna is home to many diverse and unique neighbourhoods and the Strong Neighbourhood program is designed to help build connections, where people feel a sense of pride and belonging.

In 2016, we continued to develop and build the Strong Neighbourhood Program, introducing the *Youth Development and Engagement Grant* and *Neighbour Day*. On May 15, Neighbour Day encouraged residents to meet new neighbours, perform a random act of neighbourliness and/or hold a neighbourhood get-together.

CHANGE THE GAME

In October, this inaugural Community Youth Fair brought together nearly 1,700 Grade 6 students from across the Central Okanagan, as well as dozens of charities and

non-profit organizations, putting the youth in touch with community groups in a learning environment. Designed to empower youth to get involved with and support charities and initiatives that they're passionate about within their community, Strong Neighbourhoods staff attended and worked with the students to brainstorm ways to be neighbourly.

CANADA 150

In 2017, Canada celebrates its Sesquicentennial, the 150th anniversary of Confederation. This milestone is an opportunity to celebrate Canada's history as well as build excitement for the future both on a national and local level. In February, Council approved the *Canada 150 program*, which includes the Sesquicentennial Grant, *Incentive Grant*, enhanced community celebrations and other community engagement initiatives. Many local *activities and events* are planned in 2017 to celebrate Canada 150.

ON THE MOVE

The City's *Pedestrian and Bicycle Master Plan* was completed in April 2016 under the banner Kelowna On The Move. This major study, based on extensive public engagement, stakeholder input and technical analysis, identifies necessary policy, project and program measures related to improving walking and cycling opportunities within the city. As part of the plan, the City plans to invest \$62 million in pedestrian and bicycling infrastructure in the next 10 years (2017-2026).

Phase 2 of the *Ethel Street active transportation corridor* between Cawston and Bernard Avenues was also completed and included construction of a separated cycle track on both sides of the road, new sidewalks, landscaping and utilities improvements. Eventually, the active transportation corridor on Ethel Street will connect with the Casorso, Rose, Sutherland and Cawston active transportation corridors, running north-south between downtown and the South Pandosy Area with a number of schools, parks, health care institutions and businesses en route or nearby.

A \$900,000 investment to connect the Hollywood Road/ John Hindle Drive roundabout to Bulman Road, under Highway 97, with a four-metre wide multi-use pathway provides faculty, students and staff with a safe and direct link to UBC Okanagan. Twelve kilometres of buffered bike lane markings (two parallel lines) were installed along Lakeshore Road, Springfield Road, Dilworth Drive and KLO Road.

CULTURE GALORE

In 1962, the town of Kelowna's 15,000 residents celebrated the opening of a brand new theatre. More than 50 years later, residents and visitors are still entertained and regaled at the Kelowna Community Theatre. In 2016, 2,580 performers graced the theatre stage in 147 different events, entertaining some 84,906 attendees.

Event highlights include The Wailers, David Crosby, Chantal Kreviazuk, Jesse Cook, Natalie MacMaster and Red Green Live, as well as sold-out performances by Vance Joy, Raffi, Just for Laugh's Danny Bhoj and Okanagan Symphony's performance of Carmina Burana.

TRANSIT DISRUPTION

Transit users faced a two-week disruption in November when unionized employees for First Canada went on strike between November 10-24. Essential handyDART service remained in place. The contract dispute was between the Union and First Canada, which holds the transit operating contract with BC Transit.

Following the job action, the BC government, BC Transit and the City partners provided free transit service for the remainder of November. Customers had a choice of purchasing a 3-week discounted December pass or receiving a refund of three weeks for the November transit pass. The City's revenue department was responsible for refunding/discounting transit passes for some 3,300 residents over the course of a week, once the labour disruption ended.

WORKING TOWARDS HOUSING FOR ALL

Through land zoning, long-term plans and developer incentives, the City is doing its part to increase housing types and price ranges.

The City created a new zone called RU7, which will allow new housing within existing neighbourhoods (infill housing), began work on updating another zone (RM5) to include six-storey wood frame buildings, and rezoned 1,100 properties across Kelowna to allow for secondary suites.

When possible, development approvals for rental housing projects are given priority. Grants and incentives were provided for more than 1,000 rental units in 2016, and the incentive for larger units was increased to encourage construction of family-friendly housing.

HOMELESSNESS STRATEGY

Kelowna faces the same challenges that cities across the country are experiencing related to homelessness and a shortage of non-market and affordable housing to meet community needs. Hiring a Social Development Manager in 2016 was the first step in a process to develop a [Homelessness Strategy](#) and bring together partners within the community to help address the issue of homelessness. The long-term goal is to develop a made-in/for-Kelowna approach to address homelessness and related issues.

While no one individual or agency is able to solve these complex social issues on their own, this dedicated City presence will contribute to the joint efforts of government, community groups, businesses and social agencies to address our community's issues and develop a coordinated, strategic approach.

42ND ANNUAL CIVIC & COMMUNITY AWARDS

Kelowna's Civic and Community Awards honour individuals and organizations for outstanding contributions and achievements in 2016 that directly benefitted the community, making Kelowna a better place to live, work and play.

The following recipients were recognized at the awards gala on May 10, 2017 at the *Kelowna Community Theatre*.

ARTS AWARDS

HONOUR IN THE ARTS

Karen Close

TEEN HONOUR IN THE ARTS

Andrew Kates

SPORTS AWARDS

BOB GIORDANO MEMORIAL

Kendall Gross

BRYAN COULING MEMORIAL

ATHLETIC TEAM OF THE YEAR

Kelowna Senior Secondary Owls (AAAA)

Senior Boys Basketball Team

MALE ATHLETE OF THE YEAR

Rostam Turner

FEMALE ATHLETE OF THE YEAR

Taylor Ruck

AUGIE CIANCONE MEMORIAL - MALE

Fynn McCarthy

AUGIE CIANCONE MEMORIAL - FEMALE

Ashlyn Day

CITIZENSHIP AWARDS

CENTRAL OKANAGAN FOUNDATION

VOLUNTEER ORGANIZATION OF THE YEAR AWARD

Kelowna Gospel Mission

YOUNG FEMALE VOLUNTEER

Gabriela Rubio

YOUNG MALE VOLUNTEER

Andrew Kates

SARAH DONALDA TREADGOLD MEMORIAL AWARD

WOMAN OF THE YEAR

Kelly Taverner

FRED MACKLIN MEMORIAL AWARD

MAN OF THE YEAR

Garry Benson

CORPORATE COMMUNITY OF THE YEAR

(SMALL / MEDIUM / AND LARGE)

Third Space Coffee & Costco Wholesale, Kelowna

CHAMPION FOR THE ENVIRONMENT

(INDIVIDUAL AND BUSINESS)

Nancy Mora Castro and Spider Agile Technology

ANITA TOZER MEMORIAL AWARD

Murli Pendharkar

A SAFE CITY

PLANNED

- Update Asset Management Plan
- Implement Corporate Asset Management System
- Update Design and Construction Standards in Subdivision, Development and Servicing Manual
- North Glenmore fire hall, Rutland and Water St. fire hall upgrades

UNDERWAY/ONGOING

- Police Services building
- Transitional storage pilot program for homeless

COMPLETE

- Additional downtown patrols
- Crime Reduction Strategy

The City of Kelowna will build a safe city through public safety programs, fire protection & prevention, effective & targeted policing, flood protection, clean drinking water and maintaining order.

City Council's top strategic priority in 2016 was to work toward a city-wide water system that provides clean, sustainable water to Kelowna residents.

WATER SAFETY

City Council's top strategic priority in 2016 was to work toward a city-wide water system that provides clean, sustainable water to Kelowna residents. The City continued to work with the provincial government to maximize grant funding to address drinking water quality and supply. Residents currently receive water from the City of Kelowna water utility, or from four independent major water providers or the 27 small suppliers operating throughout the city.

This year, the City assisted the Cedar Creek Water Users Group and the South Okanagan Mission Irrigation District (SOMID) when these two small, independent water systems were unable to continue operating on their own.

CRIME REDUCTION

Creating a safe, healthy, and vibrant community is the responsibility of all citizens — everyone has a role to play. In addition to the RCMP, it's essential that community participation, coordination between community and social agencies, and the continued work of courts and corrections all contribute to increased community safety and improved perceptions of safety. The Kelowna RCMP and the City of Kelowna worked collaboratively to develop the 2016-2019 *Crime Reduction Strategy* that will guide our collective efforts.

The strategy outlines Kelowna RCMP's goals and targets, as well as key performance measures, to significantly reduce crime and improve public safety over the period 2016-2019.

The City hired an additional four Bylaw officers to help with the increase in downtown foot patrols, bike patrols and related complaints during the summer months.

FIRE SAFETY & PREVENTION

In March, Council supported the *2016-2030 Kelowna Fire Department Strategic Plan*, which establishes a framework to guide the Kelowna Fire Department (KFD) over the next 14 years to deliver protective services to the citizens of Kelowna. The report includes a comprehensive analysis of all programs and services delivered by the KFD.

The Regional Emergency Operations Centre (EOC) was activated three times for wildfires in Bear Creek, Cinnabar Creek and Scott Crescent in West Kelowna. The City's Community Wildfire Protection Plan was updated with funding from the provincial government. Fire mitigation work was also completed for Tower Ranch Park.

The Quail Ridge neighbourhood maintained its FireSmart Community Recognition Program status for a second year and the Gallagher's Canyon community achieved FireSmart Community Recognition for the first time. These two Kelowna neighbourhoods are examples of how residents can work together to mitigate wild fire threat to their properties.

With fire prevention as one of its key objectives, the KFD conducted 181 public safety presentations to more than 10,600 participants, nearly 70 per cent of whom were children. The North Glenmore Smoke Alarm Campaign visited 518 private homes.

TRANSIT SAFETY

Kelowna Regional Transit consists of partners City of Kelowna, City of West Kelowna, the Districts of Peachland and Lake Country, the Regional District of Central Okanagan and Westbank First Nation. Together with our Provincial partner BC Transit, the transit system in the region is planned and managed. Enhanced effort and innovation by transit partners has improved safety for passengers and employees. In 2016, closed-circuit video cameras were installed onboard transit buses, improving safety and security for riders both on the bus and at transit stations.

POLICE SERVICES BUILDING

Construction continued on the new \$39-million, 100,000-square-foot *Police Services building*. When complete in 2017, the new three-storey facility will provide a centralized detachment, improving the efficiency and effectiveness of police services in Kelowna, as well as a flexible space for long-term growth. Features of the building include office space, meeting rooms, staff areas, exhibit storage, forensic workspaces and equipment, secure communications and computer services, plus a cell block containing 29 detention cells.

THEFT PREVENTION

Project 529 Garage was implemented with the goal of reducing bicycle theft and increasing the number of recovered bicycles that police can return to their rightful owner. Project 529 Garage is a website and mobile application which is a bicycle registration, reporting and recovery network that allows cyclists, bicycle shops, and police to join forces against bike theft. This program was used in addition to the bait bike program.

The *Don't be an easy target* anti-theft campaign was in its second year and encouraged residents to remove valuables from vehicles, lock vehicle doors and report suspicious activity.



A STRONG ECONOMY

UNDERWAY/ONGOING

- Major projects at Kelowna International Airport
- Increased focus on economic development activities
 - New Memorial parkade and expanded Library parkade

COMPLETE

- CN Rail corridor acquisition
- Community Health and Services Centre
- Okanagan Centre for Innovation

PLANNED

- Tourism Kelowna Visitor Centre

A STRONG ECONOMY

*Supporting partnerships
for growth*

The City of Kelowna will build a strong economy through international airport development, business development, open, transparent & consistent governance, building & maintaining partnerships, healthy & productive agriculture, fostering higher learning, and tourism interest.

SOARING GROWTH AT YLW

Kelowna International Airport (YLW) served a record 1,732,113 passengers in 2016, an increase of 8.7 per cent over 2015. That represents nearly 140,000 additional travelers who passed through the airport. December proved to be YLW's busiest month ever, with 166,537 passengers, surpassing the previous record-breaking month of August 2016.

In November, City Council approved and adopted the final *YLW Master Plan 2045*, a key strategic planning tool to guide future airport development to 2045. It will also provide guidance to the aviation and land use planning component of the City's 2030 Official Community Plan. Forty-five stakeholder meetings and open houses, as well as some 300 feedback surveys, were completed as part of the final plan. Nine priorities were identified through these public consultations: More direct flights and flights overseas; Greater parking, Shuttle and Accessibility; Additional public transit to and from YLW; Outdoor signage and lighting enhancements; Improved arrivals area and expanded baggage carousels; Enhanced community greenspaces and noise protection; Greater food and beverage choices inside the terminal; Faster security screening; and Low service fees.

In 2016, the City purchased the Shadow Ridge Golf Course property to support future airport development needs. The golf course will continue to operate until it is needed for future growth. This is a legacy purchase for the citizens of Kelowna to protect the long-term interests of the airport.

Phase 1 of the Departures Lounge renovation was also completed, resulting in a newly renovated concessions area and a new Kid's Zone area.

The *Farm to Flight program* was launched in July and is the first of its kind in Canada. YLW and Skyway Group teamed with De Simone Farms Ltd., a local producer that grows, grades and packages Okanagan fruit, to provide travelers with fresh fruit packaged in special YLW containers they can take anywhere in Canada.



STRONG CONSTRUCTION ACTIVITY

The City reviewed and processed more than 900 development applications in 2016. Highlights include approval of the first mixed-use Industrial/Residential development, and tax and development incentives that spurred multiple rental housing projects, providing more than 1000 rental units.

Staff expanded the fast-track permit service in many building permit application categories for smaller projects. Kelowna is the only known B.C. municipality to have a fast-track system in place. In 2016, 32 per cent of 2016 Building Permits were issued in two days or less. Staff also created a same-day permitting process for some plumbing and natural gas permits.

	2015 YEAR END	2016 YEAR END
Construction Value (million)	\$ 464	\$ 537
Permits	7,228	7,358

NEW BUSINESS

The City of Kelowna issued 10,014 business licences in 2016, an increase of two per cent over 2015. Main industries include fruit growing, tourism, light industrial, forestry and manufacturing. Key growth industries for Kelowna include information and high technology, film, viticulture and wine production as well as aviation and health care.

With significant available business resources, Kelowna is an ideal destination for business start-ups, expansion and relocation. The Okanagan has become a prime destination for residential and small business relocations due to its moderate climate, transportation options, trained labour force and availability of diverse recreational opportunities.

Key economic drivers in the region include the University of British Columbia Okanagan campus, YLW Kelowna International Airport, Kelowna Flightcraft, Sun-Rype Products, Kelowna General Hospital and Okanagan College.



BUSINESS DEVELOPMENT

Other strategic initiatives are undertaken thru the City's annual financial support for the Central Okanagan Economic Development Commission. These activities include:

- Connecting directly to hundreds of businesses across sectors with one-on-one interviews through the Workforce Development Program
- Okanaganjobmatch.com is one tool that has been created to connect jobseekers and employers
- Communicating industry needs to School District 23, Okanagan College and UBC Okanagan to develop skills training programs that align with industry demand
- Supporting the growth of existing businesses in the region through a host of programs including Export Development, industry-specific initiatives and one-on-one expertise, allowing businesses to create more jobs and hire more employees
- Marketing the region across Canada and globally to attract high growth firms and entrepreneurs to the Central Okanagan
- Providing networking opportunities, job search resources and direct connections for young professionals looking for careers in the region through the Okanagan Young Professionals Collective.



A CLEAN, HEALTHY ENVIRONMENT

COMPLETE

- Citywide watering restrictions
- Mission Creek Restoration initiative
- Partnered with OGO Carshare program for City Hall fleet vehicles

PLANNED

- Annual Business Planning
- Corporate Performance Measurement Project
- Updating Employee Performance Review system

UNDERWAY/ ONGOING

- Reduce corporate GHGs
- Healthy City Strategy

The City of Kelowna will build a clean, healthy environment through improved air quality, energy conservation, greenhouse gas reduction, protecting our natural land & water resources, solid waste reduction, and water conservation.

The Healthy City Strategy is a long-term plan that focuses on healthy places and spaces, community health, and quality of life for all Kelowna residents.

HEALTHY CITY STRATEGY

The *Healthy City Strategy* is a long-term plan that focuses on healthy places and spaces, community health, and quality of life for all Kelowna residents. The City and Interior Health have partnered in a Healthy City Strategy Steering Committee with an overall vision of “Working together to create built environments in which people and places thrive.”

How communities are planned and built, along with the services and resources provided within them, directly impacts people’s physical and social health. When strategically designed, this built environment, including homes, neighbourhoods, schools, streets, workplaces and parks, can reduce obesity and chronic diseases such as asthma, heart disease and diabetes, by affecting air quality, activity levels of residents and access to healthy food. The built environment can also improve the well-being and social connection of residents.

In 2016, the Strategy focused on the first of six areas: Community for All. This theme has a vision of “creating a city that is healthy, safe, active and inclusive for seniors, children and those with diverse abilities.” A draft action plan was endorsed by Council.

The Healthy City Strategy Steering Committee has reviewed the remaining theme areas — Healthy Housing; Healthy Transportation Networks; Healthy Neighbourhood Design; Healthy Natural Environment; and Healthy Food Systems — and support housing as the next theme area for the Healthy City Strategy.

AGRICULTURE PLAN

After extensive community consultation in 2016, an update to the City’s 1998 *Agriculture Plan* is expected to address the almost 12,000 hectares of land zoned for agriculture within the area (including 8,600 hectares in the *Agricultural Land Reserve*) and how we manage that land for future generations. Ultimately the final Plan will provide clear policies that serve to protect and promote agriculture while preserving the character of Kelowna. We believe farmland and food producers are integral to our healthy food system, economy and culture.

PARKS FOR ALL

The City wants all residents and visitors to enjoy the great outdoors, whether it’s cycling, running, walking, or swimming, in any of Kelowna’s stunning parks, beaches and public spaces. In 2016, the City acquired the new 2.9-acre Lakeshore Beach Park that complements existing City waterfront properties in the area. In total, this acquisition will mean the creation of a 1.6 hectares waterfront park with more than 200 metres of sandy beachfront located next to the commercial area along Lakeshore Road.

Some 7,900 Ponderosa pine seedlings were planted in Rockview Park, Kuipers Park and Knox Mountain Park, helping increase the urban forest canopy and improve air quality, as trees remove atmospheric carbon dioxide, absorb pollutants and produce oxygen.

DOG PARKS

There are parks in all areas of Kelowna that permit dogs either on or off leash. In 2016, the City asked the public their thoughts on *dog parks* as part of developing a long-term dog park management plan. Survey data and feedback received online and through public information sessions helped determine decisions regarding new off-leash and on-leash areas.

Three off-leash beaches were approved by Council including Poplar Point Drive beach access located near the entrance to Knox Mountain Park; Downtown Sails on Bernard Avenue as a cooling off beach; and Lake Avenue beach access on a two-year trial period.

ELECTRIC VEHICLES

The City purchased its first electric vehicle in 2016. The Nissan Leaf was selected due to its zero emissions, low maintenance costs, price and great consumer rating. It also has one of the better range limits in its class, at 175 kilometres per charge. The electric vehicle is just one way the City is working to be more sustainable and achieve its Greenhouse Gas (GHG) reduction goals. Since 2007, we've

reduced our corporate emissions by five per cent, or more than 400 tonnes of CO₂.

Other GHG-reducing initiatives include nine hybrid cars, bicycle fleet, electric bicycles that are used by Parks and Roadways, the Smart Driver program and the City's engine idling policy (no more than three minutes).

Also in 2016, the City partnered with FortisBC to install two electric vehicle charging stations in the Kelowna Museum parking lot — one charging station is dedicated to an OGO Car share electric vehicle and the other for the public.

MISSION CREEK RESTORATION INITIATIVE

*Connecting with the
natural environment*



RESILIENT, WELL-MANAGED INFRASTRUCTURE

UNDERWAY/ONGOING

- Hospital Area Parking Management Plan
- Construction of John Hindle Drive extension

COMPLETE

- 2030 Infrastructure Plan
- Transit improvements

PLANNED

- AVL Technology for Transit
- \$260 million investment in infrastructure renewal in next 10-years (2017-2026)

The City of Kelowna will build resilient, well-managed infrastructure through planning excellence, balanced transportation systems, livable urban density, distinctive community identities, well-maintained utilities, efficient civic buildings and facilities, and connected communities.

Imagine Kelowna is a long-term community visioning process that will help align the City's short and long-term planning priorities.

IMAGINE KELOWNA

What kind of community do we aspire to be? *Imagine Kelowna* is a long-term community visioning process that will help align the City's short and long-term planning priorities. In 2016, significant public engagement was completed in the first of four phases in the Imagine Kelowna planning process.

MAJOR PLANNING

The City's *2030 Infrastructure Plan* was finalized in 2016. The plan outlines the City's infrastructure needs from now to 2030 and will be used to develop the 10-year Capital Plan that will be updated annually to reflect emerging issues and the community's changing priorities.

LIGHTING THE WAY

Street lighting is an important community service, but can consume as much as 40 per cent of a City's energy budget. Council approved a complete retrofit after a study recommending all street lights be converted to LED showed a four-year payback of original capital cost with grant programs and electricity savings and a \$13 million savings over the lifetime of the LED lights.

TRANSIT IMPROVEMENTS

In 2016, seven transit stops were outfitted with new, or expanded, boarding platforms and benches, including an accessible boarding platform and bus shelter on Leathead Road westbound, at Franklyn.

Council formally committed to participating in the Transit Automated Vehicle Location (AVL) technology project, allowing riders to access real-time information about their bus arrival. The system will also allow for monitoring of routes and performance for service improvements and efficiencies. The project is expected to be implemented in late 2017.



INFRASTRUCTURE UPGRADES

Keeping traffic — and people — moving is important. A \$1-million investment at Valley, Cross and Longhill roads resulted in significant improvements that included a roundabout, curb and gutter, sidewalks, a bus pullout, watermain upgrades, street lighting, crosswalks with accessible letdowns, road and drainage improvements, as well as upgraded ditching and culvert for Brandt's Creek.

A number of measures were taken to increase safety on Kelowna roads: speed humps were installed on Gaggin Road, Drysdale Road and Appaloosa Road; new sidewalks were added on Bernard between Lakeview and Burtch, and High Road between Glengarry and Tronson; traffic calming was installed in northeast Rutland, including raised crosswalks, traffic circles and speed humps; audible pedestrian signals were added at Glenmore and Kane

Road, Glenmore and Yates Road, Clement Avenue and Clifton Road, Richter Street and Lakeshore Road; crosswalk and bike lane improvements on Abbott between Leon and Lawrence; pedestrian safety flashers were installed in two locations; and, traffic signals were upgraded as part of road reconstruction projects at Clement Avenue and Richter Street, Doyle Avenue and Ellis Street.

A number of parks and public spaces maintenance projects were completed, including a re-surfacing of the Basil Meikle tennis courts at the Parkinson Recreation Centre, upgraded play equipment at the Southridge Park Playground and expanded cigarette butt receptacles along Bernard Avenue.



FUTURE READY

*Municipalities
helping communities
build resiliency*





SOUND FISCAL MANAGEMENT

FINANCIAL INFORMATION

FINANCIAL SERVICES

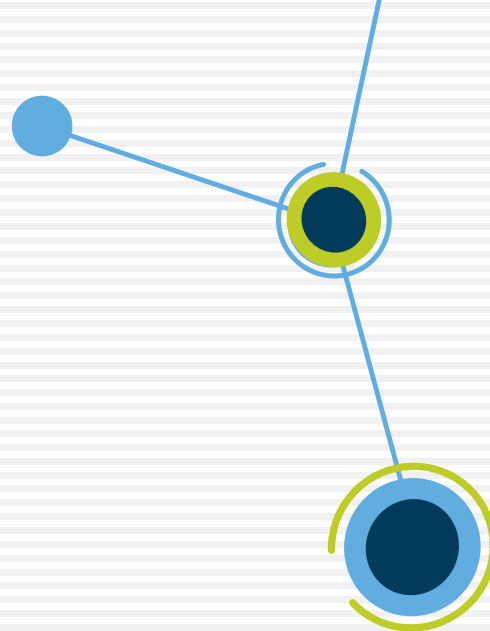
The City of Kelowna is committed to financial strength and stability. The City defines this as the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. This commitment to excellence was recognized again by the Government Finance Officers Association. In 2016 and for the fourteenth year in a row, the City was awarded the Canadian Award for Financial Reporting and, for the fifteenth 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, 2015. 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 the GFOA.



Government Finance Officers Association

Canadian Award for Financial Reporting

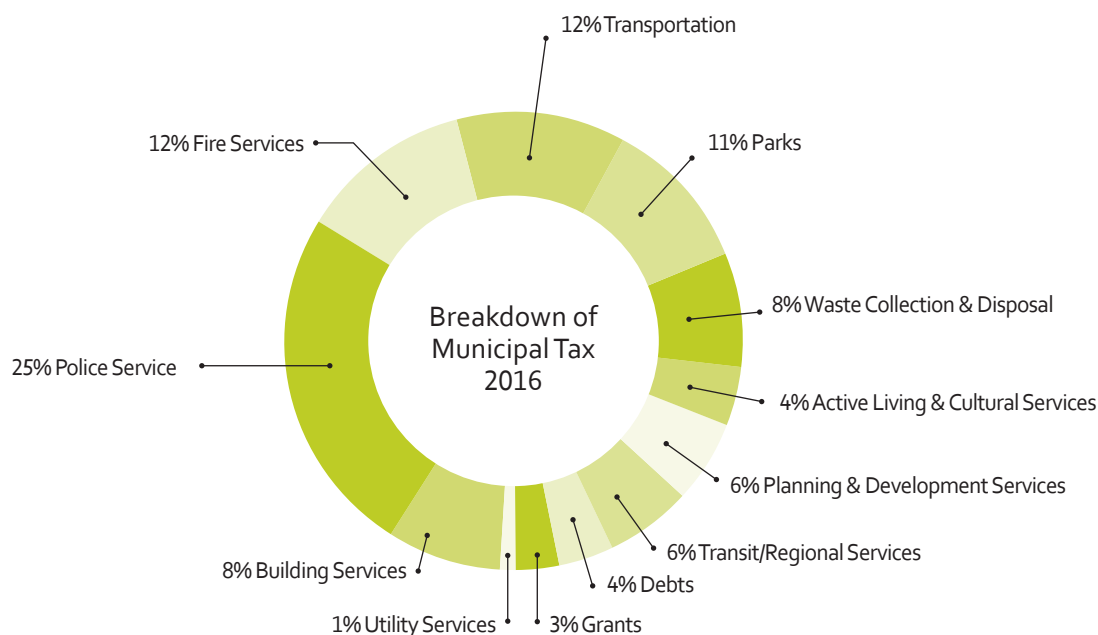
Presented to

**City of Kelowna
British Columbia**

For its Annual
Financial Report
for the Year Ended

December 31, 2015

Executive Director/CEO



PROVISION OF SERVICES & SUPPORT FOR GROWTH

The 2016 taxation increase averaged 4.11 per cent for all property classes, an increase to reflect the costs of the new Police Services building, employment contracts and annualization of six new RCMP members but still support the current level of services delivered to the citizens of Kelowna. The use of tax revenue and development cost charges generated from new growth assisted in providing a balanced approach to the expansion of services and infrastructure required to accommodate growth within the municipality.

The City budgeted to collect a total of \$222.1 million in taxation revenues, 55 per cent of which was retained for municipal purposes. The remaining 45 per cent is levied on behalf of other governments and agencies to provide funding for schools, the Regional District of Central Okanagan shared services, libraries, regional hospital, Kelowna business improvement areas, and for BC Assessment to cover the City's share of costs associated with providing assessment information.

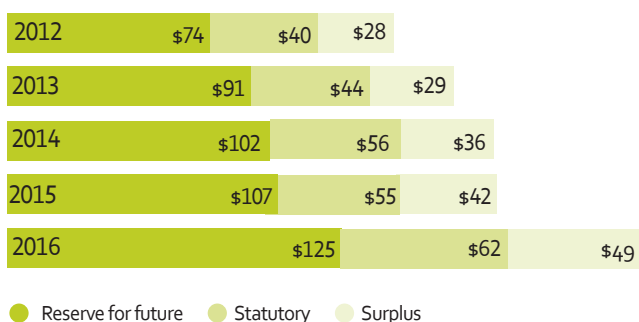
The City has historically relied on pay-as-you-go rather than debt financing for major infrastructure needs wherever possible in achieving strategic servicing goals. In 2016, 5.4 cents of each municipal tax dollar collected was budgeted for tax-supported debt servicing programs. The 0.5 cent increase from 2015 is due to the Police Services Building and Parkades. Pay-as-you-go capital project funding represented 10 per cent of the 2016 taxation requirement.

CITY RESERVES

City reserves provide a financial mechanism for saving money to finance all or part of future infrastructure, equipment and other requirements. Reserve funds can also provide a degree of financial stability, by reducing reliance on indebtedness to finance capital projects and acquisitions, flexibility to leverage opportunities as they arise, or safeguards to extraordinary tax increases.

Consolidated Reserves & Surplus

millions



DEVELOPMENT COST CHARGES

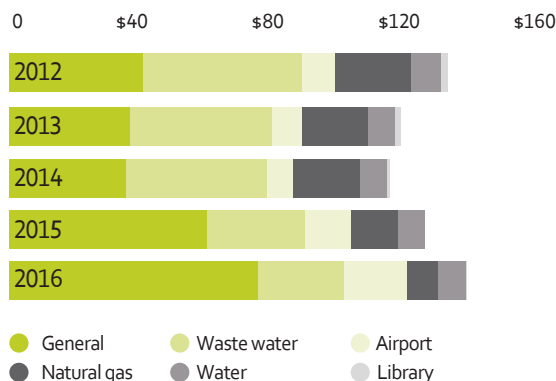
Development cost charges (DCCs) are fees that municipalities collect from new development to help pay the cost of infrastructure services that are needed for growth. Imposed by bylaw pursuant to the *Local Government Act*, the charges are intended to facilitate development by providing a method to finance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

The City's DCC program supports community development and integrates with longer-term plans. Infrastructure requirements are based on the Official Community Plan that estimates a resulting population of 161,701 by the end of 2030. The 20-Year Servicing Plan and Financing Strategy provides the infrastructure requirements to 2030 along with the cost sharing for various projects. Cost sharing methodologies reflect the level of benefit to existing taxpayers and new growth. Charges are based on the demand placed on services by different residential types, commercial, industrial, and institutional growth.

The latest update to the 20-Year Servicing Plan impacted DCC rates with the changes taking effect in July 2016. The DCC rates were updated to reflect current construction and land costs. The total cost of the DCC program increased by approximately 10

Long Term Debt

millions



per cent from 2011 to \$785 million. The funding for the program is 66 per cent from Development, 28 per cent from City, and 6 per cent from senior levels of government. Arterial Roads accounts maintain the largest share of the program at \$461 million; followed by Park Land acquisition at \$136 million, Wastewater Treatment at \$86 million, Water Distribution at \$60 million, and Wastewater Trunks at \$41 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 2016, a deficit in Water Sector B and Water Sector D reserve fund was covered from Water Sector A, a deficit in Sewer Sector A was covered from Sewer Sector B and a deficit in the Wastewater Treatment reserve was covered by Roads Sector A reserve fund.

MUNICIPAL ASSIST FACTOR

The *Local Government Act* requires local governments to assist in the cost of new infrastructure. The municipal assist factor reflects Council and the community's support towards the financing costs of new infrastructure. The level of the assist, determined by City Council, reflects a benefit to the existing population while encouraging development and housing affordability.

City of Kelowna assist factor

Roads	15%
Parks	8%
Water and Wastewater	2%

MAJOR PROJECT EXPENDITURES IN 2016**Parks**

\$1.5 million - Parkland Acquisition at Glenmore Highlands, Burne Avenue, and Guisachan Road.

Roads

\$3.3 million - Ethel Street Active Transportation Corridor, McCulloch Area Roads improvement, John Hindle Drive, Clement Avenue, and debt repayment.

Water

There were no major 2016 DCC project expenditures in the water sector.

Wastewater Trunks and Treatment

\$5.7 million - Raymer Avenue Lift Station Replacement, Commonage Road Land Acquisition, and debt repayment.

FUTURE PLANS

Total program expenditures are projected at \$15.1 million.

Parks

\$1.8 million - Dewdney parkland development and planned parkland acquisition.

Roads

\$6.5 million - McCulloch Road (KLO, Hall, Spiers) improvements, debt repayment, John Hindle Drive, and Sector B Top Lift Paving.

Water

\$30 thousand - Offsite and Oversize.

Wastewater Trunks and Treatment

\$6.8 million - Debt repayment and Airport Gravity Main Bypass.

Development Cost Charge reserve funds

(thousands of dollars)

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance	Reductions/ Waivers*
Parks	\$ (3,843)	\$ 7,490	\$ (42)	\$ 1,507	\$ 2,098	\$ 85
Roads	13,450	10,993	371	3,273	21,541	76
Water	10,195	897	248	26	11,314	5
Wastewater	(8,818)	5,105	(194)	5,671	(9,578)	43
Total	\$ 10,984	\$ 24,485	\$ 383	\$ 10,477	\$ 25,375	\$ 209

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

The DCC program underwent a minor update in 2016 and was reviewed and approved by Council. On April 18, 2016, Council approved the 2030 Infrastructure Plan, which identifies all the City's infrastructure investment needs for the next 15 years (2016 – 2030).

FINANCIAL MANAGEMENT STRATEGIES

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

The 10 financial management strategies are:

Assets – New

Expenditures for new assets will be prioritized based on social, economic and environmental factors and life cycle cost implications. Emergent opportunities will be evaluated against existing priorities.

Investment in new assets should follow the long-term capital plan. The decision-making process for new asset investment will be documented, transparent and clearly communicated to Council, staff and the community.

Assets – Renew

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

Debt

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

Development financing

Developers will pay their fair share for growth-related infrastructure through DCCs and other tools. Where appropriate, other funding can be used to provide

additional capacity over and above the current OCP horizon. Taxation-funded DCC's through grant programs may be used to encourage economic development and community projects.

Grants

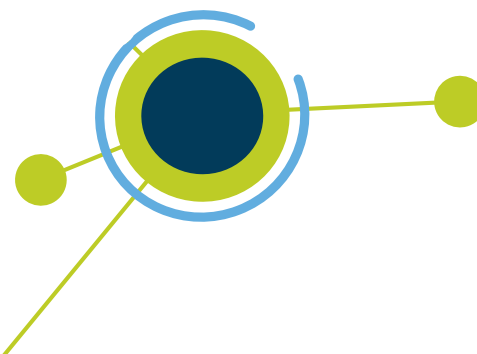
Grants will only be pursued for the City's priority projects. Grant funding will not increase the scope of a project without Council endorsement. Annual project funding must be sufficient without conditional grants. Long-term financial planning will rely on unconditional grant opportunities only.

Operations

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

Partnerships and enterprise

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



Property taxation

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

Reserves and surplus funds

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

User fees and charges

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

TOP 10 PRINCIPAL CORPORATE TAXPAYERS

2016

Legal name

1. Orchard Park Shopping Centre
2. FortisBC Inc
3. Delta Hotels No 48 Holdings Ltd
4. Inland Natural Gas Co Ltd
5. McIntosh Properties Ltd
6. Victor Projects Ltd
7. 4231 Investments Ltd
8. Dilworth Shopping Centre Ltd
9. Wal-Mart Canada Corp
10. Al Stober Construction Ltd

Type of Property

- Shopping Mall
- Electrical Utility
- Hotel
- Gas Utility
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Commercial Building

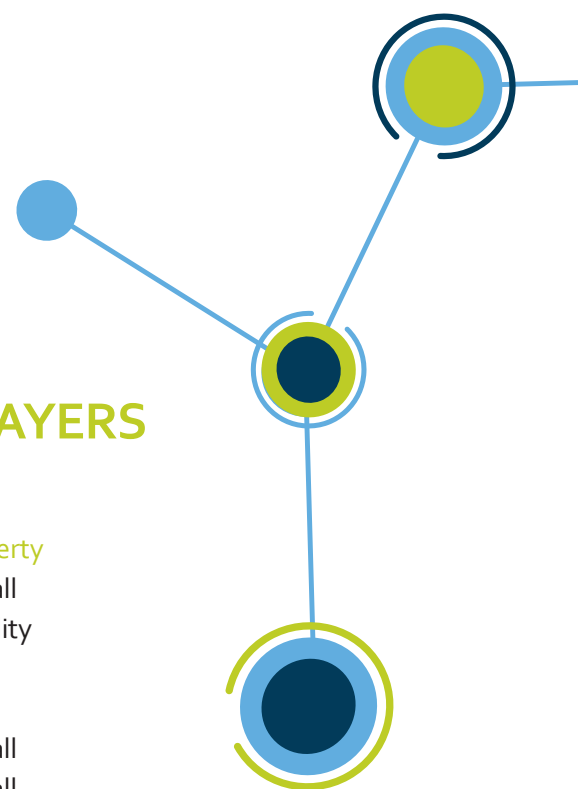
2015

Legal name

1. Orchard Park Shopping Centre
2. Delta Hotels No 48 Holdings Ltd
3. Inland Natural Gas Co Ltd
4. FortisBC Inc
5. McIntosh Properties Ltd
6. 4231 Investments Ltd
7. Victor Projects Ltd
8. Dilworth Shopping Centre Ltd
8. Wal-Mart Canada Corp
10. Al Stober Construction Ltd

Type of Property

- Shopping Mall
- Hotel
- Gas Utility
- Electrical Utility
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Shopping Mall
- Commercial Building



PERMISSIVE TAX EXEMPTIONS

Art Gallery, Museum, Heritage, Cultural Purpose

Centre Culturel Francais De L' Okanagan	\$2,727
Central Okanagan Heritage Society	\$5,935
City of Kelowna Library Society	\$82,803
German - Canadian Harmonie Club	\$4,684
Kelowna Art Gallery	\$60,689
Kelowna Canadian Italian Club	\$2,735
Kelowna Community Music Society	\$3,307
Kelowna Museum - The Okanagan Heritage Museum	\$29,843
Kelowna Museums Society (Laurel Packing House)	\$24,097
Kelowna Visual and Performing Arts Centre Society	\$73,437
Okanagan Military Museum Society	\$19,589
Okanagan Symphony Society	\$9,674
Roman Catholic Bishop of Nelson Pandosy Mission	\$2,061
Westbank First Nation	\$6

Athletic or Service Club

Central Okanagan Heritage Society	\$3,723
Central Okanagan Land Trust	\$6,592
Central Okanagan Small Boat Association	\$27,672
East Kelowna Community Hall Association	\$1,956
H20 Centre	\$213,648
Kelowna & District Fish & Game Club	\$4,337
Kelowna Badminton Club	\$7,227
Kelowna Cricket Club	\$408
Kelowna Curling Club	\$29,813
Kelowna Lawn Bowling Club	\$7,671
Kelowna Major Men's Fastball Association	\$18,928
Kelowna Minor Fastball Society	\$1,430
Kelowna Outrigger Racing Canoe Club Society	\$19,692
Kelowna Riding Club	\$4,057
Kelowna United Football Club	\$363
Kelowna Yacht Club	\$6,912
Nature Trust of BC	\$42,932
Okanagan Gymnastic Centre	\$12,014
Okanagan Mission Community Hall Association	\$5,120
Rutland Park Society	\$16,823
Scouts Canada	\$9,363

Charitable or Philanthropic

Adult Integrated Mental Health Services Society	\$1,564
Arion Therapeutic Riding Association	\$5,638

BC Society for Prevention of Cruelty to Animals	\$9,463
BHF Building Healthy Families Society	\$1,720
Big Brothers Big Sisters of the Okanagan Society	\$3,381
Bridges to New Life Society	\$3,494
Canadian Mental Health Association	\$5,994
Central Okanagan Emergency Shelter Society	\$3,818
Columbus Holding Society	\$3,363
Father DeLestre Columbus Society	\$3,448
Kalano Club of Kelowna	\$5,025
Kelowna & District S.H.A.R.E. Society	\$9,590
Kelowna & District Safety Council Society	\$2,160
Kelowna Centre for Positive Living Society	\$1,648
Kelowna Child Care Society	\$3,299
Kelowna Community Food Bank Society	\$9,999
Kelowna Community Resources & Crisis	\$3,758
Kelowna Gospel Mission Society	\$15,339
Kelowna Sr. Citizens Society of BC	\$5,645
Kelowna Yoga House Society	\$5,314
Kelowna(#26) Royal Canadian Legion	\$2,084
KGH - Rutland Auxiliary Thrift Shop	\$7,882
Ki-Low-Na Friendship Society	\$13,586
MADAY Society for Seniors	\$2,993
National Society of Hope	\$4,286
New Opportunities for Women (NOW) Canada Society	\$2,358
Okanagan Boys & Girls Clubs	\$65,059
Okanagan Halfway House Society Inc	\$6,521
Okanagan Mental Health Services Society	\$1,640
Pathways Abilities Society	\$14,738
Reach Out Youth Counselling & Services Society	\$3,555
Resurrection Recovery Resource Society Inc.	\$6,557
Resurrection Recovery Resource Society Inc. d.b.a. Freedom's Door	\$1,556
Salvation Army Community Resource Centre	\$22,930
Society of St. Vincent De Paul of Central Okanagan	\$3,535
Starbright Children's Development Centre Assoc.	\$14,785
The Bridge Youth & Family Services Society	\$9,477
The Society of Housing Opportunities and Progressive Employment	\$1,633
Hospital Licensed Under Community Care Facility Act	
Canadian Cancer Society	\$15,789
Partnering	
Capital News Centre	\$71,216
Prospera Place	\$206,365

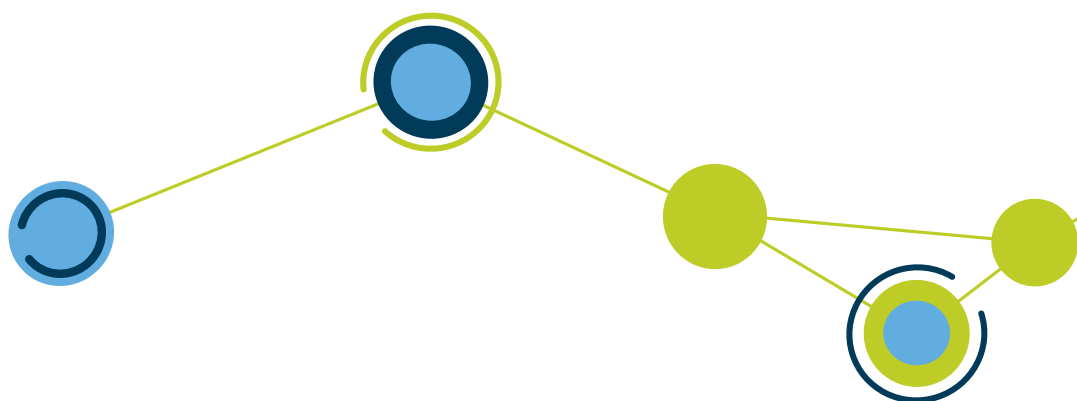
Private Schools

Aberdeen Hall Preparatory School Society	\$22,148
Immaculata Regional High School	\$39,586
Kelowna Christian Centre School	\$7,733
Kelowna Christian School	\$3,776
Kelowna Society for Christian Education	\$9,293
Lutheran Church - Private School	\$7,021
Okanagan Montessori Elementary	\$5,688
Seventh Day Adventist Church (Private School)	\$38,438
St. Joseph Elementary School	\$10,035
Studio9 Independent School of the Arts (Private School)	\$3,894
Waldorf School	\$11,565

Public Worship

Assumption Of Blessed Virgin Mary's Parish	\$2,925
BC Assn of Seventh Day Adventist	\$1,337
Bethel United Pentecostal Church	\$1,067
C3 Church	\$2,230
Christ Evangelical Lutheran Church	\$3,448
Christian Science Society of Kelowna	\$2,785
Church of the Nazarene	\$2,362
Evangel Tabernacle Church	\$3,776
Evangelical Church	\$2,809
Faith Lutheran Church	\$3,567
First Baptist Church	\$4,122
First Lutheran Church of Kelowna	\$7,021
First Mennonite Church	\$2,985
First United Church	\$5,028
German Church of God Dominion of Canada	\$2,243
Glenmore Congregation of Jehovah's Witnesses	\$3,791
Grace Baptist Church	\$7,087
Guisachan Fellowship Baptist	\$1,820
Gurdwara Guru Amardas Darbar Sikh Society	\$1,959
Holy Spirit Parish	\$5,270
Immaculate Conception Parish	\$7,398
Kelowna Bible Chapel	\$4,190
Kelowna Buddhist Society	\$4,829
Kelowna Christian Centre Church (School)	\$7,733
Kelowna Christian Reformed Church	\$4,996
Kelowna Congregation of Jehovah's Witnesses	\$2,020
Kelowna Free Methodist Church	\$2,207
Kelowna Full Gospel Church	\$3,922
Kelowna Gospel Fellowship Church	\$4,194
Kelowna Tabernacle Congregation Church	\$893
Kelowna Trinity Baptist Church	\$31,847

KLO Baptist Church	\$7,037
Mennonite Brethren Churches (Willow Park Church)	\$7,175
Mission Creek Alliance Church	\$13,539
New Apostolic Church	\$1,875
New Life Vineyard Fellowship	\$24,445
Okanagan Chinese Baptist Church	\$1,842
Okanagan Jewish Community Association	\$2,085
Okanagan Sikh Temple & Cultural Society	\$4,828
The Embassy Church	\$2,376
Rutland United Church	\$3,928
Salvation Army Community Church	\$7,977
Serbian Orthodox Par-Holy Proph St Ilija (Parish)	\$790
Seventh Day Adventist Church	\$12,658
Spring Valley Congregation of Jehovah's Witnesses	\$4,309
St. Aidan's Anglican Church	\$2,124
St. Andrew's Church	\$4,892
St. Charles Garnier Parish	\$1,726
St. David's Presbyterian Church	\$5,179
St. Mary's Anglican Church	\$843
St. Michaels Anglican Church	\$4,968
St. Peter & Paul Ukrainian Greek Orthodox Church	\$4,166
St. Pius X Parish	\$4,218
St. Theresa's Parish	\$3,204
The BC Muslim Association	\$1,079
The Church of Jesus Christ of Latter-Day Saints	\$5,475
The Congregation of Bethel Church	\$3,379
The Union of Slavic Churches of Evangelical Christians	\$917
Unitarian Fellowship of Kelowna Society	\$1,423
Total Municipal portion of Permissive Tax Exemption	\$1,783,968



REVITALIZATION TAX EXEMPTIONS

Tax Incentive Area #1	269 Lawrence Ave	\$21,298
Tax Incentive Area #2	596 Leon Ave	\$4,863
	552 - 554 Leon Ave	\$23,662
Tax Incentive Area #4	110 Highway 33 W	\$47,102
Purpose-Built Rental Housing	598 Sutherland Ave	\$8,854
	1155 Brookside Ave.	\$35,913
Total Revitalization Tax Exemptions		\$141,692

HERITAGE BUILDING PROPERTY TAX EXEMPTIONS

Copeland House	784 Elliot Ave	\$3,863
Total Heritage Building Tax Exemptions		\$3,863
Total value of municipal taxes exempted		\$1,929,523



REPORT FROM THE DIVISIONAL DIRECTOR, FINANCIAL SERVICES

MAY 16, 2017

GENELLE DAVIDSON

Mayor Basran and members of Council,

I am pleased to present the City of Kelowna's 2016 Annual Financial Report for the year ended December 31, 2016. The purpose of this report is to publish the City of Kelowna's Consolidated Financial Statements, Auditor's Report and provide an update on City services, programs and projects, pursuant to Sections 98 and 167 of the Community Charter.

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

External auditors, Grant Thornton LLP, conducted an independent examination in line with Canadian auditing standards to express their opinion on the Consolidated Financial Statements. The City's Audit Committee also reviewed the financial statements to ensure they are comprehensive, reliable and understandable.

Council adopted Principles & Strategies for Financial Strength & Stability continue to be used to establish 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 City ended the year with a \$33-million increase to accumulated surplus, which now sits at more than \$1.88 billion. Revenues decreased over 2015 by \$33 million, mainly due to a 2015 donation of property, decrease in Development Cost Charge contributions and Government grants. Expenses at \$260 million



increased by 3.12 per cent from 2015. The General Fund ended 2016 with a \$4.3M unappropriated surplus from operations. \$4.1M was appropriated to reserve with the remainder added to accumulated surplus now at \$2.4M which is two per cent of the 2016 taxation requirement.

In 2016, the City continued to balance the community's interest in maintaining levels and quality of services, while planning for a connected, healthy and sustainable community with the implementation of the Dark Fibre Strategy, Imagine Kelowna, and Healthy City Strategy. The City continued to balance investment in new and existing infrastructure, while leveraging opportunities to diversify revenue sources.

Under the direction and guidance of City Council, the City of Kelowna is well positioned to continue delivering quality services to its current and future residents, businesses and visitors in support of a connected, inclusive and resilient community with a high quality of life.

Respectfully submitted,

Genelle Davidson, CPA, CMA
Divisional Director, Financial Services

INDEPENDENT AUDITORS' REPORT

To the members of Council of the City of Kelowna

We have audited the accompanying consolidated financial statements of the City of Kelowna (the "City"), which comprise the consolidated statement of financial position as at December 31, 2016, and the consolidated statement of operations and accumulated surplus, consolidated statement of changes in net financial assets and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility 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.

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the consolidated financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the City of Kelowna as at December 31, 2016, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Kelowna, Canada

May 2, 2017

Audit • Tax • Advisory

Grant Thornton LLP, A Canadian Member of Grant Thornton International Ltd.



Chartered Professional Accountants

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2016 (in thousands of dollars)

	2016	2015
Financial Assets		
Cash and cash equivalents (Note 3)	\$ 17,961	\$ 7,509
Accounts receivable (Note 3)	30,279	29,004
Accrued interest	1,255	1,047
Portfolio investments (Note 3)	366,507	352,398
Long term investments (Note 10)	6,000	6,000
Property held for resale	3,534	2,939
	<u>425,536</u>	<u>398,897</u>
Liabilities		
Accounts payable	46,579	42,308
Performance deposits	14,018	8,786
Deferred revenue (Note 3)	36,446	36,703
Deferred development cost charges (Note 3)	25,375	10,984
Long term debt (Note 3)	146,414	136,183
	<u>268,832</u>	<u>234,964</u>
Net Financial Assets	<u>156,704</u>	<u>163,933</u>
Non-Financial Assets		
Prepaid expenses	2,240	1,939
Inventory	1,140	1,152
Work in progress (Note 4)	114,295	88,484
Tangible capital assets (Note 4)	1,602,745	1,588,378
	<u>1,720,420</u>	<u>1,679,953</u>
Accumulated Surplus (Note 5)	<u>\$ 1,877,124</u>	<u>\$ 1,843,886</u>

Contingent liabilities and Commitments (Notes 8 and 9)
Subsequent Event (Note 19)

Genelle Davidson, CPA, CMA
Divisional Director, Financial Services

Colin Basran
Mayor, City of Kelowna

See accompanying notes to the consolidated financial statements.

CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the Year Ended December 31, 2016 (in thousands of dollars)

	Budget 2016	Actual 2016	Actual 2015
Revenue			
Taxation (Note 6)	\$ 131,596	\$ 131,792	\$ 125,188
Fees and charges	106,851	118,428	113,024
Interest earned	3,720	9,851	8,979
DCC contributions	5,915	10,477	22,576
Government transfers (Note 7)	34,880	15,576	22,419
Other capital contributions	313	6,651	34,102
Gain on disposal of tangible capital assets	-	501	-
	<u>283,275</u>	<u>293,276</u>	<u>326,288</u>
Expenses			
General government services	29,809	26,505	22,973
Protective services	55,758	55,726	53,696
Transportation services	36,750	59,689	60,884
Recreational and cultural services	35,154	41,888	41,319
Other services	16,549	19,307	18,184
Airport operations	13,205	19,303	17,435
Natural Gas Legacy Services	2,919	4,088	4,506
Wastewater utility	13,656	22,833	22,834
Water utility	7,288	10,699	10,343
	<u>211,088</u>	<u>260,038</u>	<u>252,174</u>
Annual Surplus	<u>\$ 72,187</u>	<u>33,238</u>	<u>74,114</u>
Accumulated Surplus, beginning of year		<u>1,843,886</u>	<u>1,769,772</u>
Accumulated Surplus, end of year		<u>\$ 1,877,124</u>	<u>\$ 1,843,886</u>

See accompanying notes to the consolidated financial statements

CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS

For the Year Ended December 31, 2016 (in thousands of dollars)

	Budget 2016	Actual 2016	Actual 2015
Annual Surplus	\$ 72,187	\$ 33,238	\$ 74,114
Amortization of tangible capital assets	-	63,343	61,885
Proceeds from disposal of tangible capital assets	-	1,249	926
(Gain) loss on disposal of tangible capital assets	-	(501)	27
Acquisition of tangible capital assets	(190,827)	(104,269)	(113,440)
Change in inventory and prepaid expenses	-	(289)	521
Increase (decrease) in Net Financial Assets	(118,640)	(7,229)	24,033
Net Financial Assets, beginning of year	163,933	163,933	139,900
Net Financial Assets, end of year	\$ 45,293	\$ 156,704	\$ 163,933

See accompanying notes to the consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2016 (in thousands of dollars)

	Actual 2016	Actual 2015
Net inflow (outflow) of cash and cash equivalents related to the following activities		
Operating		
Annual Surplus	\$ 33,238	\$ 74,114
Adjustment for non-cash items		
Amortization of tangible capital assets	63,343	61,885
(Gain) Loss on disposal of tangible capital assets	(501)	27
Actuarial adjustment on long term debt	(5,723)	(4,389)
Developer contributions of tangible capital assets	(412)	(28,271)
Decrease (increase) in		
Accounts receivable	(1,275)	4,913
Inventory and prepaid expenses	(289)	521
Other assets	(803)	(3,175)
Increase (decrease) in		
Accounts payable	4,271	2,975
Deferred development cost charges	14,391	(7,165)
Other liabilities	4,975	50
	<u>111,215</u>	<u>101,485</u>
Capital		
Acquisition of tangible capital assets	(103,857)	(85,169)
Proceeds from disposal of tangible capital assets	1,249	926
	<u>(102,608)</u>	<u>(84,243)</u>
Investing		
Change in investments	<u>(14,109)</u>	<u>(104,601)</u>
Financing		
Proceeds from issuance of long term debt	28,439	42,500
Repayment of long term debt	(12,485)	(7,539)
	<u>15,954</u>	<u>34,961</u>
Net increase (decrease) in cash and cash equivalents	<u>10,452</u>	<u>(52,398)</u>
Cash and cash equivalents, beginning of year	<u>7,509</u>	<u>59,907</u>
Cash and cash equivalents, end of year	<u>\$ 17,961</u>	<u>\$ 7,509</u>
Non-cash capital activities		
Acquisition of tangible capital assets through developer contributions (Note 4)	\$ 412	\$ 28,271.

See accompanying notes to the consolidated financial statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2016 (all tabular amounts reported in 000's of dollars)

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

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

1. SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The City of Kelowna's resources and operations are segregated into General, Airport, Wastewater Utility, Water Utility, Natural Gas Legacy, 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.

The City of Kelowna Library Society is controlled by the City of Kelowna through its appointment of the members of the Society. Accordingly, the consolidated financial statements include all the accounts of the Society.

Accrual accounting

The accrual method for reporting revenues and expenses has been used.

Property held for resale

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

Inventory

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

Work in progress

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

Tangible capital assets

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

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

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

Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value.

Amortization

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

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

Land and Work in Progress are not amortized.

Intangible assets

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

Interest capitalization

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

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:

	2016	2015
Cash Deposits held by MFA	\$ 3,390	\$ 3,137
Demand Notes held by MFA	9,206	8,674
	<u>\$ 12,596</u>	<u>\$ 11,811</u>

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.

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, natural gas 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.

DCC contributions

DCCs 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.

There are no liabilities to be recorded as at December 31, 2016 and 2015.

Use of estimates

Management has made estimates and assumptions that affect the amounts reported in preparing these financial statements. Actual results could differ from the estimates. Significant areas requiring the use of management estimates relate to the determination of tangible capital assets estimated useful life and

related amortization, landfill post closure costs and settlement costs associated with outstanding legal actions.

2. FUTURE ACCOUNTING CHANGES

PS 2200 – Related party transactions

This new Section defines a related party and establishes disclosures required for related party transactions. Disclosure of information about related party transactions and the relationship underlying them is required when they have occurred at a value different from that which would have been arrived at if the parties were unrelated. This Section applies to fiscal years beginning on or after April 1, 2017, with early adoption permitted.

PS 3420 – Inter-entity transactions

This section establishes how to account for and report transactions between public sector entities that comprise a government's reporting entity from both a provider and recipient perspective. This Section applies to fiscal years beginning on or after April 1, 2017, with early adoption permitted.

PS 3210 – Assets

This new section provides guidance for applying the definition of an asset as set out in Section PS 1000 *Financial statement concepts* and establishes general disclosure standards for assets. This section applies to fiscal years beginning on or after April 1, 2017, with early adoption permitted.

PS 3320 – Contingent assets

This new section defines and establishes disclosure standards for contingent assets. This section applies to fiscal years beginning on or after April 1, 2017, with early adoption permitted.

PS 3380 – Contractual rights

This new section defines and establishes disclosure standards on contractual rights. This section applies to fiscal years beginning on or after April 1, 2017, with early adoption permitted.

PS 2601 – Foreign currency translation

This section revises and replaces the existing Section PS 2600 *Foreign currency translation*. This section applies to fiscal years beginning on or after April 1, 2019, with early adoption permitted.

PS 1201 – Financial statement presentation

This section revises and replaces the existing Section PS 1200 *Financial statement presentation*. This section applies to fiscal years beginning on or after April 1, 2019, with early adoption permitted.

PS 3450 – Financial instruments

This section establishes standards for recognizing and measuring financial assets, financial liabilities and non-financial derivatives. This section applies to fiscal years beginning on or after April 1, 2019, with early adoption permitted.

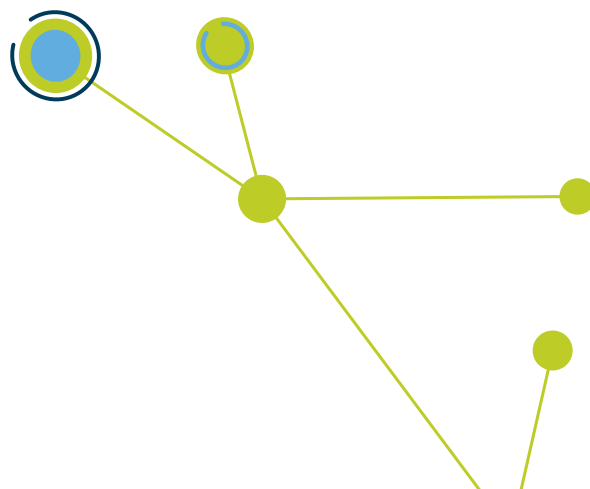
PS 3041 – Portfolio investments

This section revises and replaces the existing Section PS 3040 *Portfolio investments*. This section applies to fiscal years beginning on or after April 1, 2019, with early adoption permitted.

3. FINANCIAL ASSETS AND LIABILITIES

Cash and cash equivalents

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



Accounts receivable

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

Type of receivable	2016	2015
Property Tax	\$ 4,863	\$ 5,090
Trade Receivables	11,642	9,994
Due from Federal Government	2,310	1,453
Due from Provincial Government	1,255	5,456
Due from Regional Government	31	16
Utilities	4,474	4,359
Deferred Development Cost Charges	5,704	2,636
	<u>\$ 30,279</u>	<u>\$ 29,004</u>

Portfolio investments

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

Type of Investment	2016	2015
Municipal Finance Authority Bond/ Intermediate Funds	\$ 101,595	\$ 69,706
Provincial and Bank Issued Bonds	103,629	88,344
Publicly traded shares	58,875	57,328
Guaranteed Investment Certificates and Deposit Notes	102,408	137,019
Total Portfolio and Investments	<u>\$ 366,507</u>	<u>\$ 352,398</u>

The quoted market value of the publicly traded shares at December 31, 2016 was \$75.18 million (2015 - \$66.68 million).

Operating line of credit

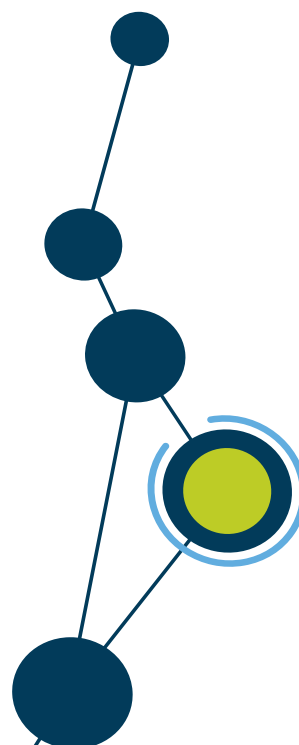
The City has an operating line of credit with the

Royal Bank of Canada for an authorized amount of \$5.0 million, bearing interest at bank prime rate. At December 31, 2016 the balance outstanding was \$nil (2015 - \$nil).

Deferred revenue

The City records deferred revenue for funds received in advance on 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	2016	2015
Tax Prepayments	\$ 18,101	\$ 18,036
Construction	11,329	11,522
Grants	61	94
Other	2,915	2,992
Local Area Service	4,040	4,059
	<u>\$ 36,446</u>	<u>\$ 36,703</u>



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.

Deferred Development Cost Charges (DCC)	2015	Receipts	Interest	Transfers Out	2016
Roads	\$ 13,450	\$ 10,993	\$ 371	\$ 3,273	\$ 21,541
Parks	(3,843)	7,490	(42)	1,507	2,098
Water	10,195	897	248	26	11,314
Wastewater	(8,818)	5,105	(194)	5,671	(9,578)
Total Deferred DCC	\$ 10,984	\$ 24,458	\$ 383	\$ 10,477	\$ 25,375

Long term debt

Debenture debt principal is reported net of sinking fund balances. Interest rates on long term debt ranged from 1.75% to 8.94%. The weighted average rate for 2016 was 3.88% (2015 – 3.62%). Principal repayments for the next five years are as follows:

	2017	2018	2019	2020	2021
General Fund	\$ 4,298	\$ 7,297	\$ 3,430	\$ 3,006	\$ 3,006
Airport	3,432	3,432	2,099	2,099	2,099
Wastewater Fund	4,290	4,290	4,284	1,606	663
Water Fund	333	333	333	333	333
Natural Gas Legacy	1,699	1,699	-	-	-
Library Society	177	-	-	-	-
	\$ 14,229	\$ 17,051	\$ 10,146	\$ 7,044	\$ 6,101

Schedule 3 provides a breakdown of long term debt.

Debt as a percentage of total expenditures:

2016	2015	2014	2013	2012
56.31%	54.01%	42.79%	48.84%	53.64%



4. TANGIBLE CAPITAL ASSETS AND WORK IN PROGRESS

	2016 Work in Progress	2016 Tangible Capital Assets (NBV)	2015 Work in Progress	2015 Tangible Capital Assets (NBV)
Land	\$ -	\$ 255,228	\$ -	\$ 246,875
Land Improvements	2,101	33,611	2,713	33,501
Buildings	39,666	154,987	10,580	161,485
Infrastructure	47,224	1,094,778	50,190	1,077,417
Machinery and Equipment	25,304	32,942	25,001	36,301
Natural Gas System (Capital Lease)	-	31,199	-	32,799
	<u>\$ 114,295</u>	<u>\$ 1,602,745</u>	<u>\$ 88,484</u>	<u>\$ 1,588,378</u>

Contributions received in 2016 include:

Type of contribution

	2016	2015
Land	\$ 302	\$ 28,271
Buildings	110	-
Total Contributed Tangible Assets	<u>\$ 412</u>	<u>\$ 28,271</u>

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

5. ACCUMULATED SURPLUS

	Reserves for Future Expenditures	Equity in FortisBC Inc.	Statutory Reserves	Fund Surpluses	Investment in Tangible Capital Assets	Total 2016	Total 2015
Accumulated surplus, beginning of year	\$ 107,756	\$ 57,367	\$ 54,966	\$ 41,804	\$ 1,581,993	\$ 1,843,886	\$ 1,769,772
Annual surplus (deficit)	394	3,125	1,692	82,650	(54,623)	33,238	74,114
Transfers	16,888	(1,617)	5,593	(20,864)	-	-	-
Acquisition of tangible capital assets	-	-	-	(42,058)	42,058	-	-
Repayment of long term debt	-	-	-	(12,461)	12,461	-	-
Accumulated surplus, end of year	<u>\$ 125,038</u>	<u>\$ 58,875</u>	<u>\$ 62,251</u>	<u>\$ 49,071</u>	<u>\$ 1,581,889</u>	<u>\$ 1,877,124</u>	<u>\$ 1,843,886</u>

Accumulated Surplus detail as follows:

	Balances, Beginning of Year	Transfer From	Transfer To	Annual Surplus	Balances, End of Year
Non-Statutory Reserves					
General Fund Reserve	\$ 60,997	\$ 10,022	\$ 23,009	\$ 60	\$ 74,024
Airport Fund Reserve	24,340	15,361	16,387	237	25,603
Waste Water Fund Reserve	9,409	744	668	15	9,348
Water Fund Reserve	13,030	571	3,522	82	16,063
	107,756	26,698	43,586	394	125,038
Statutory Reserves					
Parking Reserve	2,792	4,696	2,707	190	993
Land Reserve	8,094	189	2,028	210	10,143
Capital Works, Machinery & Equip Reserve	44,080	10,485	16,228	1,292	51,115
	54,966	15,370	20,963	1,692	62,251
Surplus by Fund					
General Fund Surplus	2,251	50,365	2,810	47,706	2,402
Airport Fund Surplus	596	16,664	1,972	14,692	596
Waste Water Fund Surplus	24,058	15,186	8,584	11,006	28,462
Water Fund Surplus	10,341	7,365	3,067	7,032	13,075
Natural Gas Legacy Surplus	4,393	3,446	1,712	1,712	4,371
Library Surplus	165	1,004	502	502	165
Accumulated Surplus	41,804	94,030	18,647	82,650	49,071
Equity Investment					
Equity in FortisBC Inc.	57,367	1,617	-	3,125	58,875
Investment in Non Financial Assets					
Investment in Tangible Capital Assets	1,581,993	67,107	121,626	(54,623)	1,581,889
Accumulated Surplus	\$ 1,843,886	\$ 204,822	\$ 204,822	\$ 33,238	\$ 1,877,124

6. TAXATION

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

	2016	2015
Taxes collected		
Property taxes	\$ 214,229	\$ 206,636
Local improvement levies	166	179
Frontage tax – water	1,436	1,419
Specified sewer area recoveries	1,399	1,552
Grants in lieu of taxes	480	446
Levies	6,783	6,596
	<u>224,493</u>	<u>216,828</u>
Less transfers to other governments		
Province of BC (school taxes)	67,601	66,909
BC Assessment Authority	2,006	2,017
Regional Hospital District	11,429	11,307
Regional District of Central Okanagan	11,665	11,407
	<u>92,701</u>	<u>91,640</u>
Net taxes available for municipal purposes	<u>\$ 131,792</u>	<u>\$ 125,188</u>

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. Due to the completion of the projects in 2016 there is no deferred revenue balances related to these transfers. Government transfers do not include grants in lieu of taxes received from the Federal and Provincial governments. Estimated government transfers were accrued as revenue in previous years however in 2016 the City was notified that the amounts accrued were paid directly to the project suppliers. There were no funds received or accrued for capital projects in 2016. In 2016 the City received and recorded as revenue the following transfers:

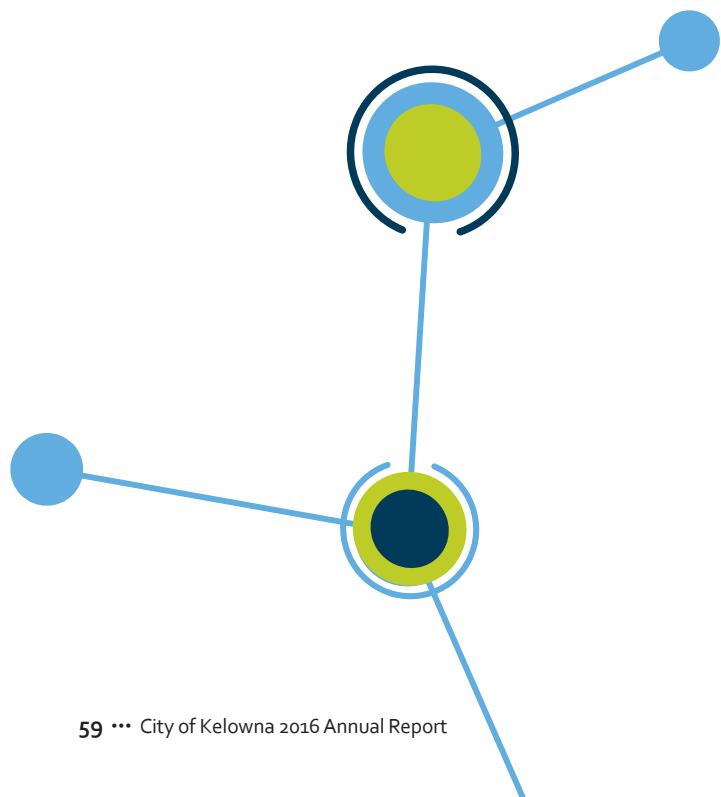
	2016	2015
Operating transfers		
Federal	\$ 141	\$ 333
Provincial	16,664	18,324
	<u>16,805</u>	<u>18,657</u>
Capital transfers		
Federal	(15)	1,508
Provincial	(1,214)	2,254
	<u>(1,229)</u>	<u>3,762</u>
Total transfers	<u>\$ 15,576</u>	<u>\$ 22,419</u>

8. CONTINGENT LIABILITIES

Regional District of Central Okanagan

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

The loan agreements with the Regional District of Central Okanagan and the Municipal Finance Authority provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the Authority's obligation with respect to such borrowing, the resulting deficiency becomes a liability of the member municipalities.



Pension liability

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Kelowna paid \$6.7 million (2015 - \$6.9 million) for employer contributions while employees contributed \$5.4 million (2015 - \$5.6 million) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the

obligation, assets and cost to individual employers participating in the plan.

Post employment benefits

The City of Kelowna does not accrue expenses for post employment benefits such as retirement allowances or compensated absences (sick leave). City employees retiring do not receive any retirement allowance that either vests or accrues over the period of employment. Sick benefits do not accrue and are not vested. The City recognizes the expense for sick time when the event obligates the City to pay.

Legal actions

The City of Kelowna is currently engaged in certain legal actions, the outcome of which is not determinable at this time. Accordingly, no provision has been made in the accounts for these actions.

The amount of loss, if any, arising from these contingent liabilities will be recorded in the accounts in the period in which the loss is realized. The City of Kelowna has insurance policies and financial reserves to offset associated risks.

9. COMMITMENTS

Agreements, contracts and purchase orders

The City has entered into various agreements and contracts for services and construction with periods ranging from one to five years.

The City has purchase orders open as at December 31, 2016 which have not been recorded in the accounts. The balance of these open purchase orders are not determinable at this time. The funding for the majority of these obligations has been set aside in reserves for future expenditures. These amounts will be recorded in the accounts in the period the goods and services, to which they relate, are received.

Landfill closure and post closure costs

As required by PSAS and regulated by the Ministry of Water, Land and Air Protection, the City has agreed to obligations regarding the operation of the landfill site. These obligations include recognition of closure and post-closure liability. The City's estimated

liability for these expenditures is recognized as the landfill site's capacity is used. The reported liability of \$3.8 million (2015 - \$3.7 million) represents the portion of the estimated total expenditure recognized as at December 31, 2016. The liability and annual expenditure is calculated based on the ratio of current usage to the total capacity of the site and the discounted estimated future cash flows associated with closure and post-closure activities.

The reported liability is based on estimates and assumptions with respect to events extending over the remaining life of the landfill. The remaining capacity of the landfill site is estimated at 14.7 million tonnes, which is 80% of the site's total capacity. The future cash flows for closure and post-closure cost is estimated at \$11.9 million as at December 31, 2016. The landfill site is expected to reach its capacity in 2092.

YMCA of Okanagan Association loan guarantee agreement

The City has, under the terms of the partnering agreement between the City of Kelowna and YMCA of Okanagan Association, guaranteed repayment in the event that the YMCA of Okanagan Association defaults on a \$1.8 million, 20-year loan. Under the agreement the City shall resume operation of the facility and assume responsibility for the repayment of the debt incurred by the YMCA of Okanagan Association. During 2010 an amendment was made to the agreement for additional financing of \$700,000. As at December 31, 2016 the outstanding loan balance was \$978,170 (2015 - \$1,089,336).

Multi-Purpose Facility Public/Private Partnership

The City has, under the terms of the Preferred Share Agreement between the City of Kelowna and RG Properties Ltd., purchased \$6.0 million of preferred shares in RG Arenas (Kelowna) Ltd. at a cost of \$1 per share. The terms and conditions of the purchase are subject to the terms of a Tripartite Agreement between the City of Kelowna, Royal Bank of Canada and RG Arenas (Kelowna) Ltd., RG Properties Ltd., Prospero Canadian Land Investment Fund Ltd. group of companies.

The City has, under the terms of the above noted Tripartite Agreement, committed to the annual purchase of community use time at the Multi-Purpose facility, commencing with substantial completion, on November 10, 1999 under the following terms:

- (i) \$1.3 million per annum for Years 1 to 3 comprised of a payment of \$1.1 million, which for Years 2 and 3 is subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum, plus an annual payment of \$150,000 without any adjustment for CPI;
- (ii) \$1.2 million per annum for Years 4 to 7, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum;
- (iii) \$1.2 million per annum for Years 8 to 10, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum, minus \$150,000 per annum;
- (iv) \$1.0 million per annum for Years 11 to 20, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum; and
- (v) \$0.5 million per annum for Years 21 to 30, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum.

The year 2016 represented year 17 of the agreement.

Should the City not exercise, in its sole discretion, its option to renew any future term for community use time in the Multi-Purpose facility, under the above terms it shall be required to make a lump sum payment to RG Arenas (Kelowna) Ltd. on or before the 15th day of one of year 6, 11, 16, 21 or 26 commencing with the year of substantial completion in the following amounts:

2005	Year 6	\$13.2 million
2010	Year 11	\$11.9 million
2015	Year 16	\$10.4 million
2020	Year 21	\$6.7 million
2025	Year 26	\$4.5 million

Upon such payment, no further amounts will be payable to RG Arenas (Kelowna) Ltd. and the City will have the right to the community use time for the period from the beginning of the year in which the

payment was made until November 9, 2029 without any additional payment.

The City did exercise its option to renew the purchase of community use time under the above annual payments terms and accordingly did not make any of the lump sum payment of \$13.2 or \$11.9 or \$10.4 million otherwise due to RG Arenas (Kelowna) Ltd. in years 6 or 11 or 16.

Royal Canadian Mounted Police Services

The Province of British Columbia and the Federal Government have an agreement with the Royal Canadian Mounted Police to provide police services for various municipalities in the Province, including the City of Kelowna. This agreement has a 20 year term expiring on March 31, 2032.

10. LONG TERM INVESTMENTS

Kelowna Developments Ltd.

The investment in Kelowna Developments Ltd., a wholly owned subsidiary, is carried at its cost of \$2. The company is inactive with no assets or liabilities and is being retained for potential future use.

RG Arenas (Kelowna) Ltd.

The investment in preferred shares in RG Arenas (Kelowna) Ltd. is carried at its cost of \$6.0 million. The shares were purchased under the terms of the Preferred Share Agreement between the City of Kelowna and RG Properties Ltd. and are to be retained until 2028 per the terms of that agreement described in Note 9.

11. LETTERS OF CREDIT

In addition to the performance deposits reflected in cash balances, the City is holding irrevocable Letters of Credit in the amount of \$30.7 million (2015 - \$29.5 million) which were received from depositors to ensure their performance of works to be undertaken within the City. These amounts are not reflected in the financial statements but are available to satisfy any liabilities arising from non-performance by the depositors. Included in the \$30.7 million, the City is holding irrevocable Letters of Credit in the amount of \$5.1 million (2015 - \$2.7 million) which are received from developers to ensure payment of development cost charges in future years.

12. CAPITAL LEASE PAYABLE

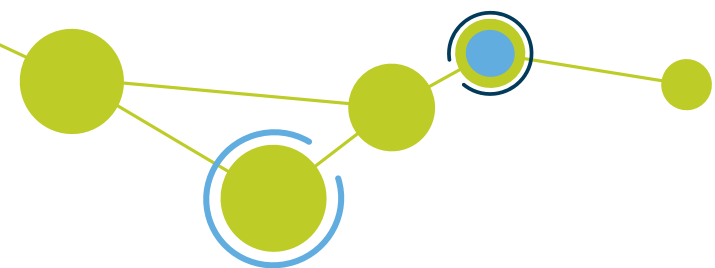
The City has entered into an agreement with FortisBC Energy Inc. ("FortisBC") that has resulted in the creation of the Natural Gas Legacy Fund.

Capital lease

Under the terms of the agreement the City entered into a 35 year capital lease with FortisBC on November 1, 2001 for the natural gas distribution system within the City's municipal boundary. The City has prepaid \$47.5 million of the capital lease obligation and has financed the prepayment through debenture debt. The remaining obligation of \$2.2 million, which is included in long term debt, will be paid with annual lease payments of \$260,870 including interest based on FortisBC approved pre-tax weighted average cost of capital of 10.072%.

Operating lease

The City also entered into a 17 year operating lease with FortisBC on November 1, 2001 whereby the City leases back to FortisBC the operations of the gas distribution system. Under the operating lease FortisBC is required to make annual lease payments to the City calculated by a formula specified in the agreement which is based on the total annual revenue generated by the transaction. At the end of the 17 year term, being in 2018, FortisBC has the option of making a termination payment to the City equal to the unamortized portion of the City's \$47.5 million prepayment under the capital lease, which



is estimated to be \$27.0 million, or negotiate a new 18 year operating lease with a continuation of the annual lease payments which existed under the previous 17 year operating lease.

Annual lease revenues for the past five years are:

2012	\$4.6 million
2013	\$4.4 million
2014	\$4.3 million
2015	\$4.2 million
2016	\$4.1 million

13. CITY OF KELOWNA LIBRARY SOCIETY

In March 1997, the City transferred the Library building and land located on Ellis Street in the City of Kelowna and the related mortgage loan to the City of Kelowna Library Society, a non-profit society. The City has guaranteed the repayment of the mortgage. As at December 31, 2016 the mortgage balance was \$180 thousand (2015 - \$682 thousand). The City has taken back an option to purchase these assets at a nominal value. The Society's financial information is included in with the City of Kelowna consolidated financial statements.

14. TRUST FUNDS

In accordance with PSAS, trust funds are not included in the City's consolidated financial statements. The City administers a Cemetery Maintenance Fund for the perpetual care and maintenance of the City owned and operated cemetery. As at December 31, 2016 the Trust Fund balance is \$2.6 million (2015 - \$2.5 million).

15. SEGMENTED INFORMATION

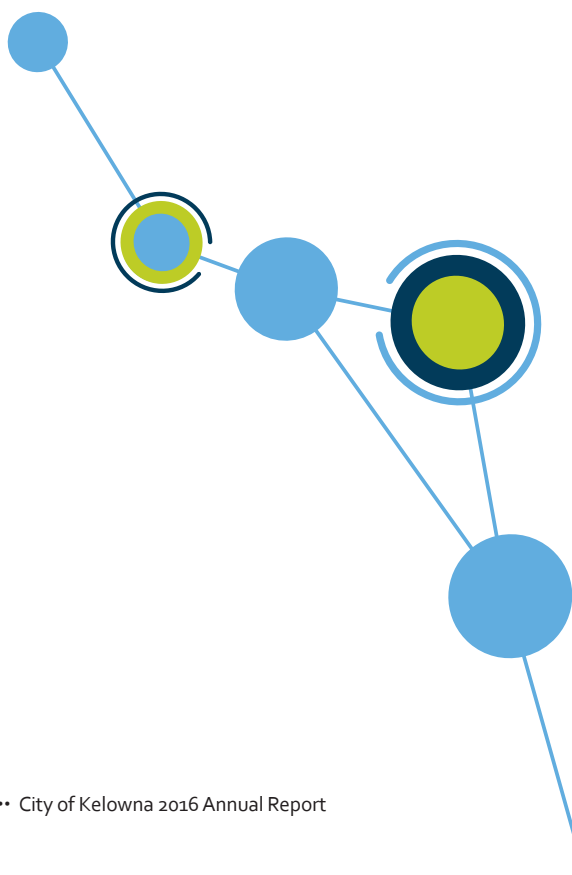
The City of Kelowna is connecting communities and providing a multitude of services to the citizens of Kelowna. The City's operations and activities are organized and reported by funds and departments. The General Fund reports on operations, funded primarily by property taxes, which include services provided by the City such as general government, protective services, transportation services, recreation and cultural services, as well as public health, and environmental and development services. The City also operates its own airport and City utilities comprised of the wastewater and water systems that are self-sustaining operations. Operating results reported by the following segments are included in Schedule 2.

General government

General Government operations are primarily funded by property taxation and business tax revenues. The expenses within the department are for executive and legislative costs, general administration, and other general government areas such as community service grants and rental property operating costs within the municipality. The general revenue reported under the department includes revenues associated with taxation, business tax revenues and senior government payments in lieu of taxes. These revenues have not been apportioned to other departments supported by the General Fund.

Protective services

Protective services are comprised of police services provided by the Royal Canadian Mounted Police, fire protection services, building inspection services and bylaw enforcement as well as the Provincial Emergency Program.



Police services include administration, crime investigation and prevention, traffic, prisoner custody and court liaison expenses.

The fire department is responsible for effective fire protection and public safety services to the City. This includes fire suppression and rescue, prevention and investigation, specialty rescue/first medical responses and fire safety inspections.

Costs for maintenance and repair of police and fire buildings are included in this section.

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 & cultural services

Recreation & cultural services provide services related to recreation, leisure and culture including administration and program costs as well as grounds and building maintenance. Facilities managed within this area include parks and playgrounds, arenas, swimming pools, beaches, boat launches, stadiums as well as community and seniors centers. The H2O Adventure & Fitness Centre, Parkinson Recreation Centre, Kelowna Community Theatre, Kelowna Museum, Kelowna Art Gallery and the Rotary Centre for the Arts are some of the larger facilities included.

Other services (Public Health/Environmental/Development services)

Public health services are comprised of cemetery operations and maintenance, environmental and development services including community planning and zoning as well as landfill operations.

Airport services

The Airport, owned and operated by the City of Kelowna, provides quality airport services in a safe and cost effective manner in compliance with Federal regulations. The Airport is accounted for in its own fund.

Wastewater Services

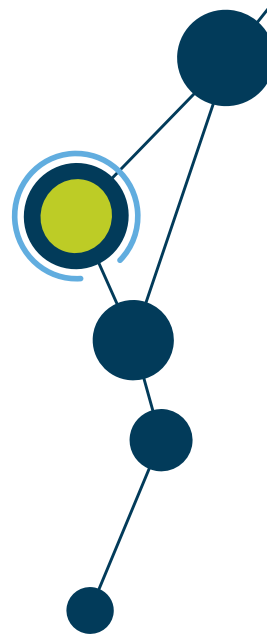
Kelowna's sanitary sewer system collects, conveys, treats and disposes of domestic wastewater (derived from the home) and industrial wastewater (resulting from business use, manufacturing and processing). The system currently services approximately 70% of Kelowna's population and continues to be extended to unserved areas. Kelowna's wastewater system has a treatment capacity of 72 million liters per day. Wastewater Utility is accounted for in its own fund.

Water services

The Water Utility is responsible for planning, designing, building, operating and maintaining the City's Water Utility and is one of five water suppliers operating within Kelowna's boundaries. The Water Utility is accounted for in its own fund.

Natural Gas legacy services

Natural Gas Legacy Fund was created from an agreement with FortisBC for a 35 year capital lease for the natural gas distribution system within the City's municipal boundary and a 17 year operating lease, expiring in 2018, whereby the City leases back to FortisBC the operations of the gas distribution system. The Natural Gas Legacy Fund is accounted for in its own fund.



Library services

The City of Kelowna Library Society is a non-profit society instituted and controlled by the City of Kelowna. The Society was incorporated for the purpose of establishing, operating, and maintaining libraries and library services for the benefit of the City of Kelowna and its citizens. Financial statements for the Society are prepared separately and are consolidated with the City of Kelowna.

Statutory reserves

Statutory Reserves include funds for parking, land and capital works, machinery and equipment.

16. EXPENSES BY OBJECT

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

17. BUDGET DATA

The budget figures are from the Annual Five-Year Financial Plan Bylaw adopted before May 15 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	\$ 259,127
Capital budget	24,148
	<u>283,275</u>
Expenses:	
Operating budget	211,088
Capital budget	190,827
	<u>401,915</u>
Annual deficit per approved budget	(118,640)
Add: tangible capital asset purchases	190,827
Annual surplus per statements of operations	<u>\$ 72,187</u>

18. COMPARATIVE FIGURES

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

19. SUBSEQUENT EVENT

Subsequent to the year end, the federal and provincial governments, approved the City of Kelowna funding application of \$43.9 million towards a project to improve water supply for the South East Kelowna Irrigation District (SEKID).



SCHEDULE 1 - TANGIBLE CAPITAL ASSETS

For the Year Ended December 31, 2016 (in thousands of dollars)

	MACHINERY & EQUIPMENT							Subtotal Machinery & Equipment
	Land	Land Improvements	Buildings	Vehicles	Machinery & Equipment	Computer	Misc	
Cost								
Balance, beginning of year	\$ 246,875	\$ 64,920	\$ 290,058	\$ 29,167	\$ 48,820	\$ 10,189	\$ 5,582	\$ 93,758
Recategorized assets	-	-	-	-	-	-	(5,582)	(5,582)
Add: additions during the year	9,646	70	530	1,478	2,401	-	-	3,879
Add: transfers to tangible capital assets	203	2,384	1,776	-	2,893	1	-	2,894
Less: capital held for resale	(594)	-	(528)	-	-	-	-	-
Less: disposals during the year	(902)	-	(88)	(351)	(297)	(653)	-	(1,301)
Balance, end of year	255,228	67,374	291,748	30,294	53,817	9,537	-	93,648
Accumulated Amortization								
Balance, beginning of year	-	31,419	128,573	15,792	33,221	6,719	1,725	57,457
Amortization of recategorized assets	-	-	-	-	(6)	-	(1,725)	(1,731)
Add: amortization	-	2,344	8,804	2,657	2,958	616	-	6,231
Less: accumulated amortization on disposals	-	-	(88)	(302)	(296)	(653)	-	(1,251)
Less: amortization on buildings held for resale	-	-	(528)	-	-	-	-	-
Balance, end of year	-	33,763	136,761	18,147	35,877	6,682	-	60,706
Net Book Value of Tangible Capital Assets	\$ 255,228	\$ 33,611	\$ 154,987	\$ 12,147	\$ 17,940	\$ 2,855	-	\$ 32,942

INFRASTRUCTURE

Natural Gas Capital Lease	Plants & Facilities	Roads, Lanes Sidewalks & Bike Paths	Bridges Tunnels & Overpasses	Underground, Overhead & Other Networks	Airport Infrastructure	Subtotal Infrastructure	Work in Progress	Total 2016	Total 2015
\$ 55,609	\$ 177,136	\$ 499,769	\$ 30,139	\$ 1,026,911	\$ 46,805	\$ 1,780,760	\$ 88,484	\$ 2,620,464	\$ 2,538,173
-	5,582	-	-	-	-	5,582	-	-	-
-	-	4,317	2	2,803	211	7,333	83,406	104,864	87,934
-	13,914	12,206	3,695	11,268	9,458	50,541	(57,595)	203	-
-	-	-	-	-	-	-	-	(1,122)	(2,916)
-	-	-	-	-	-	-	-	(2,291)	(2,727)
55,609	196,632	516,292	33,836	1,040,982	56,474	1,844,216	114,295	2,722,118	2,620,464
22,810	59,760	253,153	7,627	359,295	23,508	703,343	-	943,602	883,489
-	1,725	-	-	-	6	1,731	-	-	-
1,600	6,658	19,452	491	15,538	2,225	44,364	-	63,343	61,885
-	-	-	-	-	-	-	-	(1,339)	(1,772)
-	-	-	-	-	-	-	-	(528)	-
24,410	68,143	272,605	8,118	374,833	25,739	749,438	-	1,005,078	943,602
\$ 31,199	\$ 128,489	\$ 243,687	\$ 25,718	\$ 666,149	\$ 30,735	\$ 1,094,778	\$ 114,295	\$ 1,717,040	\$ 1,676,862

SCHEDULE 2 - SEGMENTED INFORMATION

For the Year Ended December 31, 2016 (in thousands of dollars)

	General Gov't	Protective Services	Transportation Services	Recreation & Cultural Services
Revenue				
Taxation	\$ 128,764	\$ -	\$ 166	\$ -
Fees and charges	22,860	1,881	11,915	4,423
Interest earned	7,181	-	-	-
DCC contributions	-	-	3,273	1,507
Contribution from other governments	1,774	3,963	6,996	392
Other capital contributions	2,381	-	-	-
Gain on tangible capital asset disposal	476	-	-	-
	163,436	5,844	22,350	6,322
Expenses				
Salaries and benefits	15,654	26,219	9,037	11,132
Contract and professional services	3,822	1,842	22,618	7,851
RCMP contract	-	26,473	-	-
Materials and supplies	4,788	1,613	5,128	10,009
Equipment	214	307	2,753	1,604
Allocations	(4,883)	(51)	(178)	(187)
Cost recoveries	(800)	(2,087)	(8,285)	(338)
Grants and external transfers	405	86	20	1,168
Utilities	170	203	2,117	2,032
Loss on disposal of tangible capital assets	-	-	-	-
Amortization of tangible capital assets	3,254	1,121	26,479	8,617
	22,624	55,726	59,689	41,888
Total before Debt	22,624	55,726	59,689	41,888
Debt interest and fiscal services	3,881	-	-	-
Total operating expenses	26,505	55,726	59,689	41,888
Annual Surplus (Deficit)	\$ 136,931	\$ (49,882)	\$ (37,339)	\$ (35,566)

Other Services	Airport Services	Wastewater Services	Water Services	Natural Gas Legacy Services	Library Services	Statutory Reserves	2016
\$ -	\$ -	\$ 1,399	\$ 1,463	\$ -	\$ -	\$ -	\$ 131,792
15,757	28,781	16,104	11,505	4,200	780	222	118,428
-	255	607	337	-	-	1,471	9,851
-	-	5,671	26	-	-	-	10,477
1,993	116	342	-	-	-	-	15,576
-	421	1,265	278	2,306	-	-	6,651
-	25	-	-	-	-	-	501
17,750	29,598	25,388	13,609	6,506	780	1,693	293,276
5,390	4,310	3,267	2,296	-	17	-	77,322
7,200	1,416	734	804	-	125	-	46,412
-	-	-	-	-	-	-	26,473
1,408	5,752	1,220	854	-	18	-	30,790
2,025	42	655	454	-	2	-	8,056
185	1,390	2,973	791	20	-	-	60
(1,555)	(503)	-	(558)	-	-	-	(14,126)
2,340	-	(139)	-	-	-	-	3,880
187	634	1,210	984	-	80	-	7,617
-	-	-	-	-	-	-	-
1,694	5,233	10,590	4,602	1,600	153	-	63,343
18,874	18,274	20,510	10,227	1,620	395	-	249,827
-	1,029	2,323	472	2,468	38	-	10,211
18,874	19,303	22,833	10,699	4,088	433	-	260,038
\$ (1,124)	\$ 10,295	\$ 2,555	\$ 2,910	\$ 2,418	\$ 347	\$ 1,693	\$ 33,238

SCHEDULE 2 - SEGMENTED INFORMATION

For the Year Ended December 31, 2015 (in thousands of dollars)

	General Gov't	Protective Services	Transportation Services	Recreation & Cultural Services
Revenue				
Taxation	\$ 122,012	\$ -	\$ 179	\$ -
Fees and charges	26,673	529	10,134	3,995
Interest earned	6,279	-	-	-
DCC contributions	-	-	7,791	8,623
Contribution from other governments	1,889	3,884	12,407	264
Other capital contributions	29,880	-	-	-
	186,733	4,413	30,511	12,882
Expenses				
Salaries and benefits	14,711	26,846	8,760	10,800
Contract and professional services	3,172	1,483	23,874	7,575
RCMP contract	-	24,787	-	-
Materials and supplies	4,436	1,421	5,296	10,034
Equipment	203	313	2,584	1,488
Allocations	(3,880)	(77)	(297)	(182)
Cost recoveries	(612)	(2,306)	(7,974)	(371)
Grants and external transfers	368	101	6	1,108
Utilities	175	212	2,005	2,075
Loss on disposal of tangible capital assets	27	-	-	-
Amortization of tangible capital assets	1,572	916	26,630	8,792
Total before Debt	20,172	53,696	60,884	41,319
Debt interest and fiscal services	2,801	-	-	-
Total operating expenses	22,973	53,696	60,884	41,319
Annual Surplus (Deficit)	\$ 163,760	\$ (49,283)	\$ (30,373)	\$ (28,437)

Other Services	Airport Services	Wastewater Services	Water Services	Natural Gas Legacy Services	Library Services	Statutory Reserves	2015
\$ -	\$ -	\$ 1,552	\$ 1,445	\$ -	\$ -	\$ -	\$ 125,188
12,937	26,368	15,589	11,657	4,335	766	41	113,024
-	251	548	264	-	-	1,637	8,979
-	-	6,115	47	-	-	-	22,576
3,601	116	258	-	-	-	-	22,419
-	354	1,601	199	2,068	-	-	34,102
16,538	27,089	25,663	13,612	6,403	766	1,678	326,288
5,019	3,888	3,144	2,309	-	21	-	75,498
7,312	936	658	781	-	95	-	45,886
-	-	-	-	-	-	-	24,787
1,504	5,112	1,278	769	-	28	-	29,878
1,716	18	632	436	-	2	-	7,392
(863)	1,461	3,113	753	20	-	-	48
(1,269)	(494)	-	(636)	-	-	-	(13,662)
2,246	-	(127)	-	-	-	-	3,702
148	560	1,084	899	-	81	-	7,239
-	-	-	-	-	-	-	27
1,903	5,159	10,591	4,560	1,600	162	-	61,885
17,716	16,640	20,373	9,871	1,620	389	-	242,680
-	795	2,461	472	2,886	79	-	9,494
17,716	17,435	22,834	10,343	4,506	468	-	252,174
\$ (1,178)	\$ 9,654	\$ 2,829	\$ 3,269	\$ 1,897	\$ 298	\$ 1,678	\$ 74,114

SCHEDULE 3 - LONG TERM DEBT

as at December 31, 2016 (in thousands of dollars)

Long term debt - General Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/16	Sinking Fund Balance Dec. 31/16	Amount of Issue	Current Interest Rate %
Public Works					
2019	South Pandosy Spec Area 1	\$ 50	\$ 184	\$ 234	2.10
2019	South Pandosy Spec Area 2	88	322	410	2.10
2019	Automated Curb Side Carts	1,646	3,164	4,810	4.13
2022	Chapman Parkade	1,658	2,413	4,071	2.10
2028	DCC Roads	2,418	7,982	10,400	5.15
Local Improvements					
2017	Local Improvements	4	50	54	4.82
2019	Local Improvements	15	54	69	2.10
2035	Lawrence Ave LAS	321	24	345	3.00
Recreation and Cultural					
2021	Kokanee Gym Facility	174	326	500	1.75
2027	H2O Centre	17,727	9,773	27,500	4.82
2027	Kokanee Gymnastic	516	284	800	4.82
2028	H2O Centre	1,381	619	2,000	5.15
2035	Police Facilities	19,293	707	20,000	2.75
2035	Library Parkade Ext & Memorial Parkade	14,470	530	15,000	2.75
2036	Police Facilities	17,000	-	17,000	2.60
Total Debt - General Fund		\$ 76,761	\$ 26,432	\$ 103,193	

SCHEDULE 3 - LONG TERM DEBT (CONT'D)

as at December 31, 2016 (in thousands of dollars)

Long term debt - Wastewater Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/16	Sinking Fund Balance Dec. 31/16	Amount of Issue	Current Interest Rate %
Specified Area Programs					
2018	Spec. Area 18 - Caramillo	\$ 20	\$ 115	\$ 135	4.65
2018	Spec. Area 19 - Poplar Point	12	65	77	4.65
2022	Spec. Area 22A - Gerstmar	16	24	40	1.75
2024	Spec. Area 21A - McKenzie Bench	700	650	1,350	2.00
2024	Spec. Area 22B - Vista Rd	41	39	80	2.00
2024	Spec. Area 22C - Hein Rd	138	128	266	2.00
2024	Spec. Area 22D - Elwyn Rd	77	72	149	2.00
2024	Spec. Area 22E - Dease Rd	50	46	96	2.00
2024	Spec. Area 22F - Mills Rd	178	164	342	2.00
2024	Spec. Area 29 - Campion Cambro	453	421	874	2.00
2024	Spec. Area 30 - Acland	189	175	364	2.00
2025	Spec. Area 20 - North Rutland	3,724	3,098	6,822	1.80
2025	Spec. Area 28A - Okaview	349	289	638	1.80
2028	Spec Area 26 - Fisher Rd	1,396	625	2,021	5.15
2028	Spec Area 34 - Country Rhodes	300	135	435	5.15
2028	Spec Area 36 - Clifton	184	83	267	5.15
Sewer Improvement Programs					
2019	Byrns Baron Main	1,014	2,852	3,866	2.00
Sewage Treatment Plant					
2019	Waste Water Treatment Expansion	6,843	13,157	20,000	4.90
2019	Waste Water Treatment Expansion	3,422	6,578	10,000	4.13
2020	Waste Water Treatment Expansion	4,475	5,525	10,000	3.73
2031	Brandt's Creek Tradewaste Treatment	2,772	1,028	3,800	3.25
Total Debt - Wastewater Fund		\$ 26,353	\$ 35,269	\$ 61,622	

SCHEDULE 3 - LONG TERM DEBT (CONT'D)

as at December 31, 2016 (in thousands of dollars)

Long term debt - Water Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/16	Sinking Fund Balance Dec. 31/16	Amount of Issue	Current Interest Rate %
Specified Area Programs					
2023	Spec Area 16 - Byrns	\$ 18	\$ 21	\$ 39	2.40
2024	Spec Area 18 - Lakeshore	12	12	24	2.00
2028	Spec Area 26 - Fisher Rd	205	92	297	5.15
Water Improvement Programs					
2028	Cedar Creek Pump Station	5,233	2,344	7,577	5.15
2031	Poplar Point Pump Station Upgrade	1,636	364	2,000	3.25
Total Debt - Water Fund		\$ 7,104	\$ 2,833	\$ 9,937	

Long term debt - Airport Fund

Debenture Debt

2018	Airport Expansion	\$ 3,720	\$ 12,280	\$ 16,000	4.65
2025	Airport Expansion	6,861	639	7,500	2.75
2026	Airport Expansion	3,500	-	3,500	2.60
2026	Airport Expansion	3,000	-	3,000	2.10
Total Debt - Airport Fund		\$ 17,081	\$ 12,919	\$ 30,000	

Long term debt - Natural Gas Legacy Fund

Debenture Debt

2018	Leased Capital Assets	\$ 5,311	\$24,489	\$ 29,800	6.00
2018	Leased Capital Assets	3,475	16,025	19,500	4.45
		8,786	\$40,514	49,300	
Capital Lease Payable		2,210		2,500	10.072
Total Debt - Natural Gas Legacy Fund		\$ 10,996		\$ 51,800	

SCHEDULE 3 - LONG TERM DEBT (CONT'D)

as at December 31, 2016 (in thousands of dollars)

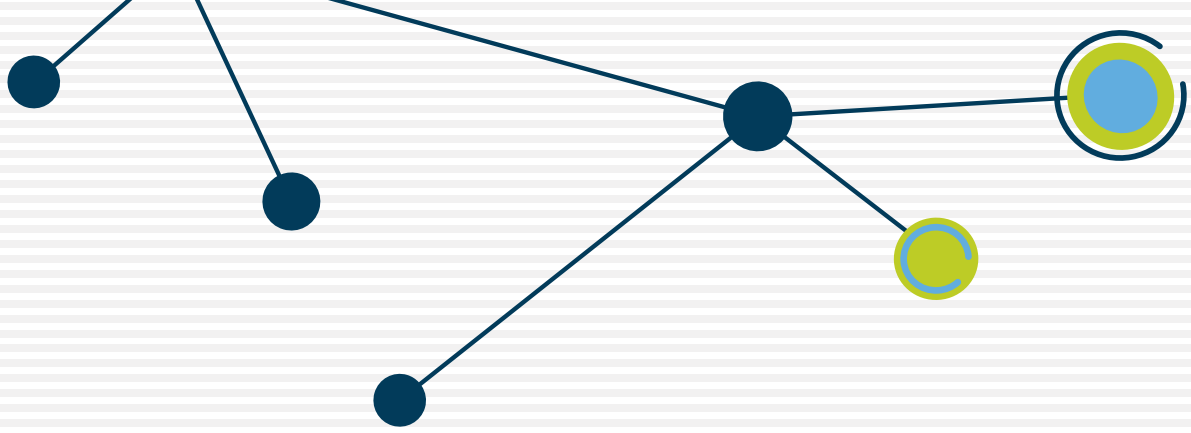
Long term debt - Library

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/16	Amount of Issue	Current Interest Rate %
2017	Mortgage - Building	\$ 180	\$ 5,100	8.94
Total Debt - Library Fund		<u>\$ 180</u>	<u>\$ 5,100</u>	

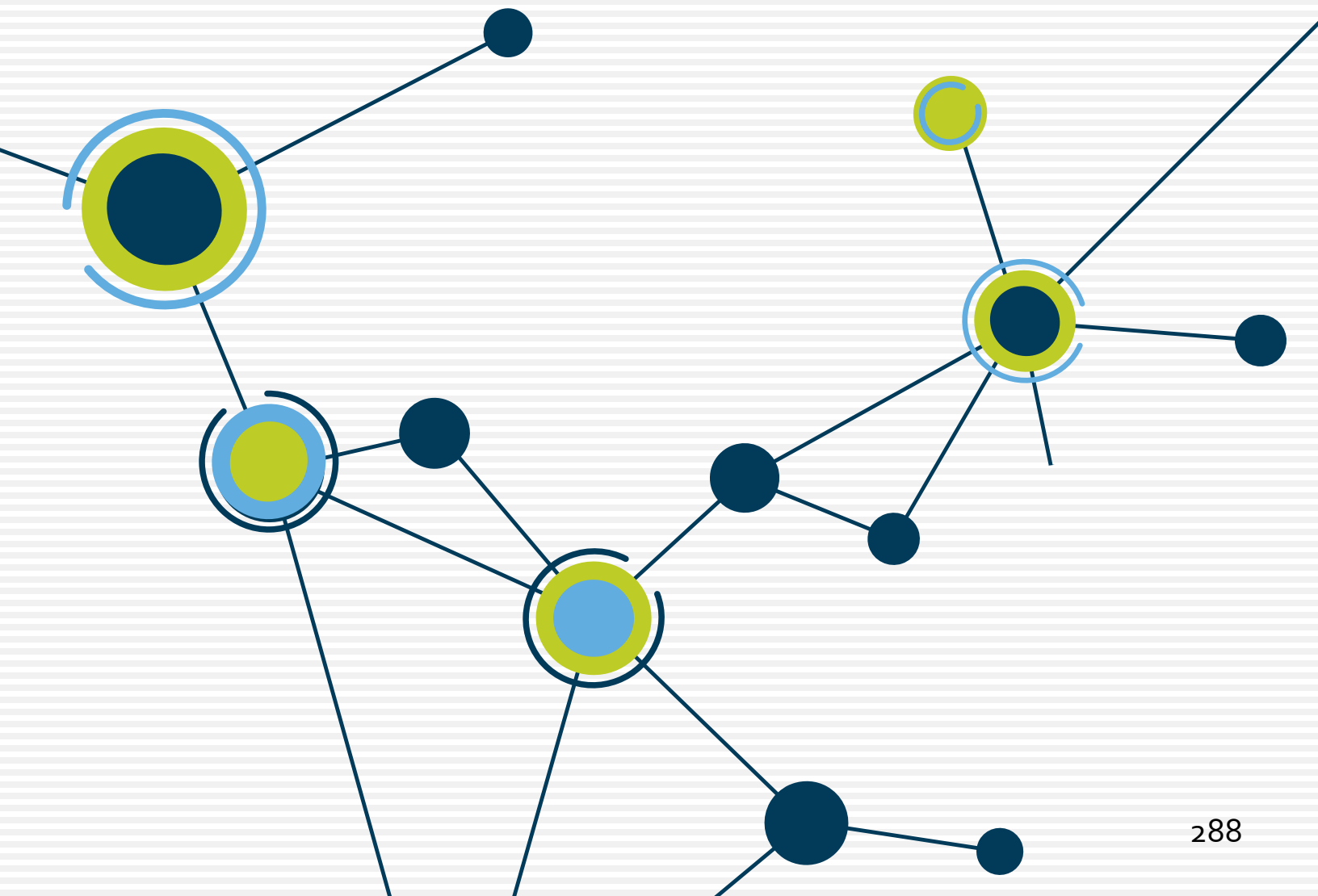
Long term debt - Other

2018	CN Rail	\$ 3,000	\$ 3,000	nil
2021	Land - Airport	4,500	4,500	nil
2021	Land - Wastewater	439	439	nil
Total Debt - Other		<u>\$ 7,939</u>	<u>\$ 7,939</u>	
Total City Long Term Debt		<u>\$ 146,414</u>	<u>\$ 269,591</u>	



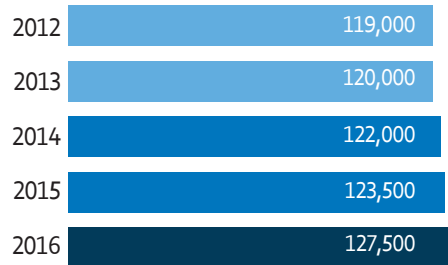
STATISTICAL REVIEW

2012 – 2016

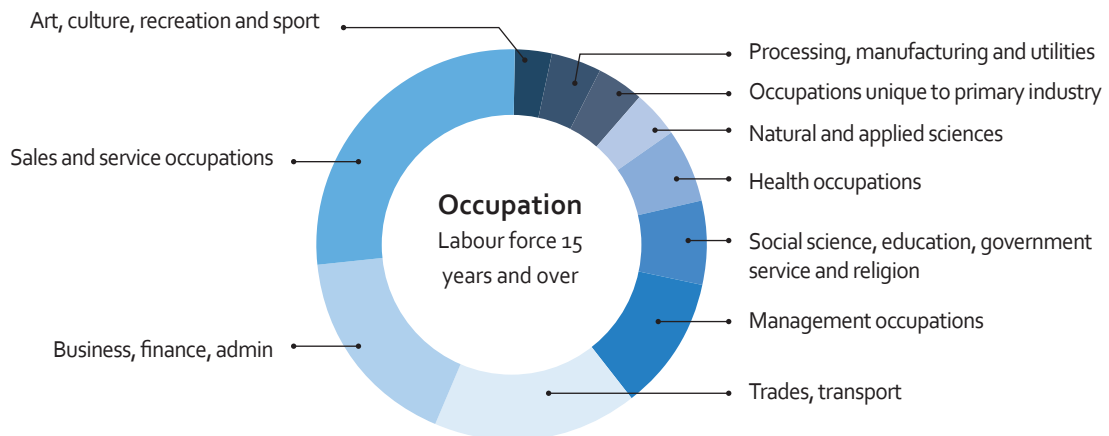
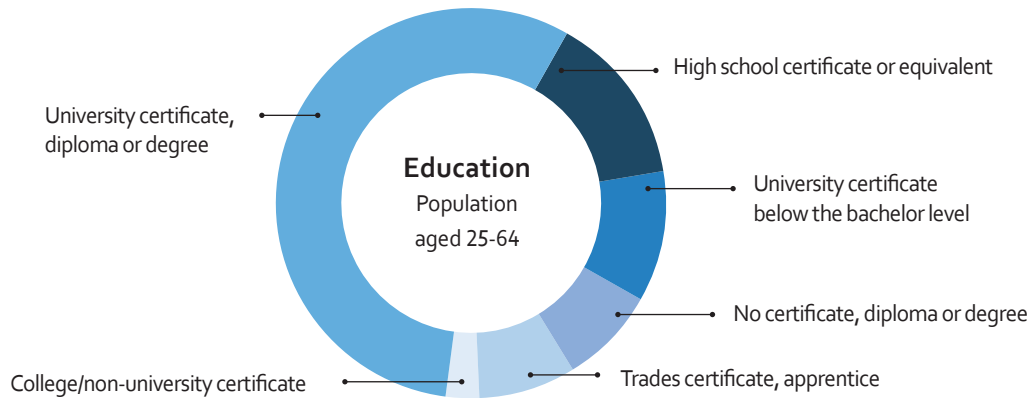
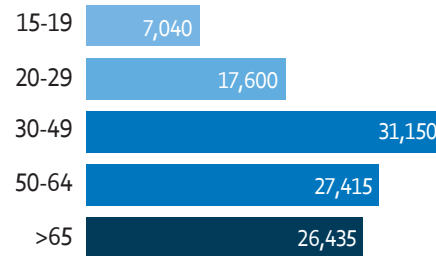


STATISTICAL REVIEW 2012-2016

Population



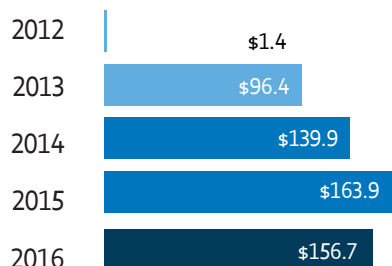
Age of Population



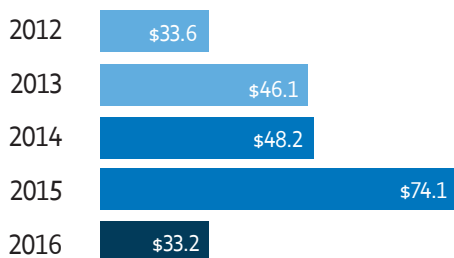
Note: Numbers and graphs on this page are updated from Census information available every 5 years. Except for the population graph which has the numbers updated each year from the figures available in kelowna.ca, "About Kelowna"

Net Financial Assets (Liabilities)

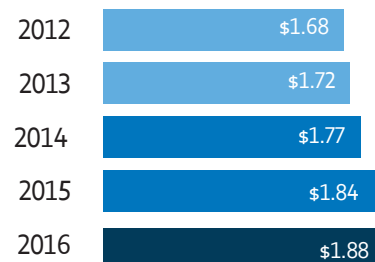
millions

**Annual Surplus**

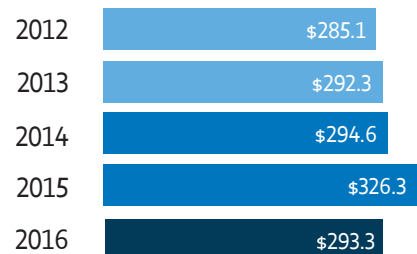
millions

**Accumulated Surplus**

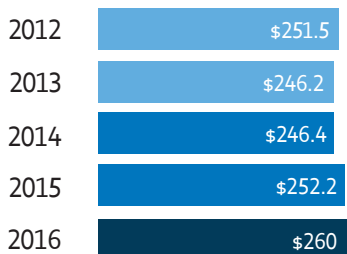
billions

**Consolidated Revenues**

thousands

**Consolidated Expenses**

thousands

**Consolidated Revenues by Type**

millions

	2012	2013	2014	2015	2016
Fees & charges	\$ 129.69	\$ 111.87	\$ 107.38	\$ 113.02	\$ 118.43
Taxation	110.49	114.84	119.27	125.19	131.79
Contributions from other governments	17.59	20.24	22.39	22.42	15.58
DCC contribution	17.88	11.52	18.00	22.58	10.48
Interest earned	5.27	6.82	8.44	8.98	9.85
Other	2.92	3.76	14.65	34.10	6.65
Gain on disposal of tangible capital assets	1.27	23.28	4.46	-	.50
Total	\$ 285.11	\$ 292.34	\$ 294.58	\$ 326.29	\$ 293.28

Consolidated Expenses by Function

millions

	2012	2013	2014	2015	2016
General Government Services	\$ 17.18	\$ 15.11	\$ 22.79	\$ 22.97	\$ 26.51
Protective Services	43.08	48.96	49.81	53.70	55.72
Transportation Services	30.30	30.57	58.56	60.88	59.69
Recreational & Cultural Services	30.15	31.21	42.58	41.32	41.89
Other services (incl. Natural Gas Legacy Fund)	15.49	17.14	22.66	22.69	23.40
Airport Operations	10.21	10.67	16.82	17.44	19.30
Electrical Utility	24.40	8.03	-	-	-
Wastewater Utility	8.45	9.48	23.06	22.83	22.83
Water Utility	4.83	4.77	10.15	10.34	10.70
Amortization on tangible capital assets	57.33	60.09	-	-	-
Debt charges	10.12	10.16	-	-	-
Total	\$ 251.54	\$ 246.19	\$ 246.43	\$ 252.17	\$ 260.04

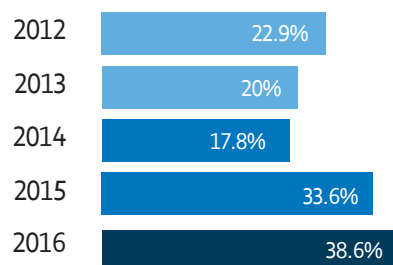
Note: Effective with the 2014 year, amortization and debt expenditures have been included in each of the function category expense lines

Consolidated Expenses by Object

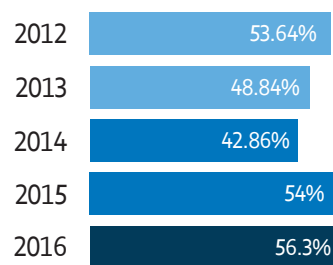
millions

	2012	2013	2014	2015	2016
Salaries & Benefits	\$ 65.68	\$ 71.22	\$ 70.01	\$ 75.50	\$ 77.32
Amortization of Tangible Capital Assets	57.33	60.09	61.41	61.88	63.34
Materials & Supplies	45.29	30.42	29.71	29.88	30.79
Contract & Professional Services	43.90	44.21	46.10	45.88	46.41
RCMP Contract	20.09	22.40	23.89	24.79	26.47
Debt Interest & Fiscal Services	10.16	9.87	9.75	9.49	10.21
Equipment	6.65	6.87	6.78	7.39	8.06
Utilities	3.66	6.51	7.13	7.24	7.62
Grants and External Transfers	3.25	3.62	3.59	3.70	3.88
Allocations	0.04	0.02	0.02	0.05	0.06
Loss on Disposal of Tangible Capital Assets	-	-	-	0.03	-
Cost Recoveries	(4.51)	(9.04)	(11.96)	(13.66)	(14.12)
Total	\$ 251.54	\$ 246.19	\$ 246.43	\$ 252.17	\$ 260.04

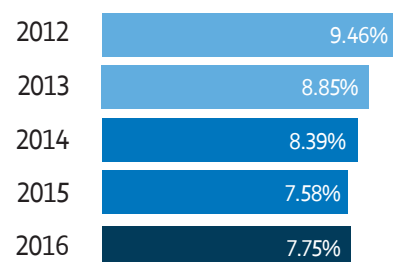
General Debenture Debt Charges as a Percentage of Total General Expenditures



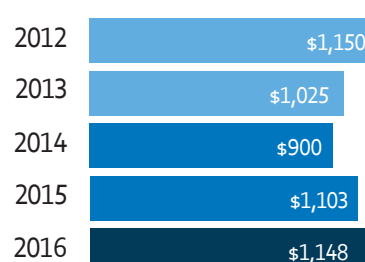
Consolidated Debt as a Percentage of Total General Expenditures



Consolidated Debt Charges as a Percentage of Taxation

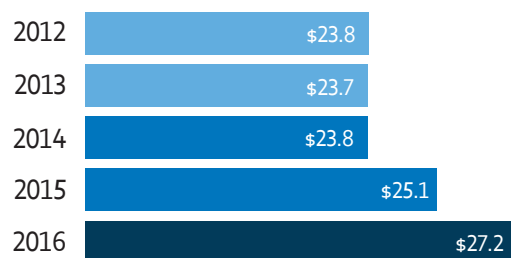


Consolidated Debt per Capita



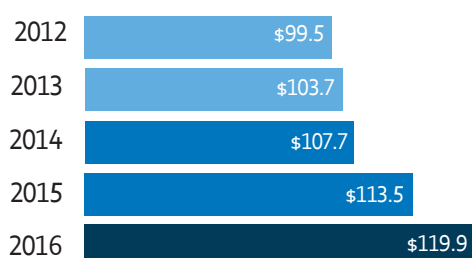
Assessment for General Taxation

billions



Taxation Demand

millions



Total property tax levies

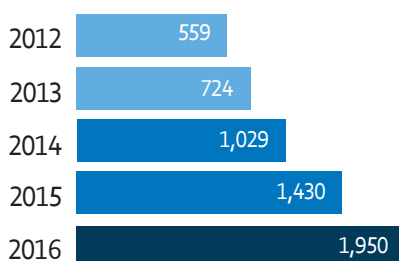
	2012	2013	2014	2015	2016
City of Kelowna	\$ 104,594,045	\$ 108,974,094	\$ 113,119,208	\$ 119,132,343	\$ 125,621,933
School Tax	65,815,150	67,758,860	66,173,956	67,130,662	67,638,371
Regional Hospital	10,305,508	10,868,739	10,900,888	11,330,950	11,451,232
Regional District	9,454,286	9,866,411	10,685,452	11,153,169	11,382,898
BC Assessment	1,976,024	2,000,803	2,003,333	2,020,908	2,009,830
Total Property Tax Levies	\$ 192,145,013	\$ 199,468,907	\$ 202,882,837	\$ 210,768,032	\$ 218,104,264

Total Property Taxes collected

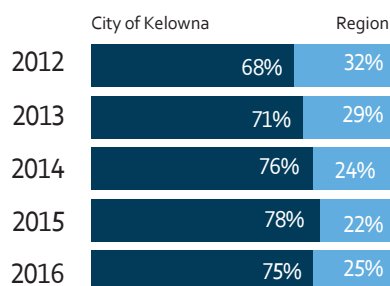
\$ 187,940,424	\$ 195,699,667	\$ 199,059,228	\$ 207,413,079	\$ 214,995,321
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Source: City of Kelowna Financial Services Department

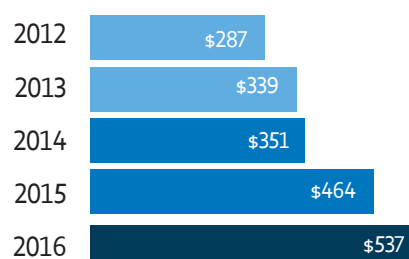
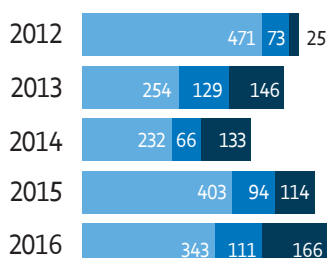
Housing Starts



Regional Housing Starts

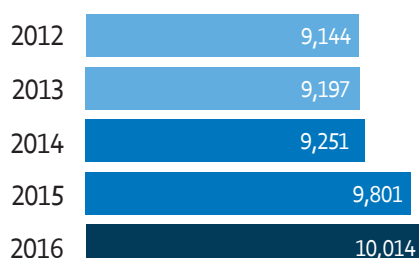


Note: the Regional District of the Central Okanagan includes City of West Kelowna, District of Peachland, District of Lake Country, and the Central Okanagan east and west electoral areas.

Value of New Development
millionsDevelopment Floor Space
square footage (thousands)

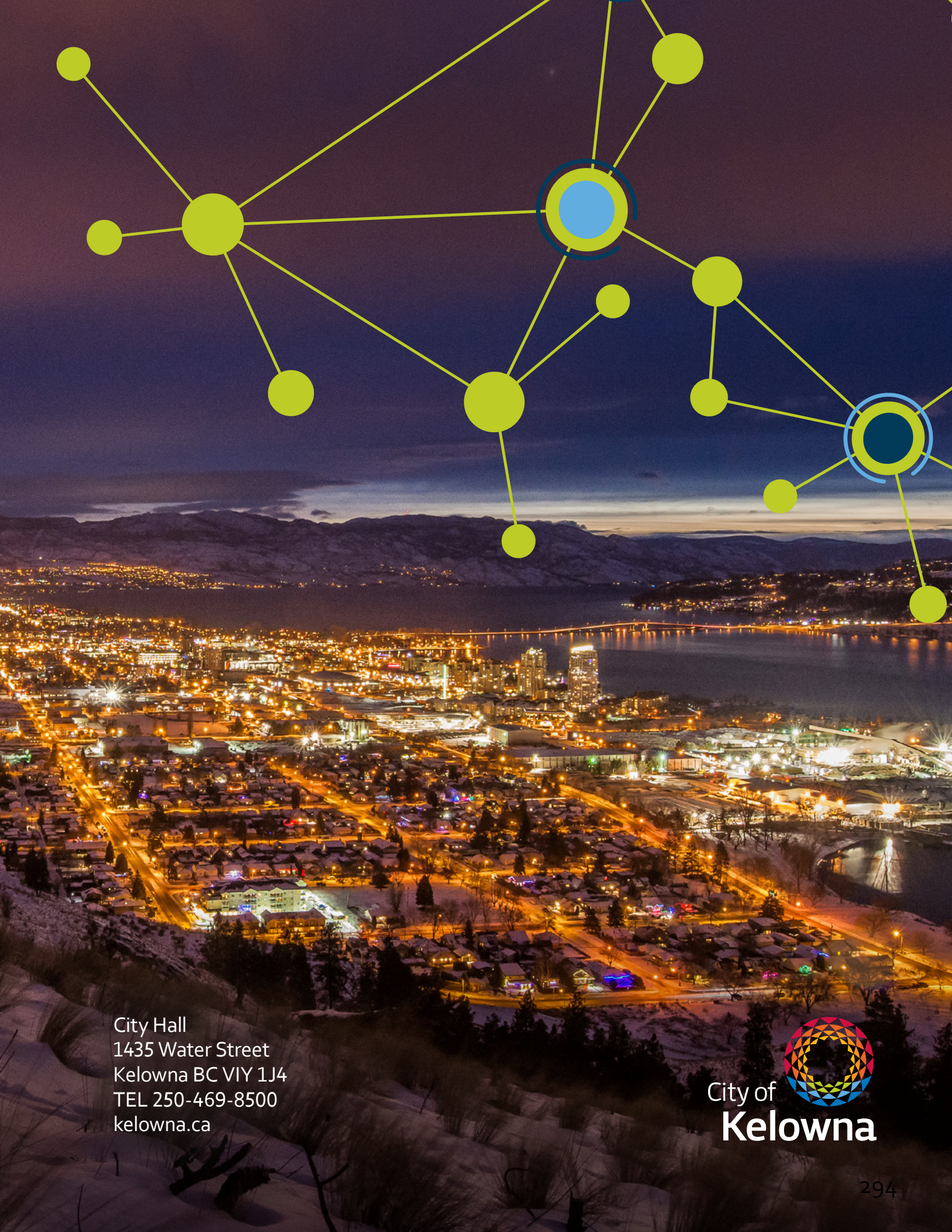
- Commercial
- Industrial
- Institutional

Business Licences



Source: City of Kelowna, Corporate Services Department

Source: City of Kelowna Development Services, City of Kelowna Business Licences system, Regional District of Central Okanagan



City Hall
1435 Water Street
Kelowna BC V1Y 1J4
TEL 250-469-8500
kelowna.ca



2016 Statement of Financial Information

For the year ended December 31, 2016

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 2017

1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8542
financeyearend@kelowna.ca

kelowna.ca

CITY OF KELOWNA
Council Remuneration and Expense Report
for the year ended December 31, 2016

Surname	First Name	Taxable Remuneration (\$)	Non-taxable Allowance (\$)	Other Expenses (\$)
Mayor				
Basran	Colin	61,148	30,430	12,654
Councillors				
DeHart	Maxine	21,534	10,767	2,607
Donn	Ryan	21,768	10,884	1,897
Given	Gail	21,534	10,767	2,212
Gray	Tracy A	21,768	10,884	2,358
Hodge	Charles	21,768	10,884	4,456
Sieben	Brad A	21,534	10,767	2,710
Singh	Mohini	21,534	10,767	-
Stack	Luke	21,768	10,884	2,577
Total Council		\$ 234,357	\$ 117,034	\$ 31,471

CITY OF KELOWNA
Schedule of Remuneration and Expenses paid to or on behalf of each employee
for the year ended December 31, 2016

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Management				
Abrey	Brian	Infrastructure Systems Manager	102,358	2,192
Albiston	Andrew	Project Manager	99,441	-
Albrecht	Heiko	Airport Duty Manager	81,347	1,454
Angus	Lori	Recreation & Business Services Manager	94,485	768
Astofooroff	Darryl	Public Works Manager	114,109	-
Bailey	Mary-Lou	Infrastructure Administration Manager	81,956	1,335
Barton	Terry	Urban Planning Manager	104,576	2,617
Bayat	Mo	Development Services Director	135,266	1,789
Beach	Brian D	Infrastructure Delivery Dept Manager	121,429	5,824
Belgrove	Darrell	Chief - Airport Operations and Fire	88,183	4,518
Bryans	Stephen	Roadways Operations Supervisor	93,686	200
Bujara	Cornelia	Human Resources Manager - Corporate Services	98,012	4,901
Butchart	Brian	Systems Development Manager	112,249	-
Butt	Hamid	Term Project Manager	93,538	510
Carlisle	Jeffrey	Fire Chief	151,555	2,105
Carr	Eric	Corporate Strategy & Performance Dept Manager	130,924	4,816
Cashin	Todd	Suburban and Rural Planning Manager	102,002	352
Castorf	Henry W	Airport Project Manager	96,147	-
Cavezza	Brandon L	HR Programs & Systems Manager	84,853	4,162
Chan	Carson	Payroll & Internal Controls Manager	90,685	5,002
Crenson	Paul	Airport Duty Manager	79,797	3,535
Creron	Joe	Divisional Director, Civic Operations	165,403	627
Davidson	Genelle	Financial Services Director	128,433	1,024
Dombowsky	Jerry	Transit and Programs Manager	96,199	594
Drachenberg	Neil	Airport Safety & Security Manager	99,725	8,878
Dray	David	Maintenance Development Supervisor	87,265	75
Dueck	Jackie	Systems and Reporting Manager	100,168	2,926
Duncan	David	Parking Services Manager	83,362	5,047
Dyrdal	Shayne	Senior Airport Finance & Corporate Services Manager	88,136	4,654
Edstrom	Derek	Director Strategic Investments	116,171	6,004
Elchitz	Phillip	Senior Airport Operations Manager	111,386	6,592
Entwistle	Robert	Information Services Department Manager	132,750	2,326
Fagan	Stephen	Arenas & Stadiums Supervisor	83,964	-
Filafilo	Garry	Accounting Operations Manager	92,512	2,293
Fine	Robert	Director, Business and Entrepreneurial Development	136,892	8,521
Finney	William	Special Programs Coordinator	78,347	-
Fleming	Stephen	City Clerk	118,437	2,491
Foster	Jodie	Communications Supervisor	91,898	3,837
Gabriel	Jim	Divisional Director, Active Living & Culture	162,112	1,363
Gatzke	David	Cemetery Manager	79,070	2,249
Gibbs	Andrew	Senior Project Manager	119,190	1,900
Gilchrist	Douglas	Divisional Director, Community Planning & Strategic Investments	165,479	6,699
Gosselin	Michael	Waste Water Treatment Supervisor	94,249	2,812
Hall	James	Airport Operations Manager	107,566	7,295
Hasan	Moudud	Transportation Engineering Manager	107,278	681
Hoekstra	Scott	Landfill Supervisor	76,665	6,922
Hollier	Lawrence	Deputy Fire Chief, Operations	131,782	2,198
Hood	Graham	Strategic Land Development Manager	91,756	3,600
Irani	Purvez	Development Engineering Manager	114,003	656
Jackson	Stacey L	Police Services Manager	92,432	439
Johansen	Martin	Building Services Manager	106,124	3,745
Kayfish	Lance	Risk Manager	103,381	4,032
King	George	Financial Planning Manager	100,898	3,866
Kochan	Sandra	Cultural Services Manager	87,684	4,618
Kowal	Terry	Building Inspections Supervisor	95,104	263
Leatherdale	Stuart	Divisional Director, Human Resources & Corporate Performance	158,428	2,051
Letcher	Garth	Crime Prevention Supervisor	82,066	3,564
Light	Gordon	Biosolids Supervisor	88,226	219
Loft	Maureen	Purchasing Manager	105,048	921

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Macklem	Paul	Deputy City Manager	125,069	787
Mattiusi	Ronald	City Manager	268,301	11,242
Mayne	Rob	Divisional Director, Corporate & Protective Services	162,892	2,370
McKenzie	Clint	Landfill Supervisor	79,170	-
McNeely	Cindy	Civic Operations Finance & Administration Manager	92,694	2,887
Moore	James D	Long Range Policy Planning Manager	99,211	2,034
Muenz	Steven	Development Engineering Manager	81,190	16
Murrell	Michael	Utilities Network Maintenance Supervisor	92,456	375
Nadasde	Wayne	Utilities Construction Supervisor	92,856	312
Needham	Karen	Deputy City Clerk	90,037	736
Newcombe	Alan	Divisional Director, Infrastructure	162,471	5,917
Nicholas	Doug	Sport & Event Services Manager	86,357	4,658
O'Rourke	Kari	Community Engagement Consultant	75,926	3,365
Olson	Michael P	Property Management Manager	75,479	4,119
Parker	Sean	Airport Emergency and Operational Readiness Manager	81,665	6,128
Parlane	Robert	Parks & Buildings Planning Manager	94,130	500
Patan	Douglas	Building & Permitting Manager	115,853	1,941
Paulin	Nathalie	Performance Improvement Consultant	80,987	-
Peters	Nathan	Safety Advisor	87,901	2,320
Philippot	Pamela	Compensation & Benefits Manager	90,038	286
Reeder	Andrew	Utility Planning Manager	109,545	2,356
Rideout	Anita	Police Client Services Supervisor	80,283	-
Roberts	Louise	Community & Neighbourhood Services Manager	87,420	1,159
Roth	Cynthia M	Human Resources Assistant	78,268	-
Samaddar	Sam	Airport Director	172,265	22,479
Saufferer	Johannes	Real Estate Services Manager	90,764	1,111
Scott	Sandy	Fire Administration & Finance Supervisor	84,144	1,709
Shaw	Joel	Infrastructure Engineering Manager	120,858	3,618
Siggers	Mariko	Community & Neighbourhood Services Manager	79,206	532
Smith	Ryan	Community Planning Department Manager	125,090	2,640
Smith	Laurie	Applications Systems Manager	96,117	3,602
Sophonow	Ted	Parks, Beaches & Sportsfields Supervisor	91,643	659
Soros	Alf	Fleet Services Manager	90,647	1,941
Sourisseau	Paul	Human Resources Manager - Community Services	107,982	987
Stephens	Edward L	Senior Airport Development Manager	96,903	2,937
Stewart	Blair	Urban Forestry Supervisor	96,210	1,522
Stuart	Bradley	Water Supply & Pumpstations Supervisor	81,782	992
Thiessen	Angie	Project Portfolio Manager	109,175	3,315
Thompson	Darin	Roadways Construction Supervisor	88,830	-
Tollefson	Brydan	Energy Program Manager	75,451	1,965
Van Vliet	Kevin	Utility Services Manager	118,930	2,124
Villarreal Pacheco	Rafael	Integrated Transportation Department Manager	102,713	3,756
Walter	Lynn	Revenue Manager	100,563	815
Weaden	Carla M	Divisional Director, Communications & Information Svcs	159,370	446
Weaden	Adrian	Water Quality & Pump Stations Supervisor	89,768	1,031
Westlake	Ronald	Senior Project Manager	173,830	6,424
Whiting	Travis	Deputy Fire Chief, Communic. & Emerg Programs	126,326	2,890
Wilde	Louis	Deputy Fire Chief, Admin, Trg & Fire Prevention	133,582	3,439
Williams	Chad N	Transportation Engineer Planning & Development	80,625	991
Wilson	Ian	Parks Services Manager	116,809	1,244
Wilson	Lorna L	Grants & Partnerships Manager	88,472	439
Wilson	Tom	Corporate Communications Supervisor	88,417	-
Wise	Gregory	Bylaw Services Manager	93,278	545
Wollin	Wilfred	Traffic Operations Supervisor	94,832	4,675
Yakimchuk	Joseph	Airport Project Manager	87,984	3,681
Zahara	Randy	Community Theatre Manager	87,250	2,755
Firefighters				
Baillie	John	Firefighter	101,613	800
Barth	Neil	Captain	121,008	-
Barton	Patrick	Firefighter	101,628	-
Baudais	Shannon	Dispatch Centre Operator	80,742	2,975
Baumann	Robert	Flex Firefighter	76,341	275
Benson	Adam	Firefighter	107,693	-
Bonkowski	Glenn	Firefighter	106,701	188

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Bostock	Bruce	Captain	124,887	-
Brandel	Steve	Firefighter	88,859	-
Brownlee	Michael	Firefighter	110,544	-
Buchanan	Robbie	Captain	128,321	-
Chasca	Danny	Captain	123,233	400
Chatham	Allan J	Captain	112,198	275
Clarke	Scott	Lieutenant	121,785	3,310
Cockings	Paul	Firefighter	96,421	-
Corsi	Ryan	Firefighter	105,762	-
Cronquist	Scott	Captain	129,228	2,443
Dais	Jarret	Lieutenant	113,775	-
Darchuk	Gordon	Captain	116,030	-
Dermake	Agnieszka	Dispatch Centre Operator	79,066	-
Dion	Ryan	Firefighter	101,989	313
Enseleit	Calvin	Firefighter	100,675	-
Euper	Richard J	Fire Inspector	106,598	3,117
Fenton	Lee	Firefighter	99,043	275
Follack	Sandra	Fire Administration Officer	101,561	305
Freh	Kevin	Firefighter	98,303	-
Gaschnitz	Christopher	Firefighter	102,386	-
Gibson	David	Firefighter	98,247	-
Golling	Ronald	Captain	122,127	475
Graf	Scott	Firefighter	96,291	-
Green	William Trent T	Firefighter	101,816	313
Haines	Mitchell S	Flex Firefighter	85,046	9
Hall	Steven	Captain	125,121	75
Hanik	Tanya	Dispatch Centre Operator	83,678	-
Hawley	Michael	Fire Inspector	94,285	1,564
Hill	Timothy	Captain	126,689	-
Hill	Michael	Firefighter	108,424	-
Hogg	Dayle	Firefighter	87,210	-
Jacobson	Kyle	Firefighter	102,489	-
Johnson	Paul	Fire Inspector	109,351	1,752
Johnson	Nathan	Flex Firefighter	80,158	9
Johnston	Todd	Firefighter	111,293	75
Johnstone	Pamela	Fire Administration Officer I	93,204	35
Kakuno	Tracey	Firefighter	97,155	-
Keating	Lawrence	Firefighter	100,115	10
Kelly	John	Captain	123,497	-
Kiehlbauch	Shayne	Lieutenant	122,576	-
Kinnear	Matthew	Firefighter	98,314	75
Klonteig	Shannon L	Dispatch Centre Operator	94,027	10
Kolar	Joseph	Firefighter	104,737	-
Kranabetter	Mark	Captain	125,036	-
Kroschinsky	Brian	Firefighter	98,200	-
Lang	Corrie	Firefighter	108,354	275
Leimert	David	Captain	117,094	75
Light	Timothy V	Platoon Captain	136,382	-
Lipkovits	Allan	Lieutenant	107,094	9
Mamchur	Troy	Firefighter	99,316	-
McCarthy	David	Firefighter	99,060	-
McNairn	Jeff	Firefighter	96,899	-
Melnyk	Tracy	Firefighter	107,252	313
Miller	Dennis	Platoon Captain	132,291	281
Moffat	Robert	Firefighter	106,222	-
Moore	Brian	Fire Administration Officer II	130,977	5,882
Moorhouse	Matthew	Firefighter	99,590	313
Mudge	Robert	Firefighter	97,404	638
Nanci	Enzo	Assistant Fire Training Officer	121,698	5,625
Ness	James	Firefighter	96,739	-
Nykilchuk	Bryan	Firefighter	97,188	-
Orban	Christopher	Firefighter	105,891	418
Pacholzuk	Gayanne	Fire Prevention Officer	125,767	3,388
Paley	Glenn	Training Officer	131,372	2,076
Payer	Scott	Firefighter	103,051	9
Pellett	Ryan	Firefighter	96,653	-

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Pfenning	Brad	Firefighter	104,825	-
Picklyk	Jason	Firefighter	105,701	-
Rooks	Shawn	Firefighter	96,000	313
Roshinsky	Steven	Captain	124,481	488
Rositch	Brock	Firefighter	95,993	313
Rossi	Sy	Firefighter	99,358	110
Rubuliak	Christopher	Firefighter	101,099	-
Sanger	Troy E	Firefighter	99,089	-
Schleppe	Robert	Captain	122,378	-
Schmidt	Aaron	Firefighter	98,969	-
Schraeder	Jeremy B	Firefighter	100,679	-
Shaw	Douglas	Firefighter	102,593	418
Shemley	Craig	Firefighter	97,031	-
Skeldon	Robert	Firefighter	108,539	-
Sparks	Alana	Dispatch Centre Operator	92,736	-
Spragge	Trevor	Dispatch Centre Operator	95,020	-
Springer	Jonathan	Dispatch Centre Operator	103,433	-
Stantic	Peter	Firefighter	118,661	555
Stephens	Kelly	Platoon Captain	133,187	-
Stewart	Craig T	Firefighter	99,079	-
Stoodley	Jason	Firefighter	98,816	-
Syrnyk	Brock	Firefighter	87,831	-
Szabadi	Thomas	Firefighter	96,409	-
Twamley	Jason	Firefighter	97,724	180
Van de Sype	Russell	Fire Inspector	107,049	869
Volk	Micah	Firefighter	113,744	-
Wallick	Steve	Platoon Captain	138,244	-
Walroth	Michael	Firefighter	99,961	20
Wentland	Jeremy	Firefighter	98,862	9
Weremy	Kevin	Firefighter	99,597	-
Wiberg	Kyle	Firefighter	109,174	-
Wiersma	Larry	Firefighter	97,041	623
Williamson	Andrea	Dispatch Centre Operator	101,870	-
Woodworth	Matthew J	Flex Firefighter	86,687	-
Wright	John	Firefighter	99,045	-
Wudrich	Shawn	Firefighter	105,356	-
Young	Stacey	Firefighter	102,811	75
Zimmermann	Lorne	Captain	119,392	-
Zimmermann	Christopher	Firefighter	106,839	-
Zimmermann	Robyn	Dispatch Centre Operator	95,494	-
Zol	Diano	Firefighter	101,537	-
CUPE Staff				
Agar	Nicholas	Airport Operations Specialist/Firefighter	80,439	2,176
Anderson	Cody	Airport Operations Specialist/Firefighter	85,261	2,604
Angus	Jason	Design Technician	81,990	-
Aulenback	Dale	Inspector II Gas & Plumbing	81,671	946
Backstrom	William	Foreman Roadways	84,004	2,833
Benke	Stefanie	Business Systems Analyst	79,653	359
Black	Kenneth	Lic/Bylaw Enforcement Officer	80,782	50
Blackburn	Kymandalu Y	Business Systems Analyst	84,988	-
Bourgeau	David	Maintenance Mechanic	83,753	1,495
Bouwman	Greg	Airport Operations Specialist/Firefighter Crew Captain	86,219	2,082
Bransfield	Dean	Equipment Operator V	80,711	312
Brennan	John	Business Systems Analyst	85,158	-
Brydon	Lynn	Lic/Bylaw Enforcement Officer	78,773	-
Bunce	Bruce	Traffic Signals Technician	92,388	518
Bunds Schuh	John	Traffic Signals Technician	95,690	592
Burggraaf	Harry	Urban Forestry Foreman	80,710	550
Cabrera	Mauricio	Concrete Finisher	76,964	125
Cairney	Brian	Traffic Signals & Systems Supervisor	94,786	454
Campbell	Laurens	Traffic Technician	85,641	1,368
Chudiak	Jessey	Business Systems Analyst	83,249	2,682
Cornock	Colleen	Community Policing Coordinator	77,934	2,475
Dacre	Bruce	Design Technician	95,593	-
DenOuden	Michael	Foreman Parks	79,026	32

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Egely	Steven	Mechanic	96,895	721
Elliott	Derrick	Airport Operations Specialist/Firefighter	85,604	1,930
Enevoldson	Darren	Environmental Technician II	88,576	1,777
Everett	Jeffrey	Airport Operations Specialist/Firefighter	79,390	1,972
Facca	Mark	Building Insp/Plan Checker	76,396	2,259
Faminoff	Megan	Financial Analyst	86,652	-
Filipenko	John	Development Technician - Engineering	79,546	-
Fisher	Joe	Foreman Utilities Construction	93,637	1,054
Floor	Timothy	Business Systems Analyst	88,660	-
Frick	Jeremy	Building Insp/Plan Checker	79,876	263
Geistlinger	Michael	Airport Operations Specialist/Firefighter	80,347	2,002
Glavin	Don	Airport Operations Specialist/Firefighter	80,581	2,008
Gonzato	Daniel	Inspector II Gas & Plumbing	81,704	806
Greenway	Chris	Building Insp/Plan Checker	79,489	1,270
Grills	Kevin	Mechanic Shop Foreman	93,471	312
Grills	Jennifer A	Financial Analyst	80,708	633
Guidi	Craig	Concrete Finisher	76,742	125
Haley	Barbara	Airport Operations Specialist/Firefighter	79,810	2,004
Hanson	Kelly	Engineering Technical Support Coordinator	90,490	-
Harborne	Neil	Inspector II Gas & Plumbing	81,673	160
Henri	Rodney G	Lic/Bylaw Enforcement Officer	80,191	423
Hopkins	Lloyd	Building Systems Foreman	77,527	394
Hughes	Vincent	Water & Wastewater Treatment Operator	85,762	795
Humes	D Michael	Foreman WW Operations	82,326	1,800
Hunchak	Neil	Foreman Roadways	89,436	2,389
Hunsberger	Andrew	Urban Forest Health Technician	77,858	1,680
Ingvarsson	Hlynur	Lic/Bylaw Enforcement Officer	80,965	-
Jackson	Ronald	Instrument Electrical Technician	83,953	75
Jennejohn	Ryan	Design Technician	85,616	267
Johnson	Kim	Foreman Roadways	97,795	-
Kehler	Ron	Network Systems Analyst	86,043	1,596
Kennedy	Karen	Financial Analyst	78,167	450
Kirkpatrick	Robert	Building Insp/Plan Checker	79,489	312
Koole	Paul	Inspector II Gas & Plumbing	81,874	717
Kyle	Christopher	Business Systems Analyst	84,344	-
Laidlaw	Richard	Equipment Operator IV	75,018	200
Lamothe	Miguel	Design Technician	85,473	267
Lamprecht	Herb	Water & Wastewater Treatment Operator	76,491	83
Langstaff	Kelvin	Client Support Technician	75,141	-
Laporte	Sylvie	Traffic Technician	75,262	417
Leduc	Toby	Business Systems Analyst	79,152	-
Leestolz	Suneeka	Building Insp/Plan Checker	78,720	549
LeVoir	Doug	Building Insp/Plan Checker	79,489	-
MacDougall	Kevin	Community Policing Coordinator	79,015	950
Maja	Daniel	Senior Bylaw Officer	86,218	1,875
March	Graham	Planner Specialist	79,649	300
Mazar	Peter	Airport Operations Specialist/Firefighter	97,051	2,829
Mazza	Marco	Equipment Operator III	77,606	516
McAuley	Brian	WW Maintenance Foreman	83,159	-
McCormick	Patrick	Planner Specialist	80,878	1,316
McLaughlin	Bryan	Equipment Operator IV	79,301	75
Miles	Layne	Pipelayer	79,340	1,113
Mintram	Kenneth	Equipment Operator III	82,235	510
Misutka	Danuta	Building Insp/Plan Checker	78,240	-
Moody	Cameron	Cross Connection Program Coordinator	90,503	-
Mossman	Lee	Employee on Secondment/CUPE President	90,657	-
Mugridge	Paul D	Business Systems Analyst	88,871	263
Mushta	Larry	Lic/Bylaw Enforcement Officer	76,891	-
Neetz	Steven	Pipelayer	90,932	478
Nelson	Todd	Inspector II Gas & Plumbing	81,673	1,238
Norman	Karla	Financial Analyst	76,702	450
O'Sullivan	Ryan	Design Technician	86,943	577
Ough	Jason	Development Technician - Engineering	76,474	-
Petersen	Jens	Pipefitter	83,872	1,217
Pighin	Dean	Instrumentation Electrical Technician	78,766	470
Pinoli	John	Mechanic	75,727	207

Surname	First Name	Position	Remuneration (\$)	Expenses (\$)
Poitras	Maurice	Inspector II Gas & Plumbing	81,673	2,043
Reid	Tania	Building Insp/Plan Checker	79,635	-
Robertson	Steven	Design Technician	81,035	1,285
Rutley	William H	Instrumentation Electrical Technician	79,697	395
Ryder	Trevor	Business Systems Analyst	88,484	-
Salisbury	Kenneth	Foreman Utilities Maintenance	83,167	120
Sartori	Sergio	Development Technician - Engineering	79,912	-
Schaad	Fred L	Design Technician	85,474	-
Schellevis	Ronald	Equipment Operator IV	77,422	-
Schewe	Robert	Lic/Bylaw Enforcement Officer	82,289	-
Schierling	David	Pipefitter	78,527	312
Schwarz	Daryl	Environmental Technician I	77,030	1,638
Seneshen	Darren	Foreman Utilities Construction	96,645	979
Smith	Cameron	Airport Operations Specialist/Firefighter Crew Captain	103,288	3,210
Smith	Steve	Airport Operations Specialist/Firefighter Crew Captain	85,727	2,025
Soward	Ross	Planner Specialist	75,078	2,256
Spittal	Harvey	Building Insp/Plan Checker	79,489	-
Stickland	Melissa A	Traffic Technician	81,070	593
Szalla	Kurt	Senior Bylaw Officer	91,669	792
Tauber	Daniel	HVAC Technician	75,314	4,200
Thind	Binder	Building Insp/Plan Checker	79,477	2,962
Timms	Luke M	Network Systems Analyst	89,117	373
Tomlin	Douglas	WW Elect/Instr. Upgrade Coord.	79,497	-
Torgerson	Mark	Foreman Utilities	89,252	375
Tripathi	Mahesh	Traffic Technician	79,708	681
Turner	Patte P	Lic/Bylaw Enforcement Officer	76,464	-
Udala	Harvey	Equipment Operator V	85,585	312
Vleeming	Kevin	Airport Operations Specialist/Firefighter Crew Captain	86,292	2,130
Voth	Daniel	Design Technician	85,641	267
Wahl	Kevin	Design Technician	85,641	-
Walker	Steve	Project Technician	75,256	1,225
Wang	Kevin	Business Systems Analyst	82,309	-
Warrender	Alec	Property Officer Specialist	79,657	2,067
Whetnall	John J	Airport Mechanic	82,759	6,203
Whittle	Brian	Traffic Signals Technician	87,640	110
Williams	Richard	Concrete Finisher	76,213	233
Zandvliet	Brian	Network Systems Analyst	89,248	6,212
Zsoldos	Brian	Welder	76,465	235

Employees less than \$75,000	33,023,505	214,668
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Total of all Employees*	\$ 67,665,076	\$ 668,825
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* Prepared under the Financial Information Regulation, Schedule 1, Section 6 (2),(3),(4),(5) and (6)

STATEMENT OF SEVERANCE AGREEMENTS**

There were 4 severance agreements under which payment commenced between the City of Kelowna and its employees during the fiscal year 2016. These Agreements represented 6 months of salary and benefits.

**Prepared under the Financial Information Regulation, Schedule 1, subsection 6(7)

RECONCILIATION PER SECTION 6 (2) (d)

Total Employees (including council)	\$ 67,899,433
Total per Expenditure by Function and Object- Salaries & Benefits	\$ 77,321,832
Variance, difference Fringe Benefits- Employer portion	\$ 9,422,399

CITY OF KELOWNA
Schedule of Payments to Suppliers of Goods and Services
for the year ended December 31, 2016

Supplier's Name	Amount (\$)
0791082 BC LTD. dba ACTION TREE	45,872
0983169 BC LTD	44,123
1022898 B.C. LTD. TAJ CAFE	130,021
218555 BC LTD	117,022
357581 B.C. LTD.	40,394
3BP SOLUTIONS LTD	82,155
4 REFUEL CANADA LP	181,166
5 POINT OPERATIONS INC.	38,058
561655BC LTD	48,594
567752 BC LTD.	29,921
620241 BC LTD.O/A AB CONTRACTING	49,960
A. DALSWAAG & SON ENTERPRISES LTD.	25,975
A.G. APPEL ENTERPRISES LTD.	401,268
ACCELERATE COMMUNICATIONS GROUP INC	25,443
ACI WORLD	27,320
ACKLANDS-GRAINER INC.	26,100
ACTIVE NETWORK LTD	34,213
ADVANTAGE ASSET TRACKING INC.	175,370
AECOM CANADA LTD	164,896
ALL SAFE TRAFFIC CONTROL INC.	35,152
ALLANS HOSE N ALL INC.	52,010
ALLROADS PAVEMENT PRESERVATION LTD.	33,544
ALPINE BUILDING MAINTENANCE INC	281,463
ALPINE LINE PAINTING	78,432
ALS CANADA LTD	106,031
ANDREW SHERET LIMITED	36,188
AON REED STENHOUSE INC.	823,191
ARGUS PROPERTIES LTD	69,230
ARINC INTERNATIONAL OF CANADA, ULC	376,617
ARMTEC LP	28,224
ARTHON INDUSTRIES LTD	30,792
ASHLAND CANADA CORP.	121,403
ASSA ABLOY	35,038
ASSOCIATED ENGINEERING B.C. LTD.	769,134
ASSOCIATED ENVIRONMENTAL CONSULTANTS INC.	28,196
ASSOCIATED FIRE SAFETY EQUIPMENT	82,225
ATLAS POWER SWEEPING LTD.	262,096
ATS TRAFFIC - BRITISH COLUMBIA LTD.	49,691
B & L SECURITY PATROL(1981) LTD.	31,888
BALLET KELOWNA	36,000
BASF CANADA INC	116,970
BC ASSESSMENT AUTHORITY	2,010,427
BC HYDRO	75,898
BC SAFETY AUTHORITY	38,749
BC TRANSIT	11,714,859
BCRM SERVICES LTD	26,445
BELL MEDIA RADIO GP	30,319

Supplier's Name	Amount (\$)
BEST BUY	25,010
BEST SERVICE PROS LTD.	255,606
BETTY VAN EXAN ENTERPRISES INC.	88,654
BG MACDONALD SERVICES LTD.	157,763
BIO-CAN LTD.	60,608
BIRD DESIGN - BUILD CONSTRUCTION INC.	27,710,930
BLACK MOUNTAIN IRRIGATION DISTRICT	74,940
BLACK PRESS GROUP LTD.	56,443
BLUEPOINT CONSTRUCTION LTD	1,567,952
BOULTBEE PEST CONTROL LTD.	44,993
BOUYGUES ENERGIES AND SERVICES CANADA LIMITED	3,059,187
BOWRIO WATER TECHNOLOGIES INC	33,394
BRAND ALLIANCE	111,390
BRENNTAG CANADA INC.	242,096
BRITISH COLUMBIA MUNICIPAL SAFETY ASSOCIATION (BCMSA)	45,692
BRY-MAC MECHANICAL LTD	50,396
BUSINESS FOR THE ARTS	25,000
BYLANDS NURSERIES LTD.	25,589
CABIN FORESTRY SERVICES LTD.	243,582
CAHEROGAN ENTERPRISES	68,687
CALGON CARBON CORPORATION	68,720
CAMPBELL SCIENTIFIC (CANADA) CORP.	203,145
CANADA POST	71,259
CANADA SAFETY EQUIPMENT LTD.	107,203
CANADA SAVINGS BONDS	312,895
CANADAWIDE SCIENTIFIC	46,110
CANADIAN UNION OF PUBLIC EMPLOYEES	753,828
CANCADD IMAGING SOLUTIONS	31,365
CANSEL	29,276
CAPRI INSURANCE	370,664
CARRIER MAUSOLEUMS CONSTRUCTION INC.	369,797
CASTANET.NET	27,972
CASTLEWOOD HOLDINGS LTD.	193,357
CCL PROJECT MANAGEMENT	112,789
CENTRAL OKANAGAN FOUNDATION	128,000
CENTRAL OKANAGAN HERITAGE SOCIETY	53,823
CENTRAL OKANAGAN REGIONAL HOSPITAL	11,453,987
CENTRAL OKANAGAN UNITED WAY	32,683
CES ENGINEERING LTD.	34,487
CGL CONTRACTING LTD	40,644
CH ₂ M HILL CANADA LIMITED	55,192
CHAMCO INDUSTRIES LTD.	25,322
CHANCES BULK UNLOADING LTD	198,004
CHARTER TELECOM	269,720
CHECKMATE CABS LTD.	173,613
CHEVRON CANADA LIMITED	1,445,379
CHRISTIE LITES (VANCOUVER)	270,449
CHUBB EDWARDS	69,152
CIMCO REFRIGERATION	111,463
CINTAS CANADA	79,424
CITY OF WEST KELOWNA	512,012

Supplier's Name	Amount (\$)
CLARIANT CANADA INC.	267,655
COAST CAPRI HOTEL	32,687
COBRA ELECTRIC	70,891
COLLIERS INTERNATIONAL CENTRE GROUP	80,000
COLLIERS PROJECT LEADERS INC.	195,416
COLUMBIAN CENTENNIAL HOUSING SOCIETY	42,964
COMMAND INDUSTRIES INC.	55,002
COMMERCE CENTRE IN TRUST	44,664
COMMISSIONAIRES BC	1,475,725
CONCORD SECURITY CORPORATION	49,663
CONTINENTAL EQUIPMENT LTD.	27,107
COOKSON MOTORS LTD.	34,468
COPCAN CIVIL LTD.	1,124,344
CORIX UTILITIES INC.	1,673,801
CORIX WATER PRODUCTS LP	354,773
CORPORATE EXPRESS	177,061
COVE ENTERPRISES LTD	25,242
COWBOY FORESTRY LTD	406,355
CROP PRODUCTION SERVICES (CANADA) INC.	133,724
CTQ CONSULTANTS LTD.	60,766
CURIOSITY ANALYSIS AND CONSULTING	60,244
CWMM CONSULTING ENGINEERS LTD	65,624
D & E COMMUNICATIONS	46,354
DAN FORLIN ENTERPRISES	276,559
DAN'S TIRE SERVICE	49,835
DATA GROUP INTERNATIONAL INC	52,378
DCS CONSULTING LTD.	48,340
DECCAN INTERNATIONAL	70,693
DEFINING DECOR	30,421
DEKRA-LITE	66,724
DELEURME ENTERPRISES (B.C)	29,400
DELL CANADA INC.	456,560
DELOITTE & TOUCHE LLP	31,390
DELTA GRAND OKANAGAN RESORT	117,148
DHANWANT ARTS INTERNATIONAL INC	53,981
DIALOG BC ARCHITECTURE ENGINEERING INTERIOR DESIGN PLANNING INC.	408,196
DISTRICT OF LAKE COUNTRY	501,284
DIVERSIFIED REHABILITATION GROUP INC.	52,762
DMD HOLDINGS	133,502
DOBSON ENGINEERING LTD	25,423
DOWNTOWN KELOWNA ASSOCIATION	894,732
DUDLEY THOMPSON MAPPING CORPORATION	30,716
DULUX PAINTS	49,396
E. LEES AND ASSOCIATES CONSULTING LTD.	42,651
EBB ENVIRONMENTAL CONSULTANTS INC	98,222
ECO-COUNTER	27,228
ECONOLITE CANADA INC.	62,281
ECORA ENGINEERING LTD.	51,227
EECOL ELECTRIC CORP.	83,900
ELECTRIC MOTOR & PUMP SERVICE LTD.	93,435
ELECTROMEGA LTEE/ LTD.	98,350

Supplier's Name	Amount (\$)
EMCO CORPORATION	51,724
EMIL ANDERSON CONSTRUCTION (EAC) INC.	2,808,935
ENSEICOM INC	194,170
ENSIGN BROS. ENTERPRISES LTD.	30,171
ESRI CANADA LIMITED	77,051
EVERGREEN BUILDING MAINTENANCE INC.	395,335
EVOQUA WATER TECHNOLOGIES LTD	62,588
EXCEL METAL FAB. LTD.	38,457
EXCELING INVESTMENTS INC	229,630
EXQUISITE LAWN & LANDSCAPING LTD	47,997
FATHER DE LESTRE SR CITIZEN HOUSING SOCIETY	43,294
FDM SOFTWARE LTD.	60,867
FERGUSON LAND SURVEYING & GEOMATICS LTD.	35,400
FESTIVALS KELOWNA SOCIETY	257,502
FIREFOX FIRE SOLUTIONS INC.	26,144
FISHER SCIENTIFIC LIMITED	25,250
FORTIS BC ENERGY INC.	278,486
FORTIS BC INC.	5,461,737
FORTISBC - NATURAL GAS	577,575
FULTON & COMPANY LLP	96,926
GALL LEGGE GRANT & MUNROE LLP	91,704
GARY TURNER DISPLAY LTD	27,804
GEOADVICE ENGINEERING INC.	34,620
GLENMORE STORE LTD.	64,676
GLENMORE-ELLISON IMPROVEMENT DISTRICT	121,332
GLOBAL INDUSTRIAL CANADA, INC.	46,468
GLOBAL ROADWAY MAINTENANCE INC.	97,162
GODDARD, MARK W.	32,760
GOLDER ASSOCIATES LTD.	209,819
GRANT THORNTON LLP	104,534
GRASSMICK'S EXCAVATING LTD.	305,803
GRAYHAWK INDUSTRIES LTD.	31,526
GREAT WEST EQUIPMENT	993,475
GREENSTEP SOLUTIONS INC.	26,959
GREYBACK CONSTRUCTION LTD	3,445,224
GSS LAND CON LTD	111,129
GUILLEVIN INTERNATIONAL CO	381,375
H&M EXCAVATING LTD	3,580,578
HCMA ARCHITECTURE & DESIGN	249,654
HEAD TO HEAD IRRIGATION	91,547
HI-CUBE STORAGE PRODUCTS	55,686
HI-PRO SPORTING GOODS LTD	160,039
HOULE ELECTRIC LTD	212,600
HUB FIRE ENGINES & EQUIPMENT LTD.	732,653
HUSKA HOLDINGS LTD.	745,137
HUSKY OIL MARKETING CO	121,511
IDEXX LABORATORIES CANADA LP	59,272
IFIDS.COM INC.	101,730
IMPERIAL PARKING CANADA CORPORATION	897,186
IMS INFRASTRUCTURE MANAGEMENT SERVICES	93,095
INLAND COMFORT AIR CONDITIONING LTD.	43,680

Supplier's Name	Amount (\$)
INSPIRED LEADERSHIP CONSULTING INC.	37,170
INTERCITY RECYCLE LTD.	59,152
INTERIOR ELECTRONICS LTD.	28,170
INTERIOR INSTRUMENTS A DIVISION OF CORIX	27,826
INTERIOR LAND RECLAMATION	70,350
INTERIOR PORTABLE RENTALS LTD.	134,930
INTERIOR TESTING SERVICES LTD.	147,064
INTERPROVINCIAL TRAFFIC SERVICES LTD.	230,726
INTERVISTAS CONSULTING INC.	151,895
IPL INC	263,396
IRC BUILDING SCIENCES GROUP	25,725
IRON MOUNTAIN CANADA OPERATIONS ULC	83,260
JOHNSON, LORI dba DRAGONFLI STUDIO	103,333
JS FERGUSON CONSTRUCTION INC.	990,138
KAL TIRE	140,091
KAL-WEST MECHANICAL	177,400
KAMLOOPS PRECISION MACHINING LTD	199,425
KANDOLA, JASVINDER	37,725
KARAKASA ENTERPRISES INC	73,857
KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD	126,021
KBL LOGISTICS LTD.	73,298
KELDON ELECTRIC & DATA LTD	186,265
KELOWNA ART GALLERY	496,146
KELOWNA CABS	194,125
KELOWNA MUSEUMS SOCIETY	649,875
KELOWNA NISSAN	39,437
KELOWNA PROFESSIONAL FIREFIGHTERS	260,984
KELOWNA ROOFING (1984) LTD.	117,094
KELOWNA TOYOTA LTD.	28,376
KELOWNA VISUAL & PERFORMING ARTS CENTRE SOCIETY	307,600
KELOWNA YACHT CLUB	125,486
KENT-MACPHERSON	74,953
KETTLE VALLEY HOLDINGS LTD.	48,581
KI-LOW-NA FRIENDSHIP SOCIETY	53,543
KIMCO CONTROLS LTD.	39,050
KNIGHT SIGNS LTD	228,592
KON KAST PRODUCTS (2005) LTD	117,097
KONE INC.	35,090
KREIN, HOUSTON	70,050
LAHAWK ENTERPRISES	112,928
LAING ROOFING LTD	164,000
LAKE WATER RESTORATION LTD.	66,925
LEE, PAUL B.	55,698
LFG SPECIALTIES, L.L.C.	32,920
LIFE FITNESS	34,791
LORNA PAWLUK & ASSOCIATES	32,769
LYNX BRAND FENCE PRODUCTS (2004) INC.	35,638
MAFT CANADA	32,214
MAIR DEVELOPMENT LTD.	40,000
MANULIFE FINANCIAL	106,904
MAPLE REINDERS INC.	13,266,580

Supplier's Name	Amount (\$)
MARK REIMER	40,695
MDC PROPERTY SERVICES LTD	30,242
MEARL 'S MACHINE WORKS LTD	125,491
MEDTEQ SOLUTIONS CA LTD	32,744
MEIKLEJOHN ARCHITECTS INC.	296,181
METRO MOTORS LTD.	847,651
METTLER-TOLEDO INC.	42,204
MICROSOFT CORPORATION	252,485
MID-MOUNTAIN EXCAVATING LTD.	80,842
MIDVALLEY SHEET METAL LTD.	26,796
MINISTER OF FINANCE	38,014,396
MLG CONSULTING	44,310
MMM GROUP LTD	236,920
MODU-LOC FENCE RENTALS LTD	29,007
MONERIS	208,467
MORNEAU SHEPELL LTD.	4,394,882
MUMBY'S TREE SERVICES LTD.	47,358
MUNICIPAL INSURANCE ASSOCIATION OF BC	128,936
NAPA AUTO PARTS	1,626,016
NATIONAL SOCIETY OF HOPE	75,866
NIXON WENGER LLP, IN TRUST	238,781
NO. 21 GREAT PROJECTS LTD.	86,322
NORM RYDER	27,489
NOR-MAR INDUSTRIES LTD	62,580
NORTHERN COMPUTER	189,657
NORTHERN LIGHTS LAND DEVELOPMENT CORP.	164,226
NOVA POLE INTERNATIONAL INC.	33,421
NOVAX INDUSTRIES CORPORATION	30,811
NUTECH SAFETY LTD.	149,247
OGOPOGO STUCCO INC.	35,070
OK BUILDERS SUPPLIES LTD.	290,218
OK ENVIRONMENTAL WASTE SYSTEMS LTD	3,388,281
OK EXCAVATING	68,789
OKANAGAN ARTISTS ALTERNATIVE ASSOCIATION	27,000
OKANAGAN BOYS & GIRLS CLUB	423,111
OKANAGAN MAINLINE FOOTBALL SOCIETY	29,575
OKANAGAN REGIONAL LIBRARY	5,764,784
OKANAGAN SYMPHONY SOCIETY	62,000
OKANAGAN VALLEY PETROLEUM SERVICES LTD.	29,100
OMEGA COMMUNICATIONS LTD.	216,421
OPUS DAYTONKNIGHT CONSULTANTS LTD.	171,452
ORCHARD VALLEY SENIOR HOUSING SOCIETY	37,764
ORGANIZED CRIME AGENCY OF BRITISH COLUMBIA	81,559
OUTLAND DESIGN LTD	37,747
PACIFIC RIM EQUIPMENT INC	249,462
PACIFIC SPORT OKANAGAN	91,815
PALADIN SECURITY GROUP LTD.	621,562
PARTNERSHIP GROUP SPONSORSHIP SPECIALISTS	44,566
PATHWAYS ABILITIES SOCIETY	44,898
PCL CONSTRUCTORS WESTCOAST INC	15,472,678
PEAK ENVIRONMENTAL LTD.	39,369

Supplier's Name	Amount (\$)
PENNY'S CONTRACTING	34,541
PENSION CORPORATION	12,094,944
PEOPLE-ADMIN, INC.	54,754
PIER MAC PETROLEUM INSTALLATION LTD	122,535
PIER MAC SAND & GRAVEL	107,700
PINNACLE ROOFING LTD	27,642
POLYCRETE RESTORATIONS LTD	390,544
PRECISE PARKLINK INC.	112,853
PREMIER PACIFIC SEEDS LTD.	47,502
PRINCESS AUTO	28,326
PROFIRE EMERGENCY EQUIPMENT	47,882
PULSE GROUP MEDIA AND COMMUNICATIONS LTD.	238,149
PUROLATOR INC.	25,300
PYRAMID EXCAVATION CORPORATION	1,583,422
QUALITY CHAIN LINK FENCING LTD.	44,442
R & L EXCAVATING	249,777
R J P HOLDINGS LTD	37,380
R. FRASCH ENT. LTD	80,738
R. SMITH CONTRACTING LTD	128,334
R.G. ARENAS (KELOWNA) LTD.	1,315,479
RAMTECH ENVIRONMENTAL PRODUCTS	27,076
RANDY DIEHL DBA DIEHL MANAGEMENT SERVICES	25,600
RAPT HOLDINGS LTD. DBA WORKMAN & SONS ENT.	30,660
READ JONES CHRISTOFFERSEN LTD	83,933
RECEIVER GENERAL FOR CANADA	43,312,034
REDLINE BOBCAT SERVICES LTD.	120,153
REFRIGERATIVE SUPPLY	29,136
REGIONAL DISTRICT OF CENTRAL OKANAGAN	34,330,792
REGIONAL DISTRICT OF NORTH OKANAGAN	45,714
REMOVE MY GRAFFITI INC.	44,494
RESOLVER INC.	25,572
RG FACILITIES (MISSION) LTD. DBA CAPITAL NEWS CENTRE	46,832
RICOH CANADA INC	136,568
RITE-WAY FENCING INC.	32,181
RJAMES WESTERN STAR	505,310
ROADWAYS TRAFFIC PRODUCTS LTD	167,653
ROCK DISTRICT PRODUCTIONS	25,779
ROGERS WIRELESS INC.	297,470
RONA INC.	32,681
ROYAL BANK OF CANADA	65,358
ROYAL STAR ENTERPRISES INC.	1,099,535
ROYALE LANDSCAPING LTD	1,372,310
RUTLAND WATERWORKS DISTRICT	48,396
S.E. FOXGLOVE NURSERIES	46,580
S.S.G. ENVIRONMENTAL SERVICES	45,384
SAVOY EQUIPMENT LTD	68,674
SAWCHUK DEVELOPMENTS CO. LTD	1,099,747
SCHOOL DISTRICT #23	786,842
SCOTIABANK	27,504
SECURE TRAFFIC CONTROL LTD.	558,506
SHAW BUSINESS	62,856

Supplier's Name	Amount (\$)
SHAW CABLE	35,758
SHAW CABLESYSTEMS	75,909
SHERINE INDUSTRIES LTD.	61,133
SIEMENS CANADA LIMITED	611,766
SIERRA LANDSCAPING LTD	945,847
SILVER BIRCH HOTELS & RESORTS	66,300
SINGLA BROS. HOLDINGS LTD.	83,600
SITEONE LANDSCAPE SUPPLY	48,262
SMITH BROWNLEE & ASSOCIATES INC.	43,873
SNC LAVALIN INC.	1,315,528
SOCIETY OF HOUSING OPPORTUNITIES & PROGRESSIVE EMPLOYMENT	25,998
SOFTCHOICE LP	157,588
SOURCE OFFICE FURNISHING	59,271
SSA QUANTITY SURVEYORS LTD	40,142
STANLEY SECURITY SOLUTIONS	39,291
STANTEC CONSULTING LTD. (SCL)	209,341
SUN-OKA VALLEY TRANSPORT	458,620
SUN-RYPE PRODUCTS LTD.	187,580
SUPER SAVE DISPOSAL INC	77,071
SUTTLE RECREATION INC.	74,952
SUTTON ROAD MARKING LTD	75,460
SWARANJIT SINGH PUNIA	25,950
SYLVIS ENVIRONMENTAL SERVICES INC.	36,245
T ₂ SYSTEMS CANADA INC	79,394
TACEL LTD.	177,222
TALENTMAP	43,008
TCC THE CLEANING COMPANY CO LTD	31,276
TD CANADA TRUST	27,981
TEAM EAGLE LTD	34,153
TELUS COMMUNICATIONS COMPANY	147,270
TELUS COMMUNICATIONS INC	219,673
TELUS MOBILITY	37,523
TELUS SERVICES INC	132,121
TERRACOM SYSTEMS LTD	114,057
TETRA TECH EBA	299,086
THE BLUE GOOSE CATTLE CO LTD	47,775
THE DISTRICT OF PEACHLAND	58,597
THE HOME DEPOT	26,589
THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN	43,897
THOMAS SCOTT SIGNCRAFT LTD.	60,263
TNC EXCAVATING LTD.	138,579
TOLKO INDUSTRIES LTD	525,144
TOMKO SPORTS SYSTEMS INC	48,604
TOMTAR ROOFING & SHEET METAL LTD.	169,122
TOPS TOTAL OFFICE PRODUCTS LTD	84,284
TOURISM KELOWNA	2,293,714
TRADEWIND SCIENTIFIC LTD.	37,485
TRANS CANADA TRAFFIC INC	28,681
TRANSTECH DATA SERVICES (1992)_ LTD	33,590
TRANS-WESTERN ELECTRIC LTD.	40,976
TRI WEST FENCE & GATE LTD	26,622

Supplier's Name	Amount (\$)
TRICOM BUILDING MAINTENANCE	173,765
TRUE CONSULTING GROUP	187,348
TURN-KEY CONTROLS	100,272
TYCO FIRE PROTECTION PRODUCTS	30,857
UNION OF BC MUNICIPALITIES	59,465
UNIT ₄ BUSINESS SOFTWARE CORPORATION	193,339
UNITED ROTARY BRUSH CORP. OF CANADA	37,523
UPANUP STUDIOS INC.	240,103
UPLAND AGRICULTURE CONSULTING LTD.	37,682
UPTOWN RUTLAND BUSINESS ASSOCIATION	173,200
URBAN SYSTEMS LTD.	174,135
VALHALLA COMMUNICATIONS	46,851
VALLEY CURBING LTD	78,868
VALMONT WEST COAST ENGINEERING	42,952
VAN GURP AND COMPANY	35,663
VAN-KEL IRRIGATION	120,189
VANMAR CONSTRUCTORS 10 ₄ 8 INC.	63,889
VEOLIA WATER TECHNOLOGIES CANADA INC	30,498
WALLNOR INVESTMENTS LTD.	28,940
WATERKIND CONSULTING SERVICES LTD.	96,091
WATERTRAX INC.	28,953
WATT CONSULTING GROUP	56,791
WB-120 HOLDINGS	31,779
WESTBANK FIRST NATION	144,844
WESTJET	44,516
WIENERS PLUMBING AND IRRIGATION LTD	71,058
WILLIAMS ENGINEERING CANADA INC	30,721
WILLIAMS MACHINERY	50,484
WINN RENTALS LTD	263,645
WISE WILDLIFE CONTROL SERVICES	25,288
WOLSELEY WATERWORKS GROUP	414,302
WOOD WYANT INC.	46,823
WSP CANADA INC.	1,195,388
YMCA OF OKANAGAN ASSOCIATION	1,005,236
YOUNG ANDERSON	457,954
YOUNG ANDERSON "IN TRUST"	1,452,204
ZGF COTTER ARCHITECTS INC	92,382
ZIMMER WHEATON GM	41,537
SUPPLIER PAYMENTS LESS THAN 25,000	9,597,007
TOTAL PAYMENTS	\$ 328,343,164

Supplier's Name	Amount (\$)
RECONCILIATION (in thousands of dollars)	
Total Supplier Payments	\$ 328,343
 Total per Expenditure by Function and Object for 2016	 260,038
Less: Salaries and Benefits per Expenditure by Function and Object for 2016	(77,322)
Amortization of tangible capital assets	(63,343)
Add: Payments made to other Taxing Authorities	92,701
Acquisition of tangible capital assets	103,857
Net accrual adjustment	4,271
Repayment of long term debt	21,702
Cost Recoveries	(14,126)
Performance deposit and deferred revenue refunds	874
Miscellaneous	(309)
	<hr/>
	\$ 328,343
Variance	<hr/>
	\$ -

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

CITY OF KELOWNA

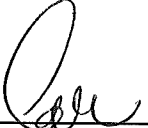
Schedule of Payments to Suppliers for Grants and Contributions
for the year ended December 31, 2016

Supplier's Name	Amount (\$)
DOWNTOWN AMBASSADOR PROGRAM	45,000
DOWNTOWN KELOWNA ASSOCIATION	828,404
FESTIVALS KELOWNA	256,000
KELOWNA ART GALLERY	477,193
KELOWNA ARTS FOUNDATION GRANT	244,300
KELOWNA MUSEUM ASSOCIATION	636,480
KELOWNA VISUAL & PERFORMING ARTS	305,300
KELOWNA YOUTH & FAMILY CENTRE (COMMERCE CENTRE)	50,612
MISCELLANEOUS COMMUNITY SERVICE GRANTS	116,291
OKANAGAN BOYS & GIRLS CLUB	355,661
TOURISM KELOWNA	344,430
YMCA-YWCA OF THE CENTRAL OKANAGAN	685,407
TOTAL GRANTS OR CONTRIBUTIONS INCLUDED	\$ 4,345,078

* Prepared under the Financial Information Regulation, Schedule 1, Section 7(2)

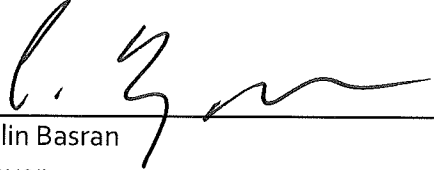
CITY OF KELOWNA
Statement of Financial Information Approval
for the year ended December 31, 2016

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.



Genelle Davidson CPA, CMA
Divisional Director Financial Services
Acting Director for Genelle

June 19, 2017
Date



Colin Basran
Mayor

June 19, 2017
Date

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



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