



Update to Policy 304

Expanding or Adding Properties to Specified Areas

April 29, 2019

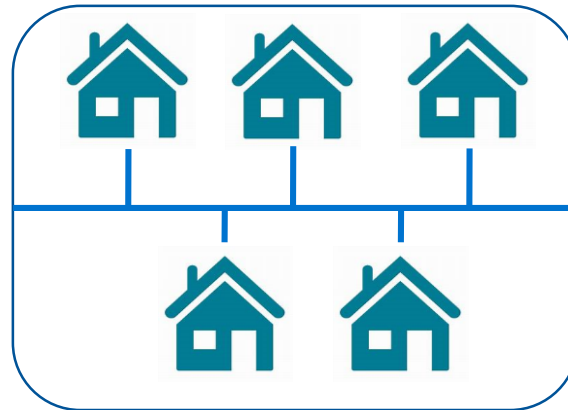


Agenda

- ▶ Rationale
- ▶ 3 Scenarios
- ▶ Benefits to City
- ▶ Questions

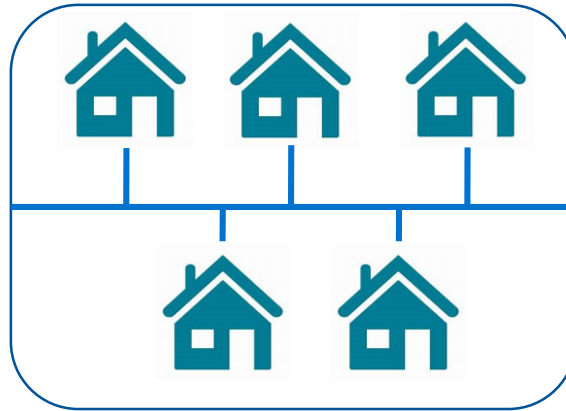
Rationale

- Specified Areas allocate costs of certain improvements to the owners of the properties that benefit from those improvements.

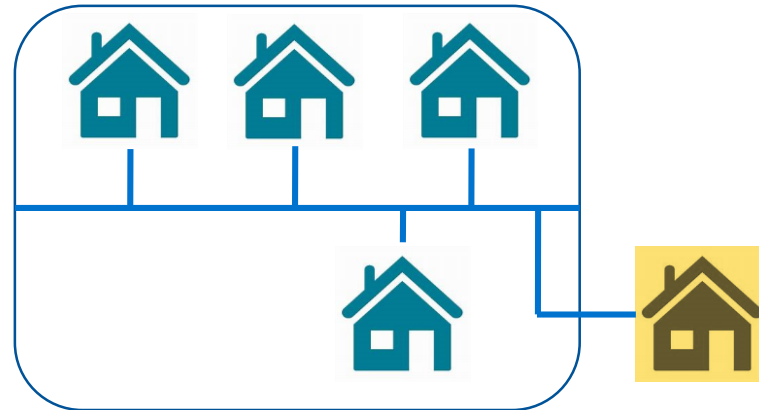


Rationale

- ▶ Old policy allowed for added parcels to either cash commute or pay Specified Area Annual Payments.
- ▶ Revised to remove cash commutation



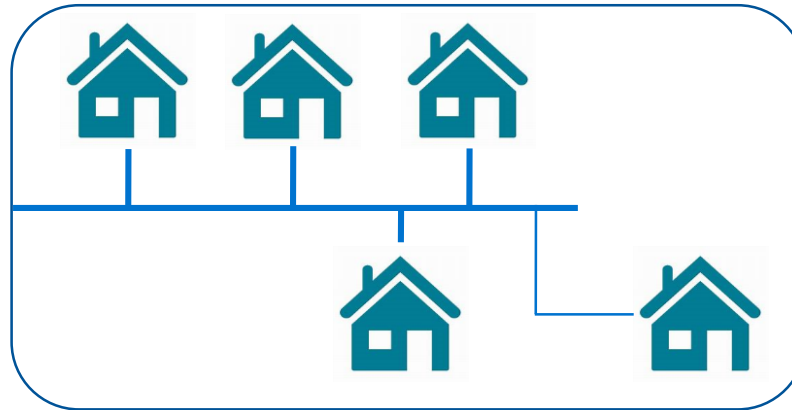
Scenario a) Properties located adjacent to or nearby and requires a utility service



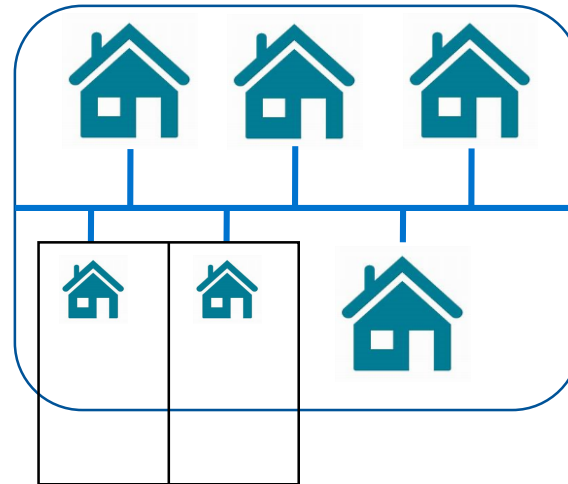
City of Kelowna

Scenario a) Properties located adjacent to or nearby and requires a utility service

- ▶ Add Parcels/lots to the Specified Area and amend boundary.
- ▶ Parcels or lots subject to all fees and charges of that Specified Area.



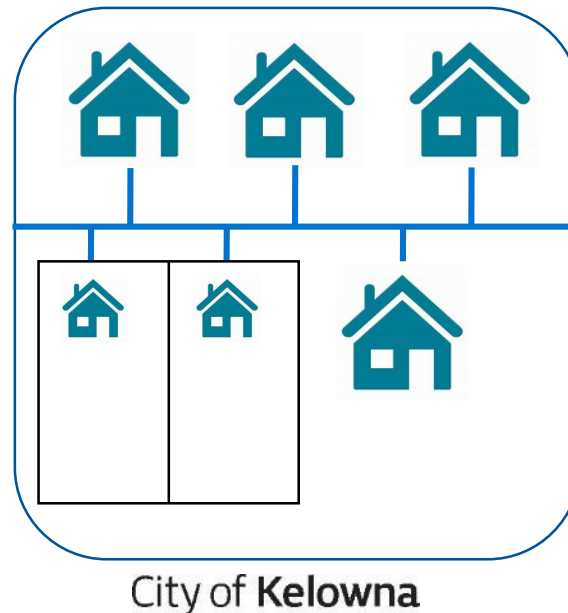
Scenario b) Property being subdivided or developed is located within a Specified Area



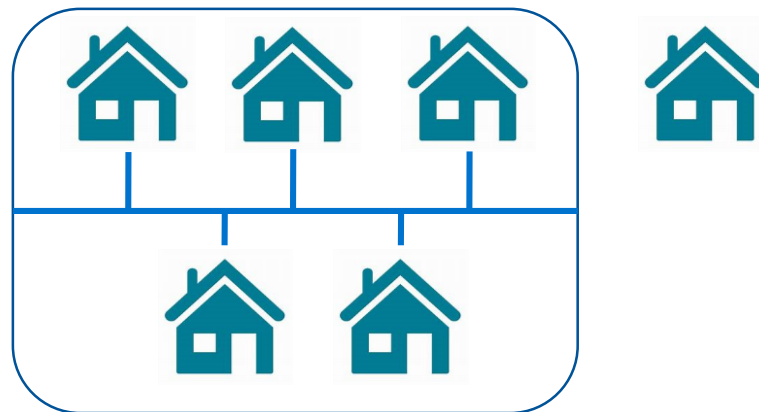
City of Kelowna

Scenario b) Property being subdivided or developed is located within a Specified Area

- ▶ SA Boundary shall be amended to include parcels.
- ▶ Parcels/lots subject to all fees and charges of that Specified Area.

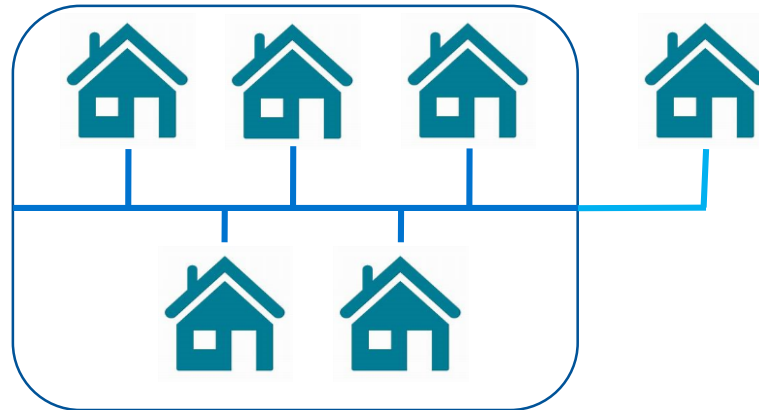


Scenario c) Parcel/Lot is located adjacent to or near an existing Specified Area boundary



Scenario c) Parcel/Lot is located adjacent to or near an existing Specified Area boundary

- ▶ Not required to join the Specified Area.
- ▶ Must pay for any new works



Benefits

- ▶ Ensures that debt is recovered fairly and equitably
- ▶ Limits risk of debt recovery
- ▶ Mitigates exposure of risk to interest rate changes
- ▶ More efficient annual calculation process.
 - ▶ Removes cash commutation for properties added to an existing Specified Area
 - ▶ Properties are subject to the annualized loan payment schedule established for that Specified Area.



Questions?

For more information, visit kelowna.ca.