

City of Kelowna

Regular Council Meeting

AGENDA



Monday, May 11, 2015

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 feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

4 - 10

Regular PM Meeting - May 4, 2015

3. Public in Attendance

3.1 Alternator Centre for Contemporary Art

11 - 29

Annual presentation to Council by Gallery Manager, Peter Green.

4. Committee Reports

4.1 Financial Statements for the Year Ending December 31, 2014

30 - 59

To present the Financial Statements to Council for acceptance per the legislative requirement, to provide Council with a recommendation on the appropriation of \$2,900,000 of surplus to general reserves and to seek approval to include the Financial Statements in the annual report.

5. Development Application Reports & Related Bylaws

5.1 1432 McInnes Avenue, Z15-0014 - Caroline Kaltenhauser

60 - 75

To rezone the subject parcel from RU6 - Two Dwelling Housing zone to RM1 - Four Dwelling Housing zone.

5.2 1432 McInnes Avenue, BL11094 (Z15-0014) - Caroline Kaltenhauser

76 - 76

To give Bylaw No. 11094 first reading in order to rezone the subject property.

- 5.3 1280 Highway 33 East, Z15-0011 - Imre & Jennifer Csorba** 77 - 89
- To rezone the subject property from A1 - Agriculture 1 zone to A1c - Agriculture 1 with Carriage House zone.
- 5.4 1280 Highway 33 East, BL11095 (Z15-0011) - Imre & Jennifer Csorba** 90 - 90
- To give Bylaw No. 11095 first reading in order to rezone the subject property.
- 5.5 Memorial Parkade - Parkade Naming and Budget Update** 91 - 108
- To seek Council endorsement to formalize the name of the new parkade facility to be constructed on Ellis Street. To provide Council an update on the financial status of the Memorial Parkade project and to seek Council endorsement to increase the budget.
- 5.6 1435 Water Street (Ells Street Parkade), DP14-0256 - City of Kelowna** 109 - 137
- To consider a Development Permit regarding the form and character of the proposed Ellis Street Parkade.
- 6. Bylaws for Adoption (Development Related)**
- 6.1 103 Clifton Road North, 145 Clifton Road, 185 Clifton Road North and (E of) Upper Canyon Drive, BL10929 (OCP14-0003) - Glenwest Properties Ltd.** 138 - 140
- Requires a majority of all members of Council (5).**
- To adopt Bylaw No. 10929 in order to change the future land use designations of the subject properties.
- 6.2 103 Clifton Road North, 145 Clifton Road, 185 Clifton Road North and (E of) Upper Canyon Drive, BL10931 (Z14-0004) - Glenwest Properties Ltd.** 141 - 143
- To adopt Bylaw No. 10931 in order to rezone portions of the subject properties.
- 7. Non-Development Reports & Related Bylaws**
- 7.1 561 McKay Avenue and 2600 Richter Street, Adjacent to, Partial Road Closure** 144 - 147
- To close a portion of dedicated roadway currently being used as a surface parking lot.
- 7.2 Osprey Avenue (portion of), Adjacent to 561 McKay Avenue and 2600 Richter Street, BL11089 - Road Closure Bylaw** 148 - 149
- To give Bylaw No. 11089 first, second and third readings in order to close a portion of dedicated roadway currently being used as a surface parking lot.

8. Bylaws for Adoption (Non-Development Related)

8.1 BL11084 - Annual Tax Rates Bylaw, 2015 150 - 152

To adopt the Annual Tax Rates Bylaw, 2015 No. 11084.

8.2 BL11085 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2015 153 - 153

To adopt the Development Cost Charge Reserve Fund Expenditure Bylaw, 2015, No. 11085.

8.3 BL11086 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2015 154 - 154

To adopt the Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2015 No. 11086.

8.4 BL11087, Tax Structure Bylaw, 2015 155 - 155

To adopt the Tax Structure Bylaw, 2015 No. 11087.

8.5 BL11088 - Five Year Financial Plan 2015-2019 156 - 160

To adopt the Five Year Financial Plan Bylaw, 2015-2019, No. 11088.

9. Mayor and Councillor Items

10. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, May 4, 2015
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Mayor Colin Basran

Staff Present City Manager, Ron Mattiussi, City Clerk, Stephen Fleming, Subdivision, Agriculture & Environment Manager, Todd Cashin*; Urban Planning Supervisor, Lindsey Ganczar*; Urban Planner, Ryan Roycroft*; Financial Services Director, Genelle Davidson*; Financial Planning Manager, George King*; Deputy City Manager, Paul Macklem*; Community & Neighbourhood Manager, Louise Roberts*; Community Theatre Manager, Randy Zahara*; Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

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

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

2. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor DeHart

R333/15/05/04 THAT the Minutes of the Regular Meetings of April 27, 2015 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Kelowna Art Gallery

Nataley Nagy, Executive Director, Kelowna Art Gallery

- Provided a PowerPoint Presentation summarizing the annual activities and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Sieben

R334/15/05/04 THAT Council receives, for information, the Kelowna Art Gallery Annual Report, dated May 4, 2015.

Carried

4. Development Application Reports & Related Bylaws

4.1 700 Highway 33 East, TA15-0002 - Hillcrest Farm Market Inc.

Councillor Singh declared a conflict of interest due to her close personal sister-like relationship to the applicant and left the meeting at 1:55 p.m.

Staff:

- Provided a PowerPoint Presentation summarizing the application and responded to questions from Council.
- Confirmed that the bylaw changed from the one circulated in that Section I ii) has been deleted.

Moved By Councillor Stack/Seconded By Councillor Given

R335/15/05/04 THAT Zoning Bylaw Text Amendment No TA15-0002 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report by the Subdivision, Agriculture & Environment Department dated May 4, 2015 for Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Highway 33 East, Kelowna, BC be considered by Council;

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

AND THAT final adoption of the Text Amendment Bylaw be considered subsequent to the registration of a Section 219 Restrictive Covenant that restricts the Non-Farm Use of a Café to the existing owners only and is non-transferable, in accordance with the ALC Resolution #101/2014;

AND FURTHER THAT final adoption of the Text Amendment Bylaw be considered subsequent to the requirements of the Development Engineering Branch, the Real Estate Department, the Subdivision, Agriculture & Environment Department, the Ministry of Transportation and Infrastructure, and the Black Mountain Irrigation District.

Carried

Councillor Hodge - Opposed

4.2 BL11083 (TA15-0002) - Amending Agriculture 1 Zone for 700 Highway 33 East

Moved By Councillor Donn/Seconded By Councillor Given

R336/15/05/04 THAT Bylaw No. 11083 be read a first time.

Carried

Councillor Hodge - Opposed

Councillor Singh rejoined the meeting at 2:13 p.m.

4.3 2265 Wilkinson Street, Z15-0015 - Jacob & Julie Cruise

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Donn

R337/15/05/04 THAT Rezoning Application No Z15-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 136 ODYD Plan KAP89721, located on 2265 Wilkinson Street, Kelowna, BC from the RU2 - Medium Lot Housing zone to the RU2c - Medium 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;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

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

Carried

4.4 2265 Wilkinson Street, BL11093 (Z15-0015) - Jacob & Julie Cruise

Moved By Councillor Hodge/Seconded By Councillor Given

R338/15/05/04 THAT Bylaw No. 11093 be read a first time.

Carried

4.5 773 Glenmore Road & 720 Valley Road, OCP14-0008, TA14-0005 & Z14-0010 - 0904419 BC Ltd.

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Stack

R339/15/05/04 THAT Official Community Plan Bylaw Amendment No. OCP14-0008 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation Portions of Lot 1, Sections 32 and 29, Township 26, ODYD, Plan EPP24068 and Portions of Lot 2, Section 29, Township 26, ODYD, Plan EPP24068, located on 773 Glenmore Road and 720 Valley Road, Kelowna, BC from the MRM designation to the Comm designation, as shown on Map "A" attached to the Report of the Community Planning & Real Estate Department dated April 13, 2015, be considered by Council;

AND THAT Council considers the statutory Public Hearing process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined

in the Report of the Community Planning & Real Estate Department dated April 13, 2015;

AND THAT Zoning Bylaw Text Amendment No. TA14-0005 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the CD3 - Comprehensive Development Three Zone as outlined in the Report of the Community Planning & Real Estate Department dated April 13, 2015, be considered by Council;

AND THAT Rezoning Application No. Z14-0010 to amend City of Kelowna Zoning Bylaw No. 8000 by re-aligning the zoning boundaries between the A1 - Agriculture 1 and CD3 - Comprehensive Development Three zones on Lot 1, Sections 32 and 29, ODYD, Plan EPP24068 and Lot 2, Sections 32 and 29, ODYD, Plan EPP24068, located on 773 Glenmore Road, Kelowna, BC be considered by Council;

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

Carried

4.6 773 Glenmore Road & 720 Valley Road, BL11090 (OCP14-0008) - 0904419 BC Ltd.

Moved By Councillor Given/Seconded By Councillor Donn

R340/15/05/04 THAT Bylaw No. 11090 be read a first time;

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

Carried

4.7 BL11091 (TA14-0005) - Replacing the CD3 - Comprehensive Development Three Zone in Zoning Bylaw No. 8000

Moved By Councillor Hodge/Seconded By Councillor Given

R341/15/05/04 THAT Bylaw No. 11091 be read a first time.

Carried

4.8 773 Glenmore Road & 720 Valley Road, BL11092 (Z14-0010) - 0904419 BC Ltd.

Moved By Councillor Donn/Seconded By Councillor Given

R342/15/05/04 THAT Bylaw No. 11092 be read a first time.

Carried

5. Non-Development Reports & Related Bylaws

5.1 2015 Financial Plan - Final Budget

Staff:

- Provided a PowerPoint Presentation summarizing the 2015 final budget details and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

R343/15/05/04 THAT Council adopts the 2015-2019 Financial Plan;

AND THAT Council approves the formulation of 2015 Property Tax Rates that will raise the required funds in 2015, from General Taxation, in the amount of \$113,540,720, resulting in an average net property owner impact of 3.20%;

AND FURTHER THAT Bylaw No. 11088 being the 2015-2019 Financial Plan, Bylaw Nos. 11084 and 11087 being the 2015 Tax Rates and Bylaw Nos. 11085 and 11086 being the Reserve Fund Expenditures be advanced for reading consideration.

Carried

5.2 BL11084 - Annual Tax Rates Bylaw, 2015

Moved By Councillor Stack/Seconded By Councillor DeHart

R344/15/05/04 THAT Bylaw No. 11084 be read a first, second and third time.

Carried

5.3 BL11085 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2015

Moved By Councillor DeHart/Seconded By Councillor Stack

R345/15/05/04 THAT Bylaw No. 11085 be read a first, second and third time.

Carried

5.4 BL11086 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2015

Moved By Councillor Sieben/Seconded By Councillor DeHart

R346/15/05/04 THAT Bylaw No. 11086 be read a first, second and third time.

Carried

5.5 BL11087 - Tax Structure Bylaw, 2015

Moved By Councillor DeHart/Seconded By Councillor Sieben

R347/15/05/04 THAT Bylaw No. 11087 be read a first, second and third time.

Carried

5.6 BL11088 - Five Year Financial Plan, 2015-2019

Moved By Councillor Sieben/Seconded By Councillor DeHart

R348/15/05/04 THAT Bylaw No. 11088 be read a first, second and third time.

Carried

5.7 Quarterly Report Update

Staff:

- Provided a PowerPoint Presentation summarizing the quarterly report highlights and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R349/15/05/04 THAT Council receives, for information, the Quarterly Report from the Deputy City Manager, dated April 29, 2015.

Carried

5.8 Neighbourhood Grant Program

Staff:

- Provided a PowerPoint Presentation summarizing the neighbourhood grant program and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Donn

R350/15/05/04 THAT Council receives, for information, the Report from the Community & Neighbourhood Services Manager dated April 29, 2015, which outlines the development of a Neighbourhood Grant;

AND THAT Council directs staff to implement the Neighbourhood Grant as outlined in the Report dated April 29, 2015;

AND THAT Council approves the City entering into a Memorandum of Understanding with the Central Okanagan Foundation for the Neighbourhood Grant, in the form attached to the Report from the Community & Neighbourhood Services Manager dated April 29, 2015;

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

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11078 - Sterile Insect Release Program Parcel Tax Bylaw 2015

Moved By Councillor DeHart/Seconded By Councillor Singh

R351/15/05/04 THAT Bylaw No. 11078 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Given:

- Spoke to her attendance, along with Deputy Mayor Gray and Councillor Hodge, at the recent SILGA Convention held in Kamloops, B.C.
- Advised that the 2016 SILGA Convention will be held in Kelowna.

Councillor Donn:

- Spoke to his attendance at the recent BC Transit Conference held in Harrison Hot Springs.

Councillor Hodge:

- Spoke to his attendance, along with Deputy Mayor Gray and Councillor Given, at the recent SILGA Convention held in Kamloops, B.C

Councillor Seiben:

- Commented on the well organized 40th Civic Awards Ceremony.

Councillor DeHart:

- Spoke to her attendance at the 40th Civic Awards Ceremony.
- Made reference to the City's 110th Birthday today.

Councillor Stack:

- Spoke to his attendance, along with Deputy Mayor Gray, at the grand opening of the Kelowna Paddle Centre Club House on Abbott Street.

Deputy Mayor Gray:

- Spoke to her attendance at the SILGA Convention, along with Councillors Given and Hodge held in Kamloops, B.C.
- Spoke to her attendance at the Kelowna Museum featuring exhibits on Asian Heritage Okanagan and advised that May is Asian Heritage month.

8. Termination

This meeting was declared terminated at 3:53 p.m.

Deputy Mayor Gray

/acm


City Clerk

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CITY OF KELOWNA COUNCIL REPORT

2015 05 11

Organization Summary

- Artist-run centre
- Founded in 1989
- Located in the Rotary Centre for the Arts
- Largest artist-run centre between Vancouver and Calgary



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Our Mandate

- ① Support emerging and alternative artists
 - Through mentorship, studio space, workshops, exhibition opportunities, professional development, etc.
- ② Present exhibitions and projects that are engaged in social issues, experimental and collaborative
 - Art that challenges dominant structures of identity and dominant value systems
- ③ Inspire our members and the community

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Artist-Run Centres in Canada

① What are they?

- Artist initiated and managed organizations
- Follow the not-for-profit model
- Do not charge admission fees
- De-emphasize the selling of work

② What is their role in society?

- To act as arts incubators
- Work towards the benefit of the practicing artist within a context of self-determination

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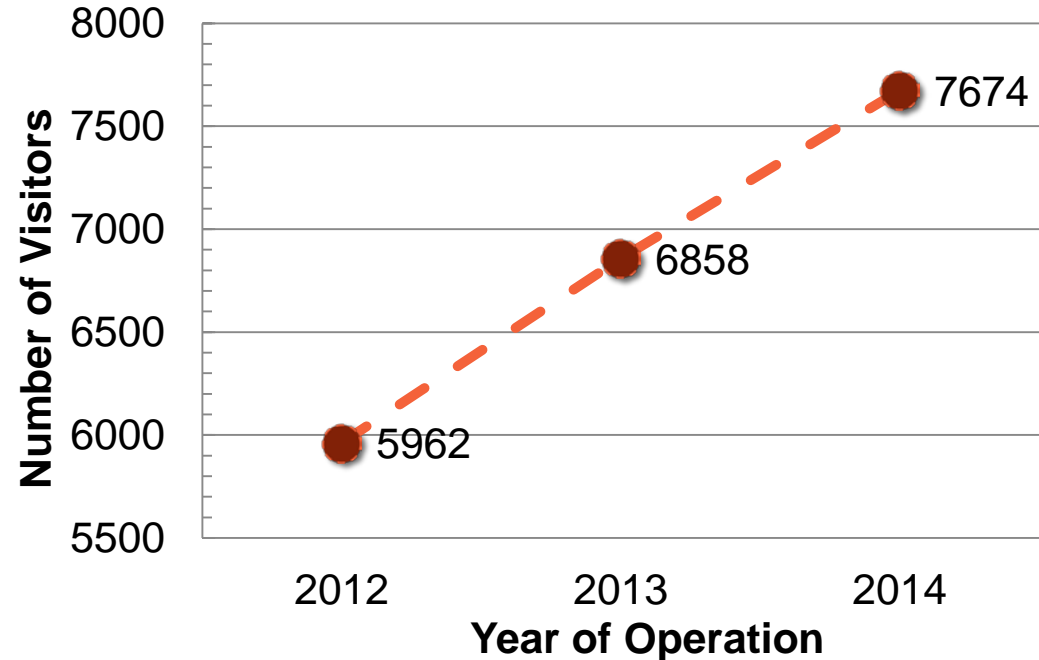
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Visitor Statistics

- 48% ages 19-34
- 20% ages 35-49
- 29% ages 50+
- 70% from Kelowna
- 87% from the Okanagan

Total Visitors by Year



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Membership Statistics

- Strong majority of members are young artists ages 19-35



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Staff

- 1 full-time staff
- 2 part-time staff
- 1 full-time summer student
- 2 part-time practicum students
- Annual payroll: \$70,330

Volunteers

- 45 active volunteers
- 733 hours annually
- Value: \$15,325

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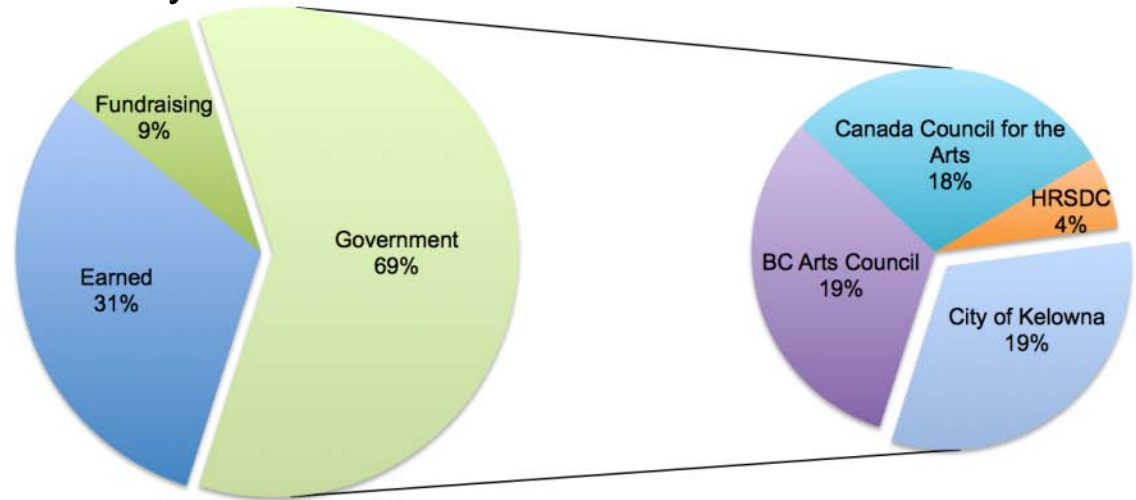
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Operating Budget

- Total 2015 Operating Budget: \$130,398
 - 19% of total revenues from City of Kelowna

Revenue



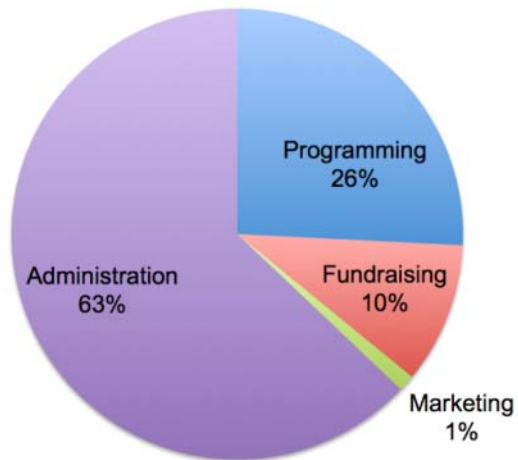
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Operating Budget

2014 Expense Actuals Breakdown



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Accomplishments

- ① Diversified earned revenues
 - Sponsorships through Benjamin Moore Kelowna and SignCraft
 - Red Dot Members' Exhibition and Sale
 - Drafted three year strategic plan for new fundraising initiatives
- ② Popularity and new growth of Members' Gallery
- ③ Facilitated connection between creative and business sectors
 - Business Branding Raffle
 - Increased community recognition

Impact in the Community

- ① We act as an arts incubator in Kelowna, helping the promotion of amateur artists to professional status.



Photo by CanadianArt.ca

Recent Success:

In 2012, Jordan Bennett (now a UBCO MFA student) had his first paid professional exhibition at the Alternator. His exhibit aboDIGITAL examined the interface of audio-visual technologies and the Internet with his First Nations heritage.

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Impact in the Community

- ② We integrate young artists in the Kelowna community, and help retain professionals in the region.



“[The Alternator] has added an **incentive for young artists to stay in the region** and has made it much easier for artists who have lived or studied elsewhere and are new to town to become part of the community.”

Fern Helfand

Fern Helfand
Associate Professor, Creative Studies
University of British Columbia

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Impact in the Community

- ③ A unique pillar of Kelowna's arts community, the Alternator shows types of socially engaged work otherwise absent at other institutions.



“[The Alternator] encourages local artists to create and exhibit by providing them with peer inspiration and **a safe environment** in which to display work **that may not be a ‘fit’ for traditional galleries.**”

Patrick LeBlanc
General Manager
Rotary Centre for the Arts

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Impact in the Community

- ④ We contribute to the vibrancy of Kelowna through incubating public art.



Local artist Chrystal Przybille of our artist co-op program is currently developing a major public sculpture of Chief S^wkn'cut in our Studio 111.

*Photo by Shelly Wood,
Okanagan Art Review*

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Impact in the Community

- ⑤ We diversify Kelowna's arts audience.
- Our audience is strongly made up of young adults ages 19-34 (48%), an anomaly in the Okanagan and a priority in City of Kelowna's Cultural Plan

"[The RCA] benefits from the younger audience demographic that the Alternator attracts."



Patrick LeBlanc
General Manager
Rotary Centre for the Arts

2012-2017 City of Kelowna Cultural Plan

"The interests, needs and behaviours of young adults, who tend to have less disposable income, are different and are at risk of being swept aside by an aging demographic wave."

"Cultural growth should be organic, not just the result of City programming. More structure does not always equal more creative success."

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Impact in the Community

⑤ We diversify Kelowna's arts audience.

- Our audience is strongly made up of young adults ages 19-34 (48%), an anomaly in the Okanagan and a priority in City of Kelowna's Cultural Plan
- Our audience is strongly made up of artists (62%), again an anomaly in the Okanagan.
- We develop partnerships with groups outside of the arts (e.g. tech)
- We develop partnerships with grass-roots organizations

"[The RCA] benefits from the younger audience demographic that the Alternator attracts."



Patrick LeBlanc
General Manager
Rotary Centre for the Arts

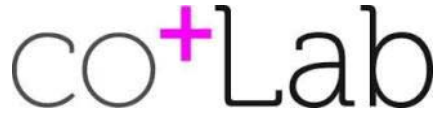


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Recent Collaborations



En'owkin Centre



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Planning

- ① Growth & continued diversification of earned revenue
 - Airline Raffle, Expansion of Members' Show/Sale, Donor Drive, Facebook Fundraiser
- ② Expansion of growing Members' Gallery program
 - To assist local artists to move from amateur to professional status
- ③ Establish new and enhanced plan for orientation and training of new board members

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Thank You



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



Canada Council
for the Arts

Conseil des arts
du Canada

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Report to Council



Date: April 30, 2015
File: 0250-20 and 0615-20
To: City Manager
From: Chair, Audit Committee
Subject: Financial Statements for the Year Ending December 31, 2014

Report Prepared by: Financial Services Director

Recommendation:

THAT Council receives, for information, the Report from the Audit Committee dated April 30, 2015 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2014;

AND THAT Council approves the appropriation of \$2,900,000 of surplus generated from all general fund operations in 2014 to reserves as detailed in the Report from the Audit Committee dated April 30, 2015;

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

Purpose:

To present the Financial Statements to Council for acceptance per the legislative requirement, to provide Council with a recommendation on the appropriation of \$2,900,000 of surplus to general reserves and to seek approval to include the Financial Statements in the annual report.

Background:

A detailed review of draft City of Kelowna Financial Statements for the year ending December 31, 2014 was undertaken on April 28, 2015 by the Audit Committee, the City of Kelowna Auditor, Grant Thornton LLP, and Financial Services staff.

City Administration has recommended the appropriation to reserves of 2014 surplus generated from all general fund operations, in the amount of \$2,900,000 in addition to those amounts that are normally appropriated through the budget process. The Audit Committee is in agreement with reasons provided for the appropriation. This results in an unappropriated surplus for 2014 of \$111,320 dollars and an accumulated surplus balance of \$2.1 million, equivalent to approximately 2.0% of taxation.

The reserves appropriations recommended are:

Police Services Building	\$ 800,000
Finance/Major Systems Software	400,000
Tax Appeals	200,000
Fire Equipment Replacement	600,000
Land Sales	<u>900,000</u>
	<u>\$2,900,000</u>

Legal/Statutory Authority:

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

Financial/Budgetary Considerations:

The Financial impact is that \$2,900,000 will be transferred from surplus to reserves.

Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Community & Media Relations Comments:

Alternate Recommendation:

Submitted by:



Chair, Audit Committee

cc: Councillor G. Given - Audit Committee
Councillor L. Stack - Audit Committee
Divisional Director, Corporate & Protective Services
Financial Services Director
Financial Planning Manager
Special Projects Manager
Grant Thornton LLP - Auditor
- Mr. Jim Grant, M.B.A., C.A.

2014 Financial Statements

For the year ended December 31, 2014



CITY OF KELOWNA

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Independent auditors' report

Grant Thornton LLP
200 - 1633 Ellis Street
Kelowna, BC
V1Y 2A8

T (250) 712-6800
(800) 661-4244 (Toll Free)
F (250) 712-6850
www.GrantThornton.ca

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, 2014, 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, 2014, 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
April 28, 2015

Grant Thornton LLP
Chartered accountants

CITY OF KELOWNA
Consolidated Statement of Financial Position
As at December 31, 2014
(in thousands of dollars)

	<u>2014</u>	<u>2013</u>
Financial Assets		
Cash and cash equivalents (Note 3)	\$ 85,369	\$ 67,842
Accounts receivable (Note 3)	33,917	32,309
Accrued interest	591	952
Portfolio investments (Note 3)	222,335	217,538
Long term investments (Note 10)	6,000	6,000
Property held for resale	220	449
	<u>348,432</u>	<u>325,090</u>
Liabilities		
Accounts payable	39,333	40,753
Performance deposits	8,422	7,798
Deferred revenue (Note 3)	37,017	35,906
Deferred development cost charges (Note 3)	18,149	24,018
Long term debt (Note 3)	105,611	120,241
	<u>208,532</u>	<u>228,716</u>
Net Financial Assets	<u>139,900</u>	<u>96,374</u>
Non-Financial Assets		
Prepaid expenses	2,465	1,482
Inventory	1,147	999
Work in progress (Note 4)	60,060	59,477
Tangible capital assets (Note 4)	1,566,200	1,563,290
	<u>1,629,872</u>	<u>1,625,248</u>
Accumulated Surplus (Note 5)	\$ <u>1,769,772</u>	\$ <u>1,721,622</u>

Contingent liabilities and Commitments (Notes 8 and 9)



Genelle Davidson, CPA, CMA
Financial Services Director



Colin Basran
Mayor, City of Kelowna

See accompanying notes to the consolidated financial statements.

CITY OF KELOWNA

Consolidated Statement of Operations and Accumulated Surplus

For the Year Ended December 31, 2014

(in thousands of dollars)

	Budget <u>2014</u>	Actual <u>2014</u>	Actual <u>2013</u>
Revenue			
Taxation (Note 6)	\$ 119,062	\$ 119,266	\$ 114,844
Fees and charges	98,421	117,950	111,870
Interest earned	5,408	8,438	6,818
DCC contributions	11,419	18,000	11,520
Government transfers (Note 7)	32,592	22,387	20,243
Other capital contributions	325	4,082	3,759
Gain on disposal of tangible capital assets	-	4,455	23,281
	<u>267,227</u>	<u>294,578</u>	<u>292,335</u>
Expenses			
General government services	22,777	18,481	15,107
Protective services	49,887	48,866	48,962
Transportation services	32,576	32,119	30,568
Recreational and cultural services	33,427	33,807	31,214
Other services	17,343	16,238	17,432
Airport operations	10,837	11,131	10,672
Electrical utility	-	-	8,030
Wastewater utility	10,465	9,494	9,483
Water utility	5,769	5,134	4,769
Amortization of tangible capital assets	-	61,411	60,092
Debt charges	10,326	9,747	9,865
	<u>193,407</u>	<u>246,428</u>	<u>246,194</u>
Annual Surplus	\$ <u>73,820</u>	48,150	46,141
Accumulated Surplus, beginning of year		1,721,622	1,675,481
Accumulated Surplus, end of year		\$ <u><u>1,769,772</u></u>	\$ <u><u>1,721,622</u></u>

See accompanying notes to the consolidated financial statements.

CITY OF KELOWNA

Consolidated Statement of Changes in Net Financial Assets

For the Year Ended December 31, 2014

(in thousands of dollars)

	Budget <u>2014</u>	Actual <u>2014</u>	Actual <u>2013</u>
Annual Surplus	\$ 73,820	\$ 48,150	\$ 46,141
Amortization of tangible capital assets	-	61,411	60,092
Proceeds from disposal of tangible capital assets	-	8,274	61,009
Gain on disposal of tangible capital assets	-	(4,455)	(23,281)
Acquisition of tangible capital assets	(182,854)	(68,723)	(49,270)
Change in inventory and prepaid expenses	<u>-</u>	<u>(1,131)</u>	<u>292</u>
Increase (decrease) in Net Financial Assets	(109,034)	43,526	94,983
Net Financial Assets, beginning of year	96,374	96,374	1,391
Net Financial Assets (Debt), end of year	\$ <u>(12,660)</u>	\$ <u>139,900</u>	\$ <u>96,374</u>

See accompanying notes to the consolidated financial statements.

CITY OF KELOWNA
Consolidated Statement of Cash Flows
For the Year Ended December 31, 2014
(in thousands of dollars)

	Actual 2014	Actual 2013
Net inflow (outflow) of cash and cash equivalents related to the following activities		
Operating		
Annual Surplus	\$ 48,150	\$ 46,141
Adjustment for non-cash items		
Amortization of tangible capital assets	61,411	60,092
Gain on disposal of tangible capital assets	(4,455)	(23,281)
Other capital contributions	(4,082)	(3,759)
Developer contributions of tangible capital assets	(8,344)	(2,388)
Decrease (increase) in		
Accounts receivable	(1,608)	(2,321)
Inventory and prepaid expenses	(1,131)	292
Other assets	361	(465)
Increase (decrease) in		
Accounts payable	(1,420)	(1,448)
Deferred development cost charges	(5,869)	(2,614)
Other liabilities	1,735	685
	<u>84,748</u>	<u>70,934</u>
Capital		
Acquisition of tangible capital assets	(60,150)	(46,742)
Proceeds from disposal of tangible capital assets	8,274	61,009
	<u>(51,876)</u>	<u>14,267</u>
Investing		
Change in investments	(4,797)	(35,015)
Financing		
Proceeds from issuance of long term debt	345	-
Repayment of long term debt	(10,893)	(10,913)
	<u>(10,548)</u>	<u>(10,913)</u>
Net increase in cash and cash equivalents	17,527	39,273
Cash and cash equivalents, beginning of year	67,842	28,569
Cash and cash equivalents, end of year	\$ <u>85,369</u>	\$ <u>67,842</u>
Supplemental cash flow information		
Interest paid	\$ 9,747	\$ 9,865
Non-cash capital activities		
Acquisition of tangible capital assets through developer contributions	\$ 8,344	\$ 2,388
Property held for resale transferred (to) from tangible capital assets	\$ (81)	\$ 449

See accompanying notes to the consolidated financial statements.

CITY OF KELOWNA

Notes to the Consolidated Financial Statements

December 31, 2014

(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.

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.

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:

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

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

One half of the annual amortization is charged in the year of acquisition and in the year of disposal.
Land and Work in Progress are not amortized.

Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at their fair market value.

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:

	<u>2014</u>	<u>2013</u>
Cash Deposits held by MFA	\$ 2,642	\$ 2,714
Demand Notes held by MFA	7,576	7,922
	<u>\$ 10,218</u>	<u>\$ 10,636</u>

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

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 affects of these adjustments on taxes are recognized at the time they are awarded.

Fees and charges revenue

Charges for transportation, environmental health, building permits, electrical, 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, have 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 of the units held.

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.

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.

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

2. Future Accounting Changes

PS 3260 – Liability for contaminated sites

This section establishes the recognition, measurement and disclosure requirements for reporting liabilities associated with remediation of contaminated sites. The section does not deal with tangible capital asset retirement obligations, liabilities associated with the disposal or sale of a tangible capital asset and acquisition/betterment costs for tangible capital assets that are less than the future economic benefits. This section applies to fiscal years beginning on or after April 1, 2014, 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, 2016, 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, 2016, 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, 2016, with early adoption permitted.

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.

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:

<u>Type of Receivable</u>	<u>2014</u>	<u>2013</u>
Property Tax	\$ 5,894	\$ 6,012
Trade Receivables	8,224	12,873
Due from Federal Government	4,032	1,065
Due from Provincial Government	7,159	3,816
Due from Regional Government	219	56
Utilities	4,346	5,146
Deferred Development Cost Charges	4,043	3,341
	<u>\$ 33,917</u>	<u>\$ 32,309</u>

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

Portfolio investments

Portfolio investments are recorded at cost and are comprised of the following:

<u>Type of Investment</u>	<u>2014</u>	<u>2013</u>
Municipal Finance Authority Bond/Intermediate Funds	\$ 33,654	\$ 32,627
Provincial and Bank Issued Accrual Notes and Debentures	102,142	116,144
Publicly traded shares	56,297	55,535
Guaranteed Investment Certificates and Deposit Notes	30,242	13,232
Total Portfolio investments	\$ 222,335	\$ 217,538

The quoted market value of the publicly traded shares at December 31, 2014 was \$68,524 million (2013 - \$52,897 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, 2014 the balance outstanding was \$nil (2013 - \$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.

<u>Deferred Revenue by Type</u>	<u>2014</u>	<u>2013</u>
Tax prepayments	\$ 17,302	\$ 16,159
Construction	12,458	12,857
Local Service Areas	3,978	3,971
Other	2,516	2,662
Grants	763	257
	\$ 37,017	\$ 35,906

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.

	<u>2013</u>	<u>Receipts</u>	<u>Interest</u>	<u>Transfers Out</u>	<u>2014</u>
Roads	\$ 15,364	\$ 6,287	\$ 412	\$ 8,235	\$ 13,828
Parks	(1,188)	3,316	(24)	1,023	1,081
Water	11,806	444	306	2,960	9,596
Wastewater	(1,964)	2,603	(98)	6,897	(6,356)
Total Deferred DCC	\$ 24,018	\$ 12,650	\$ 596	\$ 19,115	\$ 18,149

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

Long term debt

Debenture debt principal is reported net of sinking fund balances. Interest rates on long term debt ranged from 1.58% to 10.07%. The weighted average rate for 2014 was 5.08% (2013 – 5.29%). Principal repayments for the next five years are as follows:

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
General Fund	\$ 2,526	\$ 2,526	\$ 2,506	\$ 2,504	\$ 1,638
Airport	1,333	1,333	1,333	1,333	-
Wastewater Fund	4,157	4,157	4,157	4,157	4,150
Water Fund	333	333	333	333	333
Natural Gas Legacy	1,699	1,699	1,699	1,699	-
Library Society	460	502	180	-	-
	<u>\$ 10,508</u>	<u>\$ 10,550</u>	<u>\$ 10,208</u>	<u>\$ 10,026</u>	<u>\$ 6,121</u>

Schedule 3 provides a break down of long term debt.

Debt as a percentage of total expenditures:

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
42.79%	48.84%	53.64%	59.50%	64.66%

4. Tangible Capital Assets and Work in Progress

	<u>2014</u>	<u>2014</u>	<u>2013</u>	<u>2013</u>
	<u>Work in</u>	<u>Tangible</u>	<u>Work in</u>	<u>Tangible</u>
	<u>Progress</u>	<u>Capital</u>	<u>Progress</u>	<u>Capital</u>
	<u>Assets (NBV)</u>	<u>Assets (NBV)</u>	<u>Assets (NBV)</u>	<u>Assets (NBV)</u>
Land	\$ 6,372	\$ 191,587	\$ 3,036	\$ 182,146
Land Improvements	1,746	35,194	5,452	31,525
Buildings	5,758	165,580	13,792	163,552
Infrastructure	30,693	1,099,268	26,393	1,112,180
Machinery and Equipment	15,491	40,172	10,804	37,888
Natural Gas System (Capital Lease)	-	34,399	-	35,999
	<u>\$ 60,060</u>	<u>\$ 1,566,200</u>	<u>\$ 59,477</u>	<u>\$ 1,563,290</u>

Contributions received in 2014 include:

Type of Contribution

	<u>2014</u>	<u>2013</u>
Land - park	\$ 8,344	\$ 2,387
- transportation	-	1
Total Contributed Tangible Capital Assets	<u>\$ 8,344</u>	<u>\$ 2,388</u>

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

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

5. Accumulated Surplus

	Reserves for Future Expenditures	Equity in FortisBC Inc.	Statutory Reserves	Fund Surpluses	Investment in Tangible Capital Assets	Total 2014	Total 2013
Accumulated surplus, beginning of year	\$ 90,811	55,535	\$ 43,892	\$ 29,145	\$ 1,502,239	\$ 1,721,622	\$ 1,675,481
Annual surplus (deficit)	766	2,410	1,315	70,419	(26,760)	48,150	46,141
Transfers	10,635	(1,648)	10,483	(19,470)	-	-	-
Acquisition of tangible capital assets	-	-	-	(32,778)	32,778	-	-
Repayment of long term debt	-	-	-	(10,893)	10,893	-	-
Accumulated surplus, end of year	<u>\$ 102,212</u>	<u>\$ 56,297</u>	<u>\$ 55,690</u>	<u>\$ 36,423</u>	<u>\$ 1,519,150</u>	<u>\$ 1,769,772</u>	<u>\$ 1,721,622</u>

Accumulated Surplus detail as follows:

Description	Balances, Beginning of Year	Transfer From	Transfer To	Annual Surplus	Balances, End of Year
<u>Non-Statutory Reserves</u>					
General Fund Reserve	\$ 52,355	\$ 9,600	\$ 15,027	\$ 437	\$ 58,219
Airport Fund Reserve	20,905	10,539	15,485	232	26,083
Waste Water Fund Reserve	8,046	1,052	340	20	7,354
Water Fund Reserve	9,505	1,234	2,208	77	10,556
	<u>90,811</u>	<u>22,425</u>	<u>33,060</u>	<u>766</u>	<u>102,212</u>
<u>Statutory Reserves</u>					
Parking Reserve	4,599	1,285	1,445	128	4,887
Land Reserve	10,288	3,077	9,165	283	16,659
Capital Works, Machinery & Equip Reserve	29,005	7,927	12,162	904	34,144
	<u>43,892</u>	<u>12,289</u>	<u>22,772</u>	<u>1,315</u>	<u>55,690</u>
<u>Surplus by Fund</u>					
General Fund Surplus	2,000	47,285	5,525	41,876	2,116
Airport Fund Surplus	596	15,734	1,333	14,401	596
Waste Water Fund Surplus	17,115	14,953	8,749	10,390	21,301
Water Fund Surplus	4,419	2,092	3,465	1,759	7,551
Natural Gas Legacy Surplus	4,849	3,299	1,572	1,572	4,694
Library Surplus	166	843	421	421	165
Accumulated Surplus	<u>29,145</u>	<u>84,206</u>	<u>21,065</u>	<u>70,419</u>	<u>36,423</u>
<u>Equity Investment</u>					
Equity in FortisBC Inc.	55,535	1,648	-	2,410	56,297
<u>Investment in Non Financial Assets</u>					
Investment in Tangible Capital Assets	1,502,239	46,041	89,712	(26,760)	1,519,150
Accumulated Surplus	<u>\$ 1,721,622</u>	<u>\$ 166,609</u>	<u>\$ 166,609</u>	<u>\$ 48,150</u>	<u>\$ 1,769,772</u>

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

6. Taxation

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

	<u>2014</u>	<u>2013</u>
Taxes collected		
Property taxes	\$ 199,000	\$ 192,996
Local improvement levies	104	104
Frontage tax – water	1,406	1,390
Specified sewer area recoveries	1,655	1,925
Grants in lieu of taxes	486	475
Levies	6,409	6,178
	<u>209,060</u>	<u>203,068</u>
Less transfers to other governments		
Province of BC (school taxes)	65,932	65,259
BC Assessment Authority	2,003	2,001
Regional Hospital District	10,896	10,834
Regional District of Central Okanagan	10,963	10,130
	<u>89,794</u>	<u>88,224</u>
Net taxes available for municipal purposes	<u>\$ 119,266</u>	<u>\$ 114,844</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 2014 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. In 2014 the City received and recorded as revenue the following transfers:

	<u>2014</u>	<u>2013</u>
Operating transfers		
Federal	\$ 531	\$ 419
Provincial	15,313	15,045
	<u>15,844</u>	<u>15,464</u>
Capital transfers		
Federal	1,660	2,391
Provincial	4,882	2,388
	<u>6,543</u>	<u>4,779</u>
Total transfers	<u>\$ 22,387</u>	<u>\$ 20,243</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.

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

Pension liability

The City and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trusteesd pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 36,000 contributors from local governments.

The most recent valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. 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 with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City of Kelowna paid \$5.9 million (2013 - \$5.7 million) for employer contributions while employee contributions were \$4.8 million (2013 - \$4.7 million) to the plan in fiscal 2014.

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, 2014 which have not been recorded in the accounts. Due to the reporting capabilities in the Agresso financial system 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 \$3.6 million (2013 - \$3.6 million) represents the portion of the estimated total expenditure recognized as at December 31, 2014. 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 15.0 million tonnes, which is 81.7% 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, 2014. The landfill site is expected to reach its capacity in 2092.

CITY OF KELOWNA
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Kelowna Family Y Centre loan guarantee agreement

The City has, under the terms of the partnering agreement between the City of Kelowna and YMCA-YWCA of Central Okanagan, guaranteed repayment in the event that the YMCA-YWCA of Central Okanagan 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-YWCA of Central Okanagan. During 2010 an amendment was made to the agreement for additional financing of \$700,000. As at December 31, 2014 the outstanding loan balance was \$1,189,598 (2013 - \$1,286,901).

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 2014 represented year 15 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 either of the lump sum payment of \$13.2 or \$11.9 million otherwise due to RG Arenas (Kelowna) Ltd. in years 6 or 11.

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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. This agreement has a 20 year term expiring on March 31, 2032.

Okanagan rail corridor

The City, on behalf of the inter-jurisdictional acquisition team signed a negotiated sales and purchase agreement with CN Rail for the 47.5km of discontinued rail line between Kelowna and Mile 88 in Coldstream. The City's estimated cost of the purchase is \$7.6 million plus a 50% interest in the land within the District of Lake Country's boundaries at an estimated cost of \$2.6 million. This agreement is subject to certain conditions being satisfied and is expected to be completed in 2015.

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 8.

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 \$28.9 million (2013 - \$27.1 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 \$28.9 million, the City is holding irrevocable Letters of Credit in the amount of \$4.1 million (2013 - \$3.4 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 \$2.3 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 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.

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Annual lease revenues for the past five years are:

2010	\$5.0 million
2011	\$4.8 million
2012	\$4.6 million
2013	\$4.4 million
2014	\$4.3 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, 2014 the mortgage balance was \$1.1 million (2013 - \$1.6 million). 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, 2014 the Trust Fund balance is \$2.3 million (2013 - \$2.2 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 electrical, 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.

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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 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.

CITY OF KELOWNA
Notes to the Consolidated Financial Statements
December 31, 2014

(all tabular amounts reported in 000's of dollars)

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.

	<u>Budget Amount</u>
Revenues:	
Operating budget	\$ 237,794
Capital budget	29,433
	<u>267,227</u>
Expenses:	
Operating budget	193,407
Capital budget	182,854
	<u>376,261</u>
Annual deficit per approved budget	(109,034)
Add: tangible capital asset purchases	182,854
Annual surplus per statement of operations	<u><u>\$ 73,820</u></u>

18. Comparative figures

Certain comparative figures have been reclassified to conform to the presentation format adopted in the current year.

CITY OF KELOWNA
Schedule 1 - Tangible Capital Assets
For the Year Ended December 31, 2014
(in thousands of dollars)

	Machinery & Equipment						
	Land	Land Improvements	Buildings	Vehicles	Other Machinery & Equipment	Computer	Misc
Cost							
Balance, beginning of year	\$ 182,146	\$ 58,326	\$ 274,367	\$ 28,809	\$ 44,341	\$ 13,255	\$ 3,804
Add: additions during the year	13,174	5,978	11,023	1,296	4,265	934	1,778
Less: capital held for resale	(220)	-	-	-	-	-	-
Less: disposals during the year	(3,513)	-	(136)	(586)	(152)	(4,305)	-
Balance, end of year	<u>191,587</u>	<u>64,304</u>	<u>285,254</u>	<u>29,519</u>	<u>48,454</u>	<u>9,884</u>	<u>5,582</u>
Accumulated Amortization							
Balance, beginning of year	-	26,801	110,815	12,993	28,222	9,895	1,211
Add: amortization	-	2,309	8,981	2,177	2,669	836	235
Less: accumulated amortization on disposals	-	-	(122)	(514)	(152)	(4,305)	-
Balance, end of year	<u>-</u>	<u>29,110</u>	<u>119,674</u>	<u>14,656</u>	<u>30,739</u>	<u>6,426</u>	<u>1,446</u>
Net Book Value of Tangible Capital Assets	<u>\$ 191,587</u>	<u>\$ 35,194</u>	<u>\$ 165,580</u>	<u>\$ 14,863</u>	<u>\$ 17,715</u>	<u>\$ 3,458</u>	<u>\$ 4,136</u>
Work in Progress	<u>\$ 6,372</u>	<u>\$ 1,746</u>	<u>\$ 5,758</u>	<u>\$ -</u>	<u>\$ 3,862</u>	<u>\$ 1,114</u>	<u>\$ 10,515</u>

	Infrastructure						Natural Gas Capital Lease	Total 2014	Total 2013
	Plant & Facilities	Roads, Lanes, Sidewalks & Bike Paths	Bridges, Overpasses	Underground, Overhead & Other Networks	Airport Infrastructure	Subtotal Infrastructure			
Cost									
Balance, beginning of year	\$ 164,850	\$ 481,624	\$ 29,606	\$ 1,013,764	\$ 39,960	\$ 1,729,804	\$ 55,609	\$ 2,390,461	\$ 2,356,081
Add: additions during the year	10,952	4,664	530	9,623	3,923	29,692	-	68,140	90,828
Less: capital held for resale	-	-	-	-	-	-	-	(220)	(449)
Less: disposals during the year	-	-	-	-	-	-	-	(8,692)	(55,999)
Balance, end of year	<u>175,802</u>	<u>486,288</u>	<u>30,136</u>	<u>1,023,387</u>	<u>43,883</u>	<u>1,759,496</u>	<u>55,609</u>	<u>2,449,689</u>	<u>2,390,461</u>
Accumulated Amortization									
Balance, beginning of year	47,779	215,342	6,699	328,332	19,472	617,624	19,610	827,171	789,312
Add: amortization	5,900	18,776	462	15,492	1,974	42,604	1,600	61,411	60,092
Less: accumulated amortization on disposals	-	-	-	-	-	-	-	(5,093)	(22,233)
Balance, end of year	<u>53,679</u>	<u>234,118</u>	<u>7,161</u>	<u>343,824</u>	<u>21,446</u>	<u>660,228</u>	<u>21,210</u>	<u>883,489</u>	<u>827,171</u>
Net Book Value of Tangible Capital Assets	<u>\$ 122,123</u>	<u>\$ 252,170</u>	<u>\$ 22,975</u>	<u>\$ 679,563</u>	<u>\$ 22,437</u>	<u>\$ 1,099,268</u>	<u>\$ 34,399</u>	<u>\$ 1,566,200</u>	<u>\$ 1,563,290</u>
Work in Progress	<u>\$ 1,094</u>	<u>\$ 15,287</u>	<u>\$ 3,211</u>	<u>\$ 7,578</u>	<u>\$ 3,523</u>	<u>\$ 30,693</u>	<u>\$ -</u>	<u>\$ 60,060</u>	<u>\$ 59,477</u>
								<u>\$ 1,626,260</u>	<u>\$ 1,622,767</u>

CITY OF KELOWNA
Schedule 2 - Segmented Information
For the Year Ended December 31, 2014
(in thousands of dollars)

	<u>General</u> <u>Gov't</u>	<u>Protective</u> <u>Services</u>	<u>Transportation</u> <u>Services</u>	<u>Recreation</u> <u>& Cultural</u> <u>Services</u>	<u>Other</u> <u>Services</u>	<u>Airport</u> <u>Services</u>	<u>Wastewater</u> <u>Services</u>	<u>Water</u> <u>Services</u>	<u>Nat. Gas</u> <u>Legacy</u> <u>Services</u>	<u>Library</u> <u>Services</u>	<u>Statutory</u> <u>Reserves</u>	<u>2014</u>
Revenue												
Taxation	\$ 116,074	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ 1,655	\$ 1,433	\$ -	\$ -	\$ -	\$ 119,266
Fees and charges	34,864	434	8,384	4,039	12,562	26,180	14,849	11,296	4,481	795	66	117,950
Interest earned	6,157	-	-	-	-	251	579	202	-	-	1,249	8,438
DCC contributions	-	-	7,120	1,024	-	-	6,897	2,959	-	-	-	18,000
Contribution from other governments	222	3,704	14,549	483	2,830	116	463	20	-	-	-	22,387
Other capital contributions	728	-	-	-	-	289	1,157	64	1,844	-	-	4,082
Gain on disposal of tangible capital assets	4,455	-	-	-	-	-	-	-	-	-	-	4,455
	<u>162,500</u>	<u>4,138</u>	<u>30,157</u>	<u>5,546</u>	<u>15,392</u>	<u>26,836</u>	<u>25,600</u>	<u>15,974</u>	<u>6,325</u>	<u>795</u>	<u>1,315</u>	<u>294,578</u>
Expenses												
Salaries and benefits	14,419	23,139	8,386	10,480	4,633	3,797	3,001	2,139	-	14	-	70,008
Contract and professional services	3,303	1,481	21,935	9,464	7,404	847	838	690	-	134	-	46,096
RCMP contract	-	23,891	-	-	-	-	-	-	-	-	-	23,891
Materials and supplies	4,465	1,419	5,303	9,926	1,531	5,139	1,119	779	-	27	-	29,708
Equipment	201	305	2,306	1,453	1,469	14	634	396	-	2	-	6,780
Allocations	(3,799)	(65)	(294)	(128)	(746)	1,306	2,945	782	20	-	-	21
Cost recoveries	(620)	(1,631)	(7,380)	(413)	(729)	(638)	(2)	(543)	-	-	-	(11,956)
Grants and external transfers	350	104	-	1,046	2,225	-	(131)	-	-	-	-	3,594
Utilities	161	222	1,863	1,979	175	667	1,090	891	-	80	-	7,128
Amortization of tangible capital assets	1,740	945	26,436	8,776	1,655	4,938	10,614	4,545	1,600	162	-	61,411
Total before Debt	<u>20,220</u>	<u>49,810</u>	<u>58,555</u>	<u>42,583</u>	<u>17,617</u>	<u>16,070</u>	<u>20,108</u>	<u>9,679</u>	<u>1,620</u>	<u>419</u>	<u>-</u>	<u>236,681</u>
Debt interest and fiscal services	2,572	-	-	-	-	744	2,953	472	2,889	117	-	9,747
Total operating expenses	<u>22,792</u>	<u>49,810</u>	<u>58,555</u>	<u>42,583</u>	<u>17,617</u>	<u>16,814</u>	<u>23,061</u>	<u>10,151</u>	<u>4,509</u>	<u>536</u>	<u>-</u>	<u>246,428</u>
Annual Surplus (Deficit)	<u>\$ 139,708</u>	<u>\$ (45,672)</u>	<u>\$ (28,398)</u>	<u>\$ (37,037)</u>	<u>\$ (2,225)</u>	<u>\$ 10,022</u>	<u>\$ 2,539</u>	<u>\$ 5,823</u>	<u>\$ 1,816</u>	<u>\$ 259</u>	<u>\$ 1,315</u>	<u>\$ 48,150</u>

CITY OF KELOWNA
Schedule 2 - Segmented Information
For the Year Ended December 31, 2014
(in thousands of dollars)

	General Gov't	Protective Services	Transportation Services	Recreation & Cultural Services	Other Services	Airport Services	Electrical Services	Wastewater Services	Water Services	Nat. Gas Legacy Services	Library Services	Statutory Reserves	2013
Revenue													
Taxation	\$ 111,402	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ 1,925	\$ 1,413	\$ -	\$ -	\$ -	\$ 114,844
Fees and charges	24,939	443	7,715	4,035	11,717	24,233	9,112	14,465	9,584	4,571	793	263	111,870
Interest earned	3,793	-	-	-	-	184	1,207	405	120	-	-	1,109	6,818
DCC contributions	-	-	584	37	4,610	-	-	5,929	360	-	-	-	11,520
Contribution from other governments	1,254	3,802	12,164	555	1,638	443	-	367	20	-	-	-	20,243
Other capital contributions	667	-	-	-	-	226	-	1,183	49	1,634	-	-	3,759
Gain on disposal of tangible capital assets	4,212	-	-	-	-	-	19,069	-	-	-	-	-	23,281
	<u>146,267</u>	<u>4,245</u>	<u>20,567</u>	<u>4,627</u>	<u>17,965</u>	<u>25,086</u>	<u>29,388</u>	<u>24,274</u>	<u>11,546</u>	<u>6,205</u>	<u>793</u>	<u>1,372</u>	<u>292,335</u>
Expenses													
Salaries and benefits	14,356	24,528	8,253	10,378	4,915	3,704	59	3,036	1,963	-	23	-	71,215
Contract and professional services	3,164	1,750	21,178	7,522	7,595	801	862	573	629	-	132	-	44,206
RCMP contract	-	22,305	-	-	-	91	-	-	-	-	-	-	22,396
Materials and supplies	4,641	1,424	-	9,708	1,418	5,011	6,288	1,203	724	-	18	-	30,435
Equipment	198	290	2,262	1,358	1,728	10	-	634	384	-	3	-	6,867
Allocations	(5,178)	-	(237)	(123)	(790)	1,165	1,369	3,068	729	20	-	-	23
Cost recoveries	(2,597)	(1,650)	(2,559)	(500)	(28)	(667)	(550)	(7)	(477)	-	-	-	(9,035)
Grants and external transfers	361	94	22	1,018	2,176	-	-	(124)	-	-	77	-	3,624
Utilities	162	221	1,649	1,853	145	557	2	1,100	817	-	-	-	6,506
Amortization of tangible capital assets	1,769	932	26,355	8,607	1,426	4,532	609	9,583	4,517	1,600	162	-	60,092
Total before Debt	<u>16,876</u>	<u>49,894</u>	<u>56,923</u>	<u>39,821</u>	<u>18,585</u>	<u>15,204</u>	<u>8,639</u>	<u>19,066</u>	<u>9,286</u>	<u>1,620</u>	<u>415</u>	<u>-</u>	<u>236,329</u>
Debt interest and fiscal services	2,595	-	-	-	-	744	-	3,009	472	2,892	153	-	9,865
Total operating expenses	<u>19,471</u>	<u>49,894</u>	<u>56,923</u>	<u>39,821</u>	<u>18,585</u>	<u>15,948</u>	<u>8,639</u>	<u>22,075</u>	<u>9,758</u>	<u>4,512</u>	<u>568</u>	<u>-</u>	<u>246,194</u>
Annual Surplus (Deficit)	<u>\$ 126,796</u>	<u>\$ (45,649)</u>	<u>\$ (36,356)</u>	<u>\$ (35,194)</u>	<u>\$ (620)</u>	<u>\$ 9,138</u>	<u>\$ 20,749</u>	<u>\$ 2,199</u>	<u>\$ 1,788</u>	<u>\$ 1,693</u>	<u>\$ 225</u>	<u>\$ 1,372</u>	<u>\$ 46,141</u>

CITY OF KELOWNA
Schedule 3 - Long Term Debt
as at December 31, 2014

(in thousands of dollars)

Long term debt - General Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/14	Sinking Fund Balance Dec. 31/14	Amount of Issue	Current Interest Rate
	Public Works				%
2019	South Pandosy Spec Area 1	\$ 81	\$ 153	\$ 234	2.10
2019	South Pandosy Spec Area 2	141	269	410	2.10
2019	Automated Curb Side Carts	2,640	2,170	4,810	4.13
2021	Downtown Parkade	903	1,297	2,200	4.43
2022	Chapman Parkade	2,110	1,961	4,071	5.37
2028	DCC Roads	4,654	5,746	10,400	5.15
	Local Improvements				
2016	Local Improvements	59	334	393	4.00
2016	Local Improvements	40	229	269	4.43
2017	Local Improvements	12	42	54	4.82
2019	Local Improvements	24	45	69	3.15
2035	Lawrence Ave LAS	345	-	345	3.00
	Recreation and Cultural				
2021	Kokanee Gym Facility	232	268	500	5.69
2027	H2O Centre	20,206	7,294	27,500	4.82
2027	Kokanee Gymnastic	588	212	800	4.82
2028	H2O Centre	1,555	445	2,000	5.15
<u>Total Debt - General Fund</u>		\$ 33,590	\$ 20,465	\$ 54,055	

CITY OF KELOWNA
Schedule 3 - Long Term Debt (continued)
as at December 31, 2014
(in thousands of dollars)

Long term debt - Wastewater Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/14	Sinking Fund Balance Dec. 31/14	Amount of Issue	Current Interest Rate
	Specified Area Programs				%
2018	Spec. Area 18 - Caramillo	39	96	135	4.65
2018	Spec. Area 19 - Poplar Point	22	55	77	4.65
2022	Spec. Area 22A - Gerstmar	20	19	39	6.06
2024	Spec. Area 21A - McKenzie Bench	836	514	1,350	2.00
2024	Spec. Area 22B - Vista Rd	49	30	79	2.00
2024	Spec. Area 22C - Hein Rd	165	101	266	2.00
2024	Spec. Area 22D - Elwyn Rd	92	57	149	2.00
2024	Spec. Area 22E - Dease Rd	59	37	96	2.00
2024	Spec. Area 22F - Mills Rd	212	130	342	2.00
2024	Spec. Area 29 - Campion Cambro	542	332	874	2.00
2024	Spec. Area 30 - Acland	226	138	364	2.00
2025	Spec. Area 20 - North Rutland	4,397	2,425	6,822	4.17
2025	Spec. Area 28A - Okaview	412	226	638	4.17
2028	Spec Area 26 - Fisher Rd	1,571	450	2,021	5.15
2028	Spec Area 34 - Country Rhodes	338	97	435	5.15
2028	Spec Area 36 - Clifton	208	59	267	5.15
	Sewer Improvement Programs				
2014	Glenwood Sewer Main Replacement	-	90	90	3.15
2014	Long St. Sewer Main Replacement	-	64	64	3.15
2019	Byrns Baron Main	1,612	2,254	3,866	2.00
	Sewage Treatment Plant				
2014	Sewer Treatment Plant Phase III	-	8,000	8,000	5.99
2019	Waste Water Treatment Expansion	10,977	9,023	20,000	4.90
2019	Waste Water Treatment Expansion	5,489	4,511	10,000	4.13
2020	Waste Water Treatment Expansion	6,463	3,537	10,000	4.00
2031	Brandt's Creek Tradewaste Treatment	3,208	592	3,800	4.00
<u>Total Debt - Wastewater Fund</u>		<u>\$ 36,937</u>	<u>\$ 32,837</u>	<u>\$ 69,774</u>	

CITY OF KELOWNA

Schedule 3 - Long Term Debt (continued)

as at December 31, 2014

(in thousands of dollars)

Long term debt - Water Fund

<u>Debenture Debt</u>		Debt Balance Dec. 31/14	Sinking Fund Balance Dec. 31/14	Amount of Issue	Current Interest Rate
<u>Maturity</u>	<u>Purpose</u>				
	Specified Area Programs				%
2023	Spec Area 16 - Byrns	\$ 22	\$ 17	\$ 39	4.78
2024	Spec Area 18 - Lakeshore	15	9	24	2.00
2028	Spec Area 26 - Fisher Rd	231	66	297	5.15
	Water Improvement Programs				
2028	Cedar Creek Pump Station	5,889	1,688	7,577	5.15
2031	Poplar Point Pump Station Upgrade	1,790	210	2,000	4.00
Total Debt - Water Fund		\$ 7,947	\$ 1,990	\$ 9,937	

Long term debt - Airport Fund

<u>Debenture Debt</u>					
2018	Airport Expansion	\$ 7,161	\$ 8,839	\$ 16,000	4.65
Total Debt - Airport Fund		\$ 7,161	\$ 8,839	\$ 16,000	

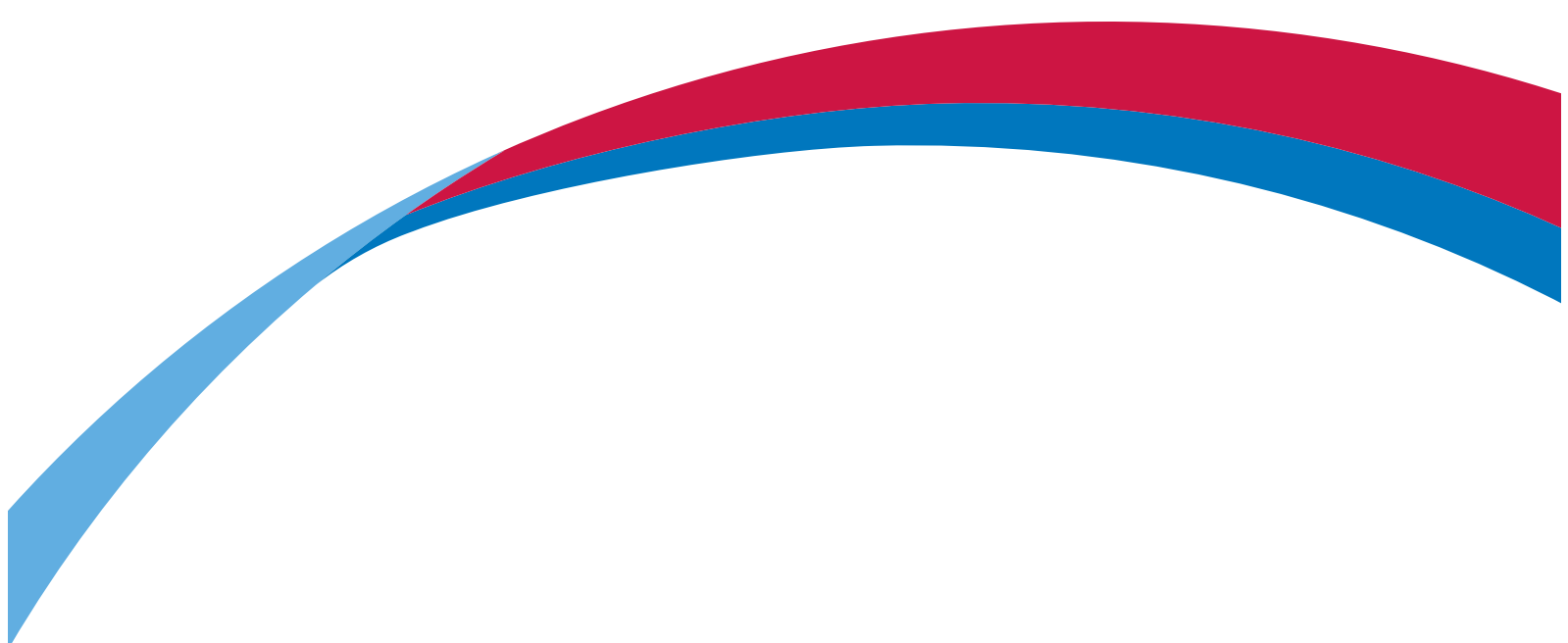
Long term debt - Natural Gas Legacy Fund

<u>Debenture Debt</u>					
2018	Leased Capital Assets	\$ 10,009	\$ 19,791	\$ 29,800	4.43
2018	Leased Capital Assets	6,549	12,951	19,500	4.43
		16,558	32,742	49,300	
Capital Lease Payable		2,276		2,396	10.072
Total Debt - Natural Gas Legacy Fund		\$ 18,834		\$ 51,696	

Long term debt - Library

2017	Mortgage - Building	\$ 1,142		\$ 5,100	8.94
Total Debt - Library Fund		\$ 1,142		\$ 5,100	

Total City Long Term Debt	\$ 105,611	\$ 96,873	\$ 206,562
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City of
Kelowna

City Hall
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8500
ask@kelowna.ca

kelowna.ca

REPORT TO COUNCIL



Date: April 27, 2015

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (LK)

Application: Z15-0014

Owner: Caroline Kaltenhauser

Address: 1432 McInnes Avenue

Applicant: Weninger Construction & Design Ltd.

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 137 ODYD Plan 3756, located on 1432 McInnes Avenue, Kelowna, BC from RU6 - Two Dwelling Housing zone to RM1 - Four Dwelling 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 considered in conjunction with Council's consideration of a Development Permit and Development Variance permit for the subject property,

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction,

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

2.0 Purpose

To rezone the subject parcel from RU6 - Two Dwelling Housing zone to RM1- Four Dwelling Housing zone.

3.0 Urban Planning

Urban Planning Staff supports the proposed rezoning application to allow the construction of a new four-plex on the subject property.

The MRL - Multiple Unit Residential (Low Density) land use designation permits the proposed RM1-Four Dwelling Housing zone. Currently the adjacent parcels contain single family and duplex dwellings with multi-residential adjacent to the rear property line of the subject parcel. Other multi-residential complexes exist within the immediate area. The proposed multi-residential use is consistent with the Future Land Use designation policy for Sensitive Infill.

As for Council Policy No. 367 with respect to public consultation, the applicant has undertaken neighbourhood consultation by individually contacting the adjacent neighbours and providing application packages. No major issues were identified during the initial neighbourhood consultation with the surrounding parcels.

4.0 Proposal

4.1 Project Description

Pre-application meetings with Urban Planning Staff prior to the formal application has led to a design that works for the site. However the proposal requires two minor variances. The first variance is for building height. The Zoning Bylaw states the maximum height is the lessor of 9.5m or 2 ½ stories. The proposal is 3 stories but has a maximum height of 8.68m, well below the 9.5m maximum.

The second variance is for the parcel coverage. As the parcel does not have rear lane access, careful design and planning is required to ensure that sufficient parking is accommodated on the parcel. An additional paved area is therefore required at the north end of the site to allow the adjacent stalls to have a turn-around area. This design ensures that the parking is not the dominate feature of the development. The driveway is surfaced with 'turf stone', which allows grass to grow while providing a hard surface driveway (example below). It is environmentally sensitive as it provides additional site drainage and is not a typical large paved area.



The subject property has a Future Land Use designation of MRL - Multiple Unit Residential (Low Density) in the Official Community Plan (OCP) and is currently zoned RU6 - Two Dwelling Housing. The property is within both the Revitalization Development Permit Area and the Mill Creek Flood Plain. The Flood Construction Level (FCL) is between 352 and 353 as indicated on the Mill Creek Flood Plain Map.

4.2 Site Context

The parcel is located on the north side of McInnes Avenue with Single Family Dwellings on both sides and across the street. Multi-family residential development is located to the north.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	LUC 75-26 (R-5)	Apartment Building
East	RU6	Residential
South	RU6	Residential
West	RU6	Residential

Subject Property Map: 1432 McInnes Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700 m ²	720.83 m ²
Min. Lot Width	20 m	18.93 m
Min. Lot Depth	30 m	38.10 m
Development Regulations		
Max. Floor Area Ratio	0.6	.59
Max. Height (Lessor of)	9.5 m or 2 ½ storeys	8.68 m and 3 stories ●
Min. Front Yard	4.5 m	4.57 m
Min. Side Yard (east)	2.5 m	7.31 m
Min. Side Yard (west)	2.5 m	2.94 m

Min. Rear Yard	7.5m	7.5 m
Max. Site Coverage	50%	55.43% ❶
Other Regulations		
Minimum Parking Requirements	1.5 stalls/2 bdrm dwelling units (x4 units = 6 stalls req.)	6 stalls provided
Private Open Space	25 m ² / unit	+25 m ² / unit provided
❶ Indicates a requested variance to the building height		
❷ Indicates a requested variance to the site coverage		

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 neighbourhood with respect to building design, height, and siting.

Water and Drainage³ Minimize impervious surfaces through use of permeable materials and techniques to improve absorption (e.g. gravel, pavers, grasscrete, grass field for overflow parking, 'country lanes').

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 3) Supporting Exterior beams and columns may need to be rated based on the code analysis which may affect the form and character. Structural Engineer will be required for non vertical load paths at time of permit application.
- 4) Clearance between u/s stairs and exit paths & distance from stairs to doors to be reviewed at time of building permit application.
- 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Memorandum dated March 30, 2015

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 12.8.6 (Natural Environment DP Chapter).

6.3 Fire Department

- 1) Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- 2) As per Subdivision Bylaw 7900, ensure fire flows of 90 litres/sec are met for a four plex.
- 3) The four plex shall be addressed with one main address off of McInnes Ave with unit numbers being assigned for each unit.

6.4 RCMP

- 1) With respect to landscape design, the applicant should be mindful of density and scale of plant material to avoid creating opportunities for concealment.

7.0 Application Chronology

Date of Application Received: March 20, 2015
Date Public Consultation Completed: April 8, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

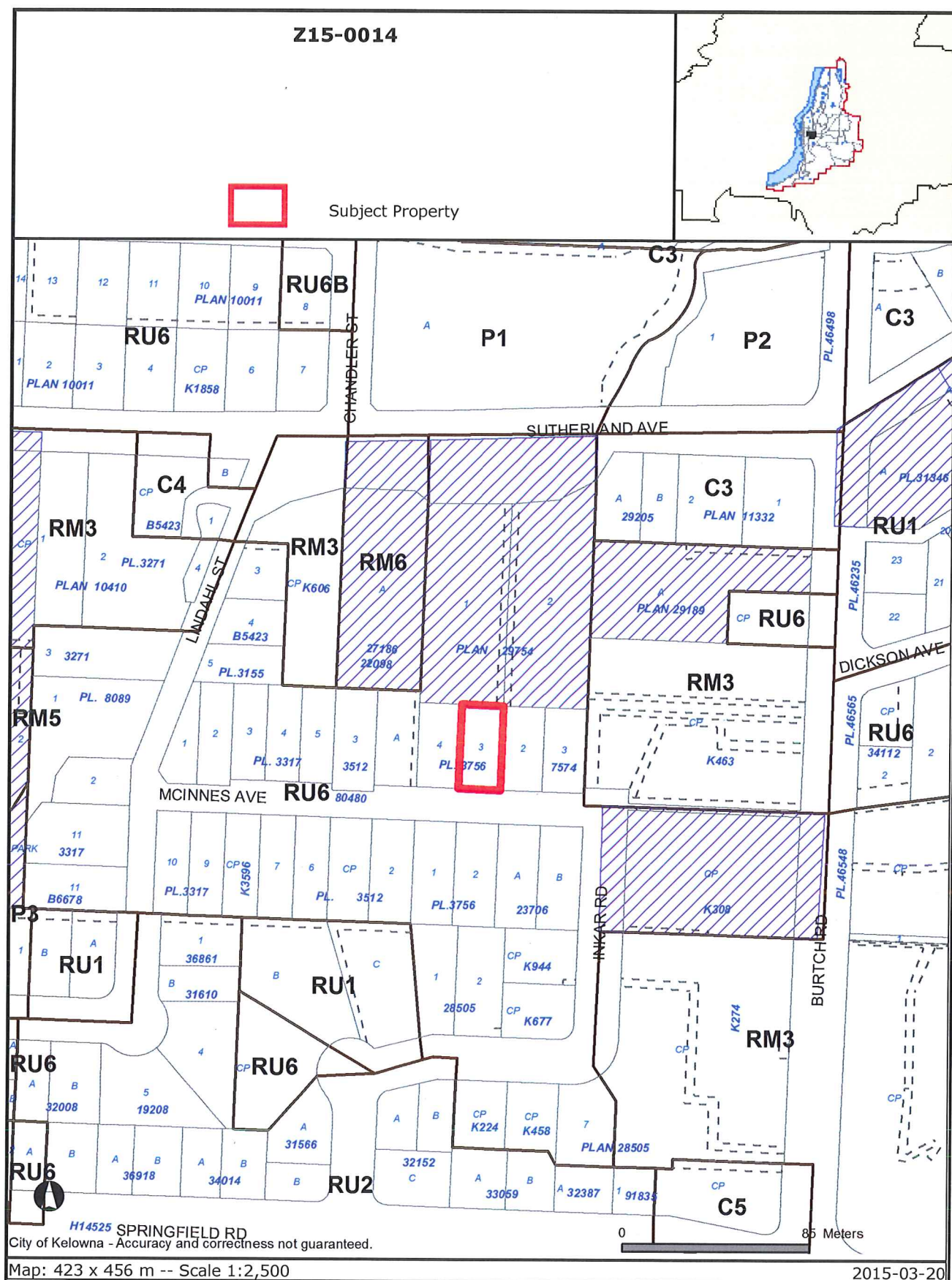
Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map
Site Plan/Landscape Plan
Conceptual Elevations
Development Engineering Memo



CITY OF KELOWNA

MEMORANDUM

Date: March 30, 2015
File No.: Z15-0014

To: Urban Planning Department (LK)

From: Development Engineering Manager

Subject: 1432 McInnes Ave

RU6 to RM1

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Sergio Sartori

1. Domestic Water and Fire Protection

The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

McInnes Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$7,555.00** not including utility service cost

Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to McInnes Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$ 563.00
Curb &Gutter	\$1,893.00
Sidewalk	\$2,366.00
Street Lighting	\$ 639.00
Landscape Boulevard	\$ 355.00
Road Fillet	\$1,739.00
Total	\$7,555.00

4. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

5. **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

CITY OF KELOWNA

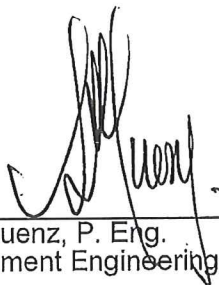
MEMORANDUM

Date: March 31, 2015
File No.: DP15-0061
To: Urban Planning (LK)
From: Development Engineer Manager (SM)
Subject: 1432 McInnes Ave

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

1. **General.**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0014.



Steve Muenz, P. Eng.
Development Engineering Manager

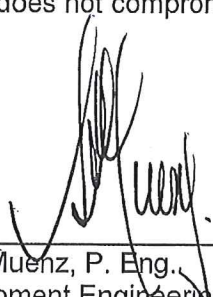
SS

CITY OF KELOWNA
MEMORANDUM

Date: March 31, 2015
File No.: DVP15-0062
To: Urban Planning (LK)
From: Development Engineering Manager (SM)
Subject: 1432 McInnes Ave

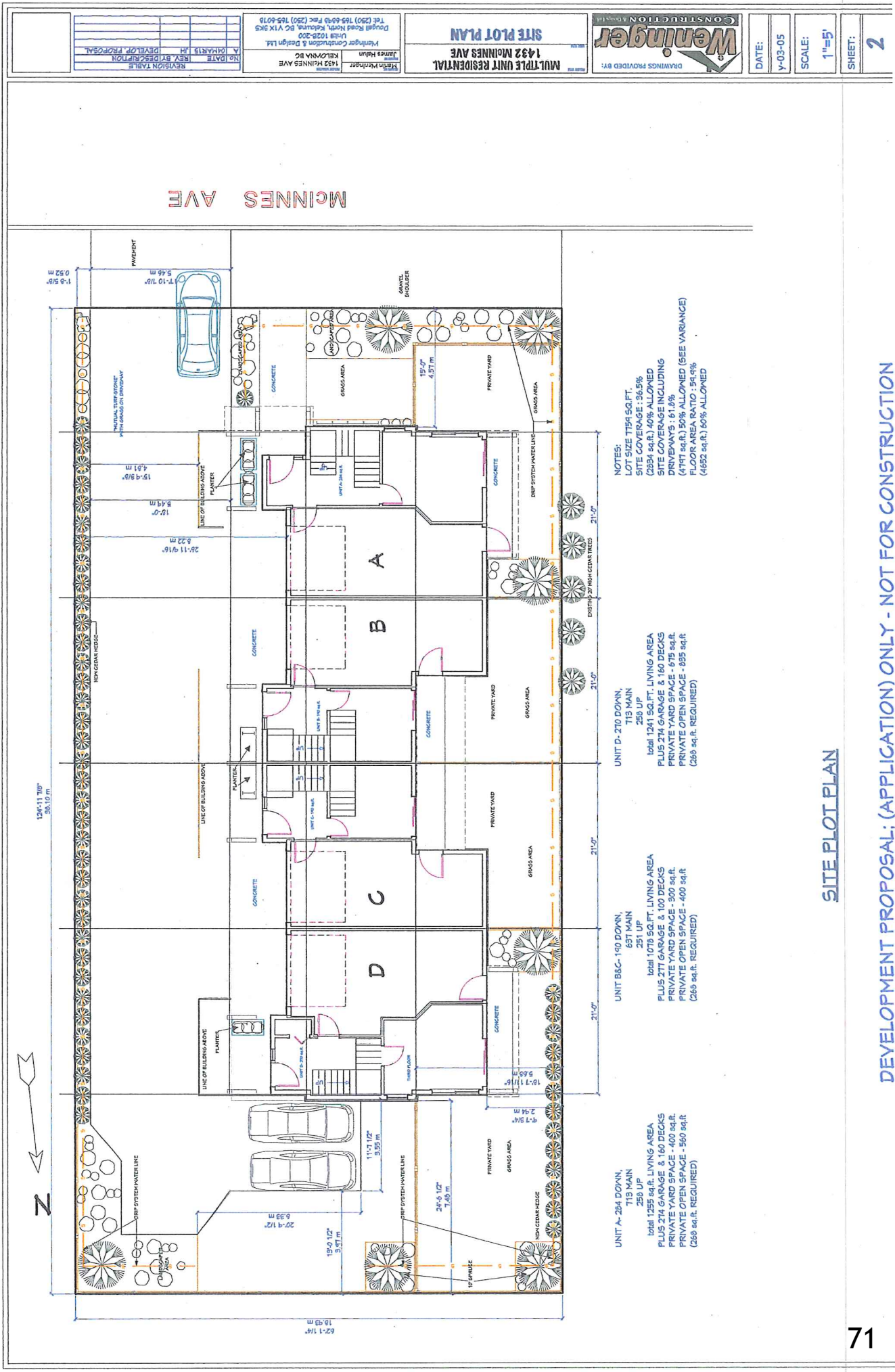
Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the site coverage from 50% to 55.4% does not compromise any municipal services.



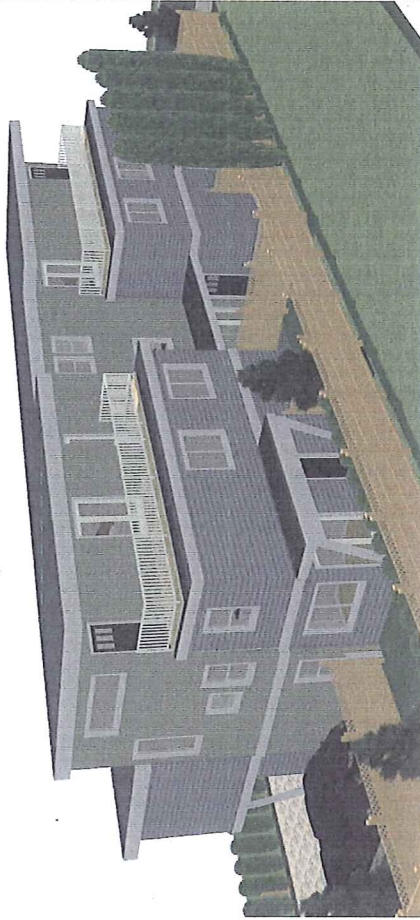
Steve Muenz, P. Eng.
Development Engineering Manager

SS



SITE PLOT PLAN

DEVELOPMENT PROPOSAL; (APPLICATION) ONLY - NOT FOR CONSTRUCTION



VIEW FROM NORTH-EAST

 $1/4" = 1'-0"$

DATE:	y-03-05	SCALE:	1/4"=1'-0"	SHEET:	3
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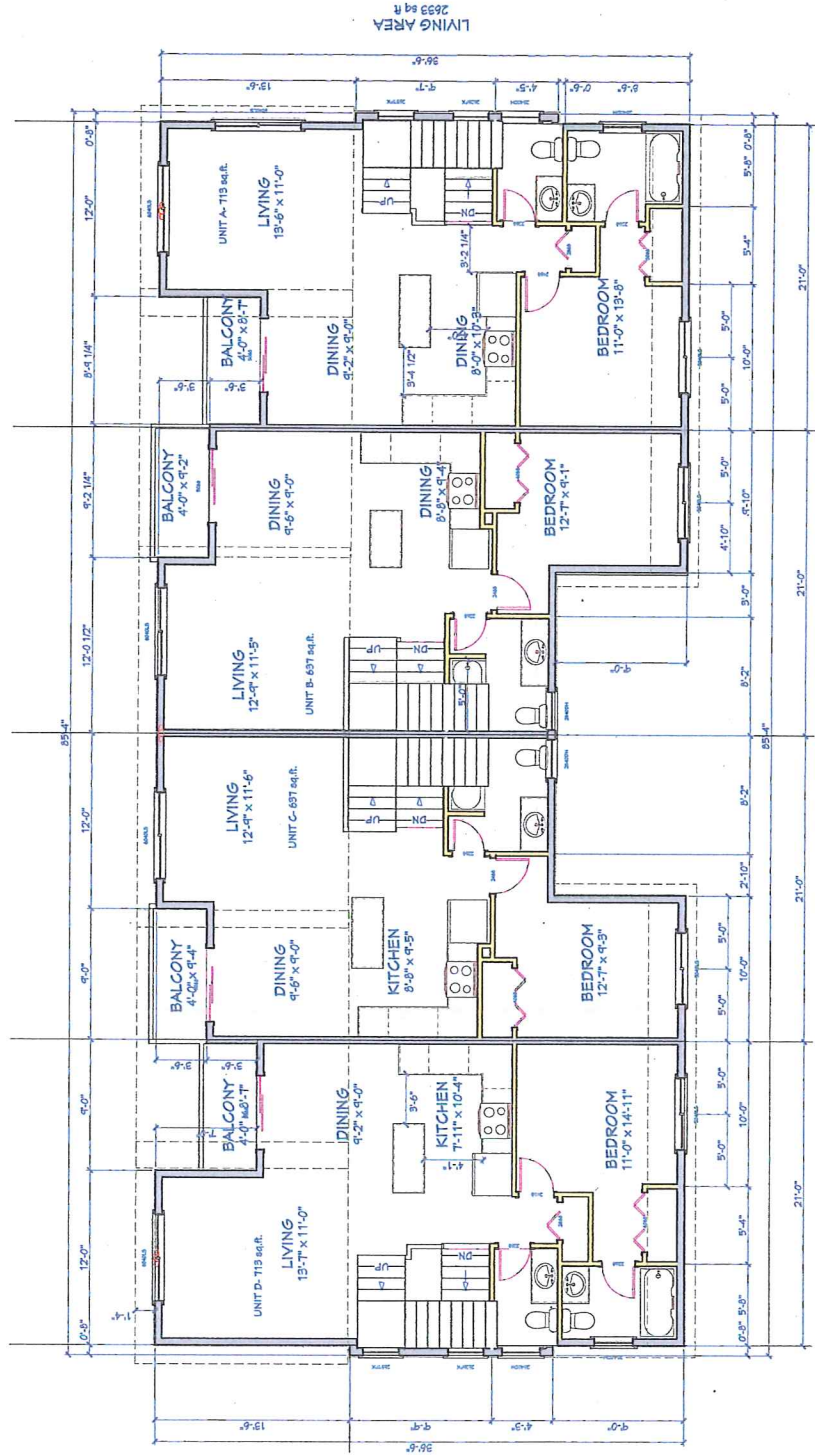


DRAWINGS PROVIDED BY:

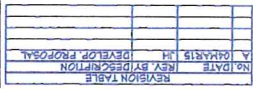
MULTIPLE UNIT RESIDENTIAL
1432 MAINNES AVE
MAIN FLOOR PLAN

Weninger Construction & Design Ltd.
1432 MAINNES AVE
KELOWNA BC
Tel: (250) 765-6675 Fax: (250) 765-6675

NO.	DATE	REV.	DESCRIPTION
1	03/03/05	1	DEVELOPMENT PROPOSAL



MAIN FLOOR PLAN
1/4" = 1'-0"



CITY OF KELOWNA
BYLAW NO. 11094
Z15-0014 - Caroline Kaltenhauser
1432 McInnes Avenue

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 137, ODYD, Plan 3756 located on 1432 McInnes Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling 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

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 27, 2015

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (LK)

Application: Z15-0011

Owner: Imre & Jennifer Csorba

Address: 1280 Hwy 33E

Applicant: Imre & Jennifer Csorba

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1c - Agriculture 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 13 Township 26 ODYD Plan 25650, located on 1280 Highway 33 East, Kelowna, BC from A1 - Agriculture 1 zone to A1c - Agriculture 1 with Carriage House 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 considered in conjunction with Council's consideration of a Development Permit and Development Variance permit for the subject property,

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction,

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

2.0 Purpose

To rezone the subject property from A1 - Agriculture 1 zone to A1c - Agriculture 1 with Carriage House zone.

3.0 Urban Planning

Urban Planning staff supports the proposal to convert an existing accessory building to a carriage house. The subject parcel has a Future Land Use designation of S2RES - Single / Two Unit Residential, therefore the application to rezone the parcel to A1c is in compliance with the OCP.

The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

4.0 Proposal

4.1 Background

Building Permit #BP42077 approved the construction of the building in 2011. DP15-0078 is currently under review for the form and character of the carriage house, while DVP15-0059 addresses the required three variances to the Zoning Bylaw.

The parcel has a downward slope from Bentien Road to the carriage house, and further slopes down to the existing primary dwelling and Highway 33E. In 2009, the Ministry of Transportation (MOT) contacted the homeowners and requested that the primary access to the parcel be relocated from Highway 33E to Bentien Road to accommodate the future road widening. MOT provided the new concrete pad for the future construction of the garage in 2011.

The accessory building was constructed with a second storey storage space, with the intention that as funds became available, the space would be converted to a carriage house.

4.2 Project Description

The applicant is proposing to rezone the property from A1 - Agriculture 1 zone to A1c - Agriculture 1 with Carriage house in order to allow a dwelling unit to be constructed in the upper floor of the existing accessory building. Two parking stalls are provided on the main floor of the carriage house with an additional stall located beside the carriage house.

The siting and overall exterior design of the building remains unchanged. Private open space is provided on a balcony accessed by sliding doors on the north side of the dwelling unit and a private at-grade patio located on the south side of the carriage house.

A variance for the building height is required, as the maximum height of a carriage house is 4.8m and the accessory building was constructed at 5.75m. The maximum height of an accessory building is 6.0m for an A1 zoned parcel.

Zoning Bylaw regulation 1.7.1 indicates that non-conforming agricultural lots less than 0.2 ha which existed prior to August 10, 1976 will be developed with the provisions and regulations of the RU1 - Large Lot Housing zone. The parcel was subdivided in 1974 and therefore meets this criteria. As such, the building was inadvertently constructed overheight as it was reviewed based on the A1 - Agricultural zone regulations and not as RU1 - Large Lot housing.

The second variance is to vary the front yard setback. As this parcel is a double fronting lot, the carriage house is to be sited the same as a single detached dwelling. This would require a setback of 6.0m from the front property line. The carriage house is located 3.66m from the front property line. Within the A1 - Agricultural Zone, an accessory building requires a minimum 3.0m setback from the front property line and was sited to meet and exceed this requirement.

The last variance is to allow the upper storey floor area of the carriage house to be more than 75% of the carriage house footprint. The proposed area is 76.55% and is over the allowable area by 0.95m². The suite area was based on the footprint of the existing garage and would be difficult to modify as the building already exists on site as an accessory building.

4.3 Site Context

The subject property is a double fronting parcel located on the east side of Highway 33E and west of Bentien Road. The subject parcel and adjacent parcels on the east side of Hwy 33E have a Future Land Use designation of S2RES and are outside the Agricultural Land Reserve (ALR). The parcels across Hwy 33E have a Future Land Use of REP and are within the Agricultural Land Reserve (ALR).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 -Agriculture 1	Residential
East	A1 -Agriculture 1	Residential
South	RU1 - Large Lot housing	Residential
West	RR2 - Rural Residential 2 A1c - Agriculture 1 with Carriage House A1 - Agriculture 1	Residential

Subject Property Map: 1280 Hwy 33E



Subject Property Map: 1280 Hwy 33E

Green: indicates the ALR Area

View from Bentien Rd

**4.4 Zoning Analysis Table**

Zoning Analysis Table (A1 reviewed as per RU1)		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	2225 m ²
Min. Lot Width	16.5 m	50 m
Min. Lot Depth	30 m	45 m
Development Regulations		
Max. Site Coverage	14%	2.78%
Max. Site coverage: accessory buildings or structures, carriage house and driveways	50%	19.77%
Max. Floor Area of carriage house	90m ²	62m ²
Maximum net floor area to total net floor area of principal building	75%	76.55% (+1.55%)❶
Setback from Principal Dwelling	3.0m	11.28m
Carriage House Regulations		
Max. Height (mid point of roof)	4.8m	5.75m (+0.95m)❶
Min. Front Yard (to Bentien Rd)	6.0m	3.66 m (-2.34m)❷
Min. Side Yard (south)	2.0m	3.66m
Other Regulations		
Min. Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30m ²	31m ²
❶ Indicates a requested variance to the building height. ❷ Indicates a requested variance to the front yard setback. ❸ Indicates a requested variance to the second storey floor area.		

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.

6.0 Technical Comments

6.1 Development Engineering Department

- 1) Refer to attached memorandum dated April 7, 2015

6.2 Fire Department

- 1) Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- 2) If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- 3) Any gate is to open without special knowledge. Additional visible address is required from Clifton Rd.
- 4) Additional visible address is required from Highway 33 E.

7.0 Application Chronology

Date of Application Received:	March 10, 2015
Date Public Consultation Completed:	April 2, 2015

Report prepared by:

Lydia Korolchuk, Planner

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).

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

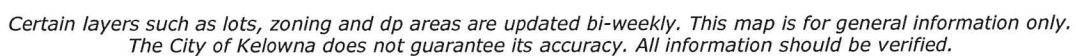
Site Plan

Conceptual Elevations

Landscape Plan

Floor Plan

Development Engineering Memorandum



CITY OF KELOWNA

MEMORANDUM

Date: April 7, 2015
File No.: Z15-0011
To: Urban Planning (LK)
From: Development Engineer Manager (SM)
Subject: 1280 Hwy 33 E. – Lot B, Plan 25650, Sec. 13, Twp. 26, ODYD

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

These are Development Engineering comments and they may be subject to the MOTI requirements

1. Subdivision

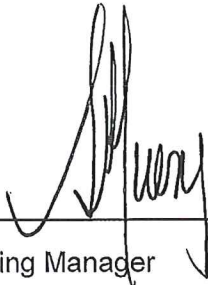
Provide easements as required

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.

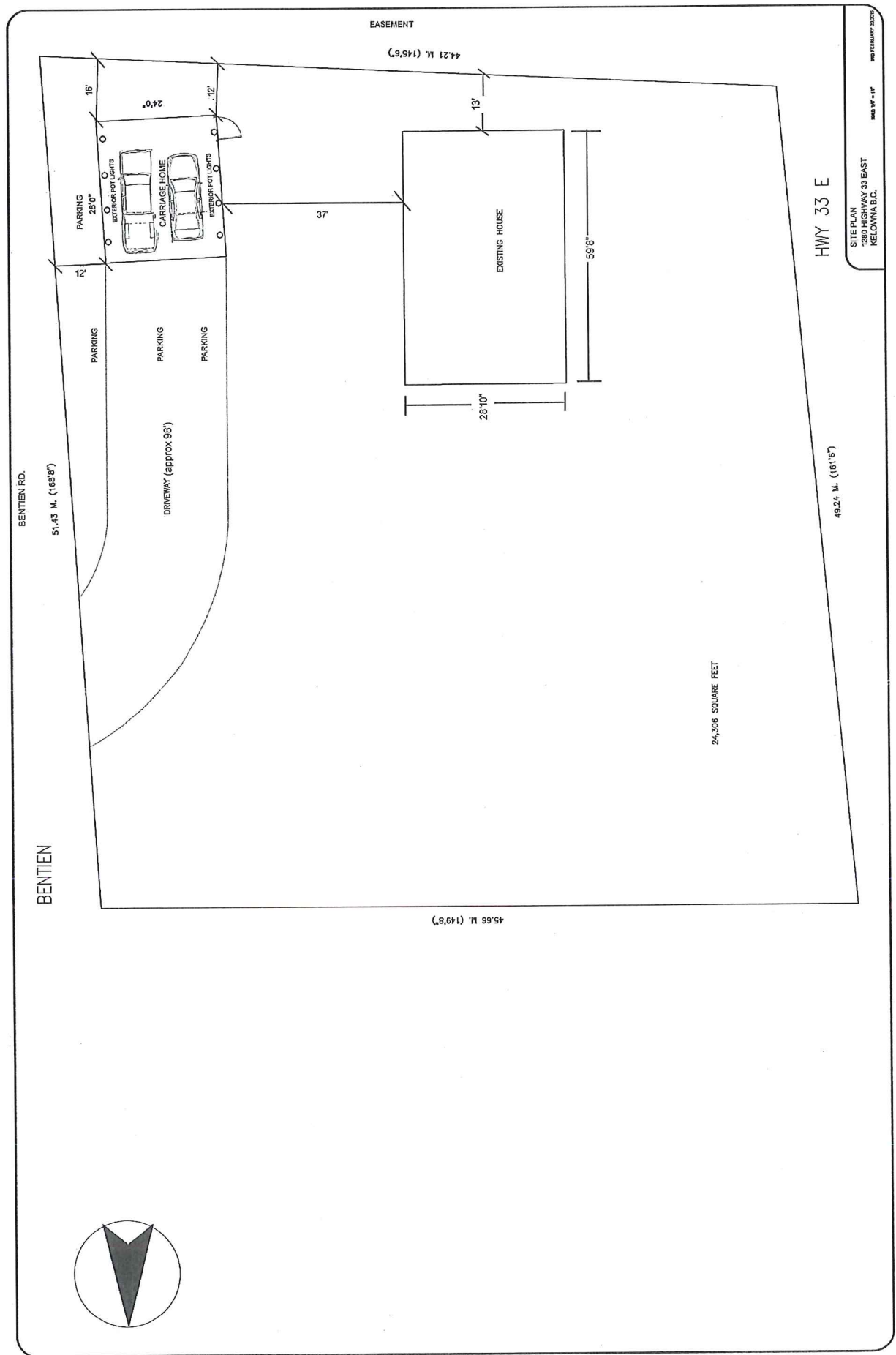
3. Sanitary Sewer.

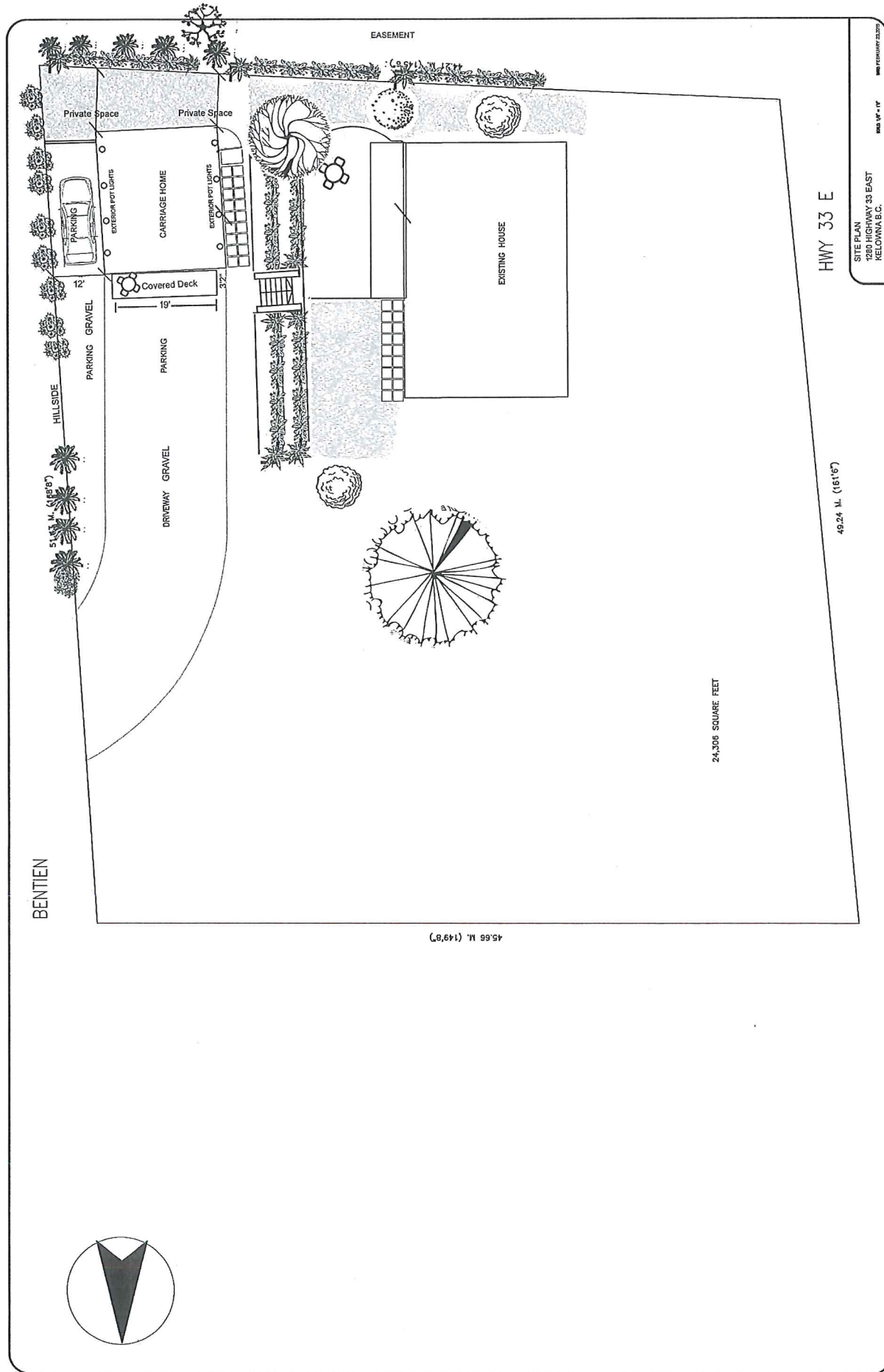
The subject property is serviced by the Municipal Wastewater collection system; this application does not trigger any charges or upgrades.



Steve Muenz, P.Eng.
Development Engineering Manager

B²



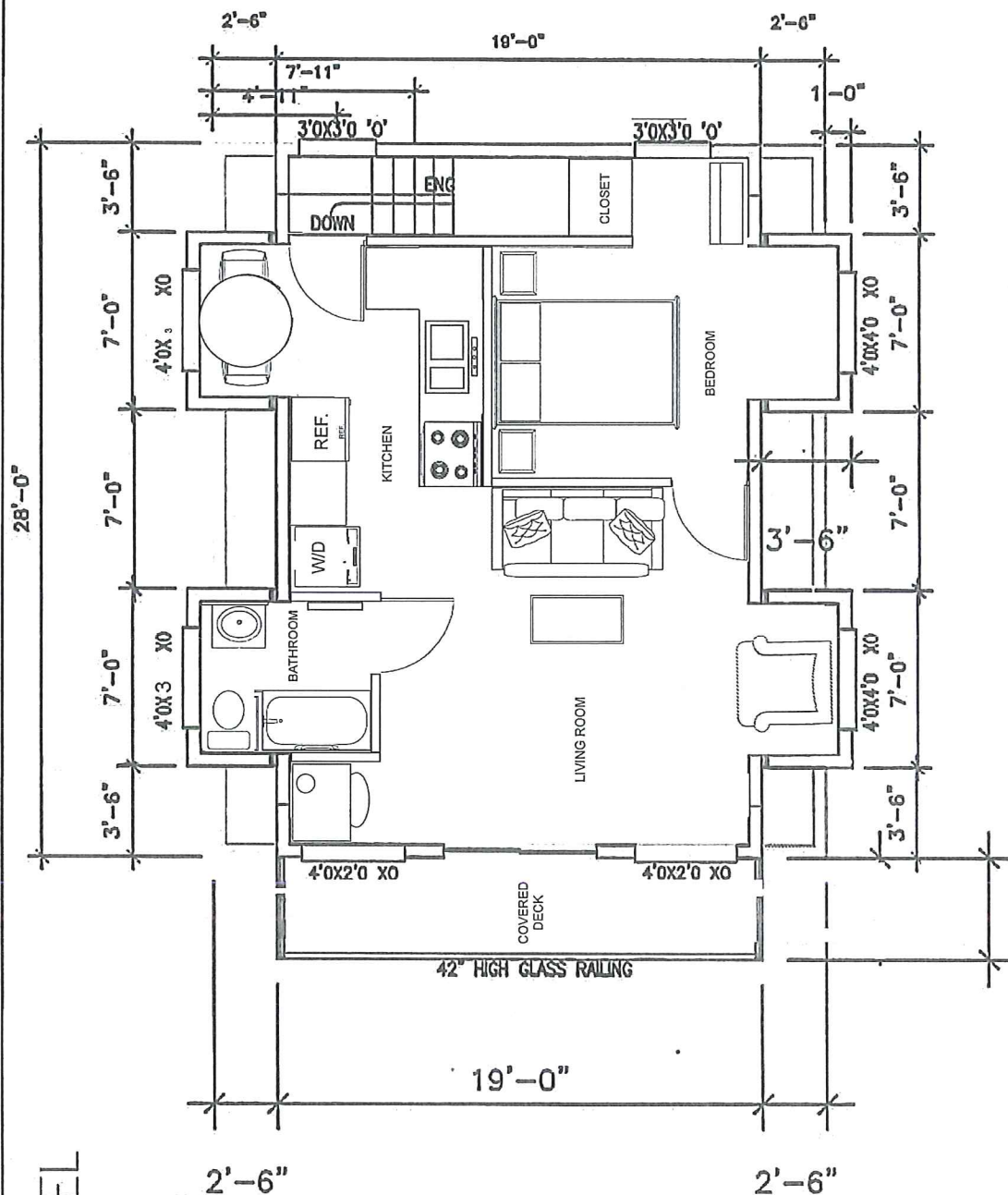


SITE PLAN
1280 HIGHWAY 33 EAST
KELOWNA B.C.

SCALE 1" = 10'

DATE: FEBRUARY 2020

UPPER LEVEL



[illegible]

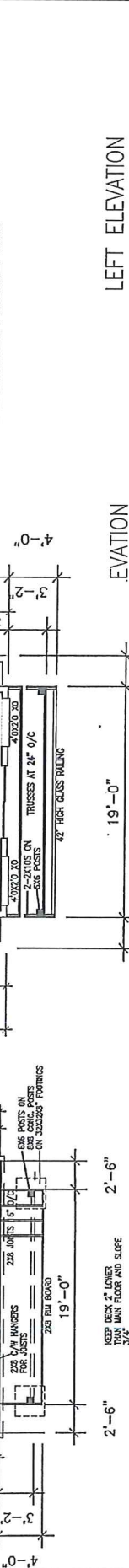
Plan shows addition of debt
all other notes are still applicable

July 25/11 J.F.

IMRE CSORBA GARAGE
DESIGNED/DRAWN BY GARRY NEUFELD
DECK ADDITION 07/18/2011
telephone 250-692-2020 email: garyneufeld@hotmail.ca
SCALE: 1/4" = 1'-0"
DATE: DECEMBER 20, 2010
PAGE 1 OF 2

UPPER LEVEL

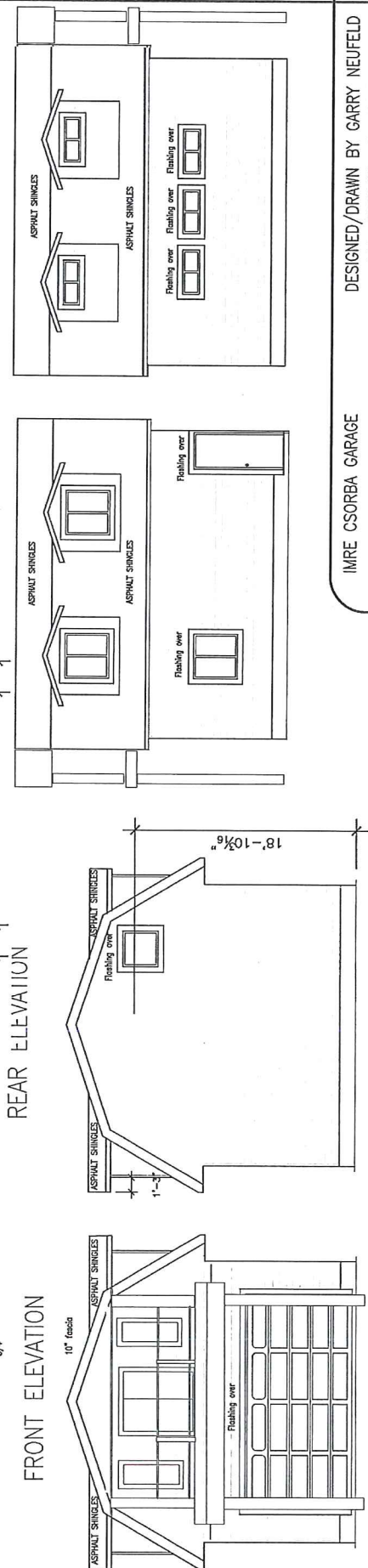
ROOF:
ASPHALT
TAB RIG



KEEP DECK 2" LOWER
THAN MAIN FLOOR AND SLOPE
3/4"

REAR ELEVATION

LEFT ELEVATION



DESIGNED/DRAWN BY GARRY NEUFELD

telephone 250-862-9399 email: g.neufeld@telus.net

SCALE: 1/4" = 10'

DATE: DECEMBER 28, 2010

CITY OF KELOWNA
BYLAW NO. 11095
Z15-0011 - Imre & Jennifer Csorba
1280 Hwy 33 E

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 B, Section 13, Township 26, ODYD, Plan 25650 located on 1280 Hwy 33 E, Kelowna, B.C., from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 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

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: May 6, 2015
File: 1810-80
To: City Manager
From: Alan Newcombe, Infrastructure Divisional Director
Subject: Memorial Parkade - Parkade Naming and Budget Update

Recommendations:

THAT . . . Council endorses, by resolution, “Memorial Parkade” as the formal name for use on the new parkade to be constructed at 1424 Ellis Street, as per this report from the Infrastructure Division Director, dated May 6, 2015.

AND FURTHER THAT . . . Council amend the 2015 Financial Plan Capital Budget approved for the Memorial Parkade project, from \$15,830,350 to \$19,247,850, with the increase funded from the Downtown Parking Reserve, as per this report from the Infrastructure Divisional Director, dated May 6, 2015.

Purposes:

To seek Council endorsement to formalize the name of the new parkade facility to be constructed on Ellis Street.

To provide Council an update on the financial status of the Memorial Parkade project and to seek Council endorsement to increase the budget.

Background re Parkade Naming:

To date, the project has been unofficially referred to as “Memorial Parkade” or “Ellis Parkade”. Prior to the start of construction it is recommended that the official name of the future facility be established. Council Policy No 343, the Civic Community Facility Naming Policy, outlines the naming criteria for community facilities. While the policy does not specifically address parking facilities, it provides good guidance for the types of names to be considered. Criteria include: respect civic identity, preserve any geographic, natural or physical features, preserve any historic or landmark connotation of particular significance to the area in which the facility is located, or for the City as a whole.

In addition to meeting the criteria in the policy, recent best practices in way-finding suggest that a well-known physical landmark should be used in the name to help guide residents to a facility (i.e. the “Library Parkade”).

The parkade is being built on an existing surface parking lot immediately south of Memorial Arena. Memorial Arena is a recognized community landmark and recreational facility. The surface parking is referenced as the “Memorial Arena Lot” on parking maps, including the city website.

Additionally, the name “Memorial Parkade” was used as the primary reference for the facility in the loan authorization bylaw (Bylaw No 10742) adopted to help fund construction of the parkade.

Last summer, staff discussed potential names with the Kelowna Museums Society and with staff of the Cultural District. A number of names were proposed and evaluated relative to geographical and suitability reasons in accordance with the Civic Community Facility Naming Policy. Based on this initial feedback, consultation was then conducted with the Royal Canadian Legion and Veterans Affairs regarding the possibility of using “Memorial” in the official name of the parkade. These groups confirmed their support.

Background re Parkade Funding:

The original proposal for the Memorial Parkade is that it would accommodate approximately 438 stalls (410 of which would be dedicated to serving weekday office daytime hour use by the new Interior Health Authority (IHA) office building being developed at Ellis and Doyle). The Memorial Parkade also includes two levels of office space on the Ellis Street frontage to accommodate City staff when the lease expires on the current space at the Central Green property.

The Okanagan Centre for Innovation (OCI) office building project, currently under development at 460 Doyle Avenue, generates an off-street parking requirement of 128 stalls. In order to maximize the parking potential of the Memorial Parkade site and take advantage of the cost efficiencies of a project already under development, the original 438 stall design of the facility has been amended per Council direction in 2014 to accommodate an additional 128 stalls, for a total of 566 stalls.

Although the 128 additional stalls required in this area to support the OCI project will be constructed as part of the Memorial Parkade project, any monthly parking permits for patrons of the OCI facility will be provided within the Library Parkade to ensure public parking availability is maintained in both parkades.

The stall breakdown for the new Memorial Parkade is estimated as follows:

General Public parking (including 6 accessible stalls)	139
Interior Health Authority staff parking (Mon-Fri 6am-6pm)	380
Interior Health Authority designated parking (24/7 Reserved)	30
City of Kelowna fleet vehicle parking (Bylaw Services, etc)	17
<hr/> Total (stalls)	<hr/> 566

By providing 139 public stalls within the Memorial Parkade, the 139 stalls that will be lost with closure of the existing surface parking lot are fully replaced when construction is complete.

The schedule for the Memorial Parkade is for completion by the end of July 2016, coordinated with the completion of the IHA building. The detail design for the Memorial Parkade project is complete and the City is scheduled to invite tenders on the project in May. Construction will start in September and will take approximately 11 months.

Financial/Budgetary Considerations:

The estimated cost of a 566 stall Memorial Parkade, including contingencies, is \$19,247,850. The current approved budget for the project is \$15,830,350. The difference of \$3,417,500 to pay for the costs of the additional 128 stalls will be funded from the Downtown Parking Reserve.

Internal Circulation

Divisional Director, Communications & Information Services
Divisional Director, Community Planning & Real Estate
Divisional Director, Corporate & Protective Services
Director, Financial Services
Director, Real Estate
Manager, Cultural Services
Manager, Park & Building Projects
Manager, Parking Services
Manager, Strategic Land Development

Considerations not applicable to this report:

Existing Policy
Legal/Statutory Procedural Requirements
Personnel Implications
Alternate Recommendation
Legal/Statutory Authority:
External Agency/Public Comments:

Submitted by:

A. Newcombe
Divisional Director, Infrastructure

Approved for inclusion:

R. Mattuissi

cc: Divisional Director, Communications & Information Services
Divisional Director, Community Planning & Real Estate
Divisional Director, Corporate & Protective Services
Director, Financial Services
Director, Real Estate
Manager, Cultural Services
Manager, Park & Building Projects
Manager, Parking Services
Manager, Strategic Land Development

MEMORIAL PARKADE

Parkade Name & Budget Update



PURPOSE

- ▶ Naming the parkade
- ▶ Background summary
- ▶ Update on financial status of project
- ▶ Budget Amendment

PARKADE NAME

- ▶ Currently referred to as '*Ellis*' or '*Memorial*'
- ▶ Existing lot is '*Memorial Arena Lot*'

PARKADE NAME

- ▶ Currently referred to as '*Ellis*' or '*Memorial*'
- ▶ Existing lot is '*Memorial Arena Lot*'
- ▶ Council Policy 343 —▶ *Civic Community Facility Naming Policy*
 - ▶ Doesn't include parkades
 - ▶ But does provide guidance for naming (e.g. geographic, historic or cultural relevance)

PARKADE NAME

- ▶ Currently referred to as '*Ellis*' or '*Memorial*'
- ▶ Existing lot is '*Memorial Arena Lot*'
- ▶ Council Policy 343
- ▶ Loan Bylaw 10742 —▶ 'Memorial Parkade'

PARKADE NAME

- ▶ Currently referred to as '*Ellis*' or '*Memorial*'
- ▶ Existing lot is '*Memorial Arena Lot*'
- ▶ Council Policy 343
- ▶ Loan Bylaw 10742
- ▶ Consultation —————▶
 - ▶ Kelowna Museums Society
 - ▶ Cultural District staff
 - ▶ Royal Canadian Legion
 - ▶ Veterans Affairs

PARKADE NAME

► Recommendation

Endorse “Memorial Parkade” as the formal name for the new parkade at 1424 Ellis St.

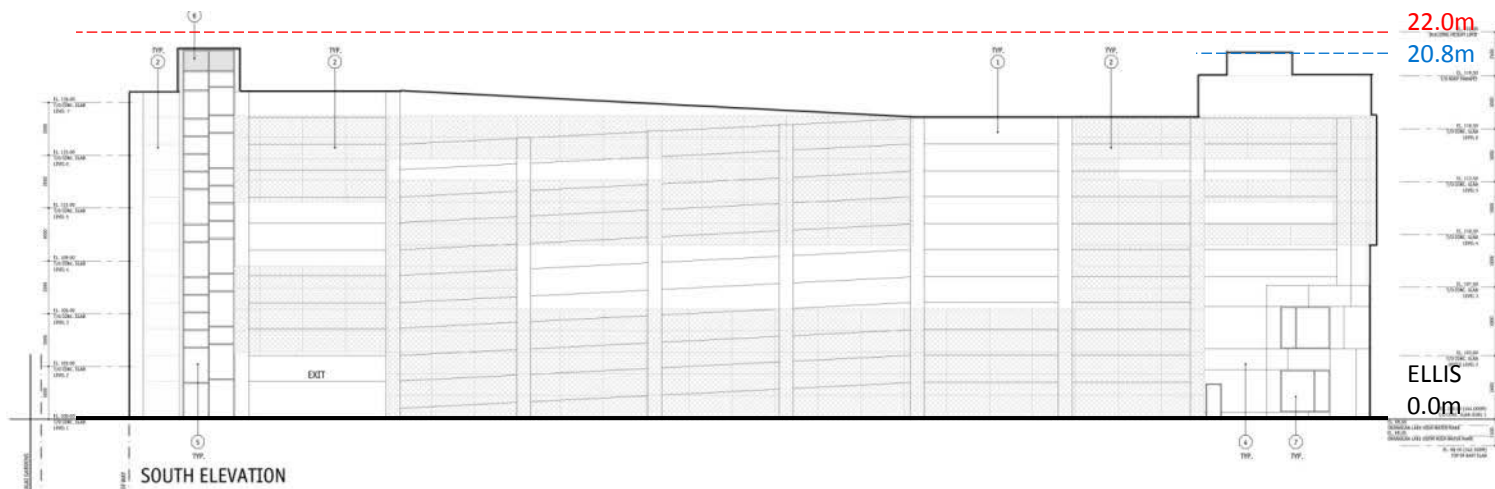
PROJECT UPDATE

- ▶ 566 stalls proposed
- ▶ 410 dedicated to IHA for workday use
- ▶ 2 floors on Ellis for City office space



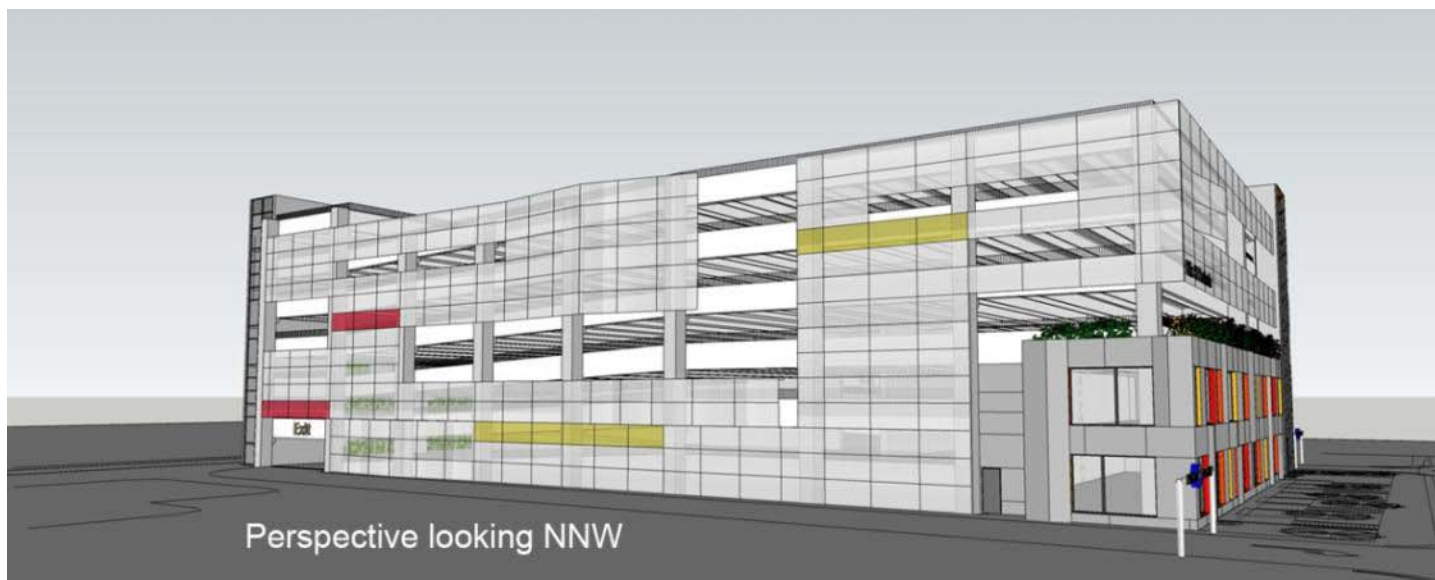
PROJECT UPDATE

568 stalls
6.5 stories
20.8m



PROJECT UPDATE

568 stalls
6.5 stories
20.8m



Perspective looking NNW

PROJECT BUDGET

	<u>MEMORIAL PARKADE</u>
Updated cost estimate	\$ 19,247,850
Current budget	\$ 15,830,350
NET	<u>(\$ 3,417,500)</u>

PROJECT BUDGET

- ▶ Recommendation
- ▶ *“Amend the 2015 Financial Plan for the Memorial Parkade project from \$15,830,350 to \$19,247,850, funded from the Downtown Parking Reserve”.*

Q & A



REPORT TO COUNCIL



Date: May 11, 2015
RIM No. 1240-30
To: City Manager
From: Urban Planning Department (AC)
Application: DP14-0256
Owner: City of Kelowna
Address: 1435 Water Street (Ellis St Parkade)
Applicant: Jim Meiklejohn - Meiklejohn Architects
Subject: Development Permit
Existing OCP Designation: EDINST - Educational / Major Institutional
Existing Zone: P1 - Major Institutional

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP14-0256 for the property legally known as Lot A, District Lot 139, ODYD, Plan 5438, located on 1435 Water Street, Kelowna, BC., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;

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

2.0 Purpose

To consider a Development Permit regarding the form and character of the proposed Ellis Street Parkade.

3.0 Urban Planning

Staff are supportive of the proposal, as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. When the City of Kelowna and Interior Health started investigating the opportunity to co-locate some of Interior Health's community services and programs, a list of criteria that would make the project a success in the Downtown Urban Centre was created. Some of the criteria included cost, timing, location, parking and transit accessibility. The majority of stalls will serve the employees of the new Interior Health Building and the City offices located on the first and second floors of the new parkade building.

To ensure a high quality urban environment, significant ground level office space is designed into the parkade along Ellis Streets. The municipal offices currently located at the 'Bruckal' building are planned to be transferred to the Ellis Street parkade. The bruckal building will be demolished with the development of the Central Green site. This office space works toward making the street a more pedestrian friendly space and contributes to enhancing the commercial / retail viability of Ellis Street near Doyle Avenue. The high quality finishing will ensure that the parkade expansion is a positive addition to the downtown core.

Due to the timing of parkade construction - to coordinate with the IHA building, some site planning details will be addressed at a later date. The City is currently performing a planning exercise called 'Civic Block' that will look at future pedestrian connections and design options around the old RCMP building, memorial arena, the art walk and the surrounding precinct. This plan will include consideration for how the future space between the Ellis Street Parkade, Kasugai Gardens, and the potential transit security building will function. Figure 1 shows where the potential (if funded) transit security building could be located.

Proposal

3.1 Project Description

The Ellis Street Parkade proposal is designed for 568 parking stalls and 484 m² of City office space. The building form has been derived from the pre-cast structure which ramps from floor to floor at three degrees for the maximum amount of stalls and no wasted space solely dedicated to circulation. The offices on the first and second floor are located directly along Ellis Street and provide an active street front with a detailed facade. The offices are clad in a textured architectural

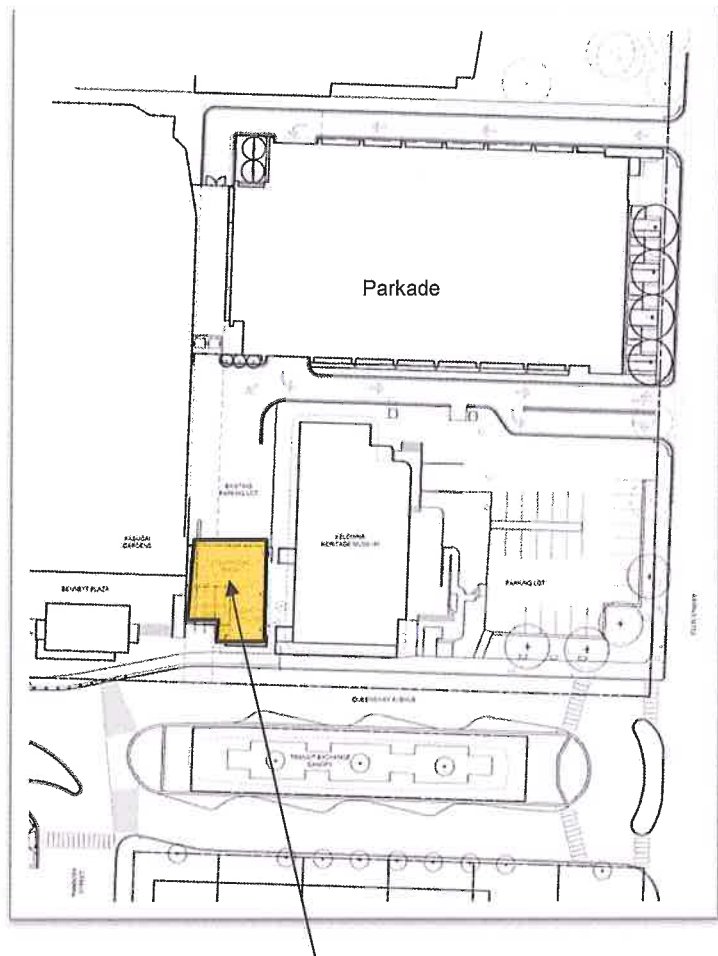


Figure 1: Potential Transit Security Building.

concrete that responds to the structure itself along with the surrounding buildings and Stuart Park. The landscaping will allow the site to maintain the tree line along Ellis Street and provide a pedestrian interaction with the building. The offices are separated from the rest of the building with continuous void which provides relief from the vertical scale of the building along Ellis Street. The cladding is oriented horizontally to pull the form back down to the ground and accent the length of the building. The shape and voids in the cladding are also oriented horizontally. The material is an expanded, large scale, aluminium mesh that is light weight and sturdy which will provide sun shading, security, low maintenance, visual interest, and allow for plant growth on the west facade of the building which borders Kasugai Gardens. The vertical circulation spaces have been detailed with continuous glazing to provide visual security which will glow at night as a vertical “lantern”.

3.2 Site Context

The subject property is located on Ellis Street adjacent to Kasugai Gardens, Memorial arena, and the Kelowna museum.

Subject Property Map: 1435 Water Street



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P1 ZONE REQUIREMENTS	PROPOSAL
	Development Regulations	
Height	22.0 m / 6 storeys	21.0 m / 6 storeys
Front Yard (Ellis St)	6.0 m	6.0 m
Side Yard (Doyle Ave)	6.0 m	61.9 m

Zoning Analysis Table		
CRITERIA	P1 ZONE REQUIREMENTS	PROPOSAL
Side Yard (Queensway Ave)	6.0 m	58.4 m
Rear Yard (Water St)	7.5 m	126.4 m
Site coverage of buildings	50 %	~40%
Floor Area Ratio	2.0	~1.3
Other Regulations		
Minimum Bicycle Parking Requirements	Class 1: 2 bikes Class 2: 4 bikes	Class 1: 2 bikes Class 2: 4 bikes

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

5.1.1 Urban Design Development Permit Areas (Chapter 14) - Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Downtown Considerations

- Articulate the street façade in a vertical rhythm that is consistent with the traditional subdivision pattern (i.e., maintain the character of narrow buildings and storefronts through changing materials, patterns, reveals, setbacks, façade portions, or design elements to maintain façade widths);
- Incorporate a level of detailing that conveys a sense of craftsmanship consistent with the era in which original downtown buildings were built (i.e., incorporate architectural features such as quoins, traditional brick patterns, pediments, keystones, recessed entrances, etc.);
- Windows should be set back from the building face (as opposed to flush) and include headers and sills;

- Windows at street level should keep the sills low for displays of retail goods and for high visibility into interior spaces;
- Upper floor windows should have vertical proportions where the height is at a minimum, 1.5 times the width;
- Brick and cut stone are preferred building materials, where appropriate. Materials should emulate a range of colours found on prominent buildings located Downtown;
- Incorporate high quality signage utilizing traditional size, style, fonts and design. Prominent and colourful signage creating a rich visual character is encouraged, however, illuminated signs in fluorescent colours are discouraged.

5.0 Technical Comments

5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Guards (non climbable) are required for all exit stair shafts. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility etc
- Washroom requirements for base building are to be addressed in the building permit application.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- See attached.

5.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Section 5.9 of the Fire and Life Safety Bylaw 10760 pertaining to Construction Sites shall be included.
- A visible Ellis Street address is required to be posted.
- A fire safety plan as per section 2.8 BCFC is required prior to occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. The fire safety plan shall be reviewed by the fire department.
- Fire Department access is to be met as per BCBC 3.2.5.6, from Ellis Street to the building so that should there be a car fire in the parking garage, the fire department apparatus can respond appropriately.
- Fire Department steel lock box is required by the fire dept. entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna, is the approved supplier for flush mount lock boxes.
- All pertinent requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Should the Fire alarm system be monitored by an agency meeting the CAN/ULC S562 Standard and a copy of the agencies certification shall be attached to the Fire Safety Plan.
- The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - please ensure this is possible and that the FD connection is clearly marked and visible from the street.

6.0 Application Chronology

Date of Application Received: December 16th 2014

Report prepared by:

Adam Cseke, Planner

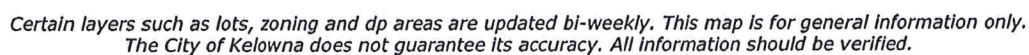
Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map
Development Engineering Memo
DP14-0256



ELLIS ST PARKADE DESIGN RATIONAL

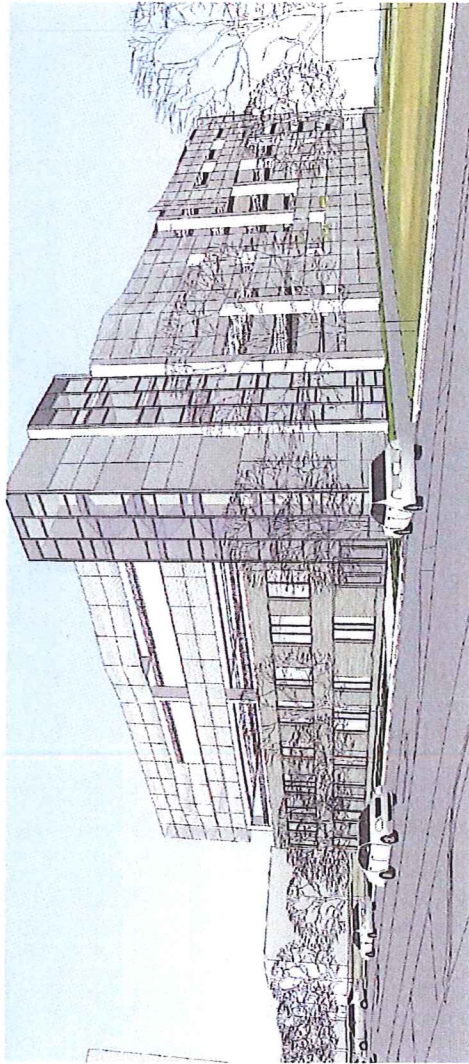
The Ellis St Parkade is designed to meet the program requirements defined and provided by the City of Kelowna. The majority of the parking stalls will serve the employees of the new Interior Health Building and the new City offices located on the first and second floors of the new parkade building. The Building footprint is constrained by the required six meter setback on the East boundary of the site which directly borders Ellis St and the Right of Way located near the West section of the site which borders Kasugai Gardens.

The building form has been derived from the pre-cast structure which ramps from floor to floor at three degrees which allows for the maximum amount of stalls and no wasted space solely dedicated to circulation. The offices at the first and second floor along Ellis St are located directly adjacent to Ellis St and provide an active street front with a detailed facade, windows and entry doors. The offices are clad in a textured architectural concrete that responds to the structure itself along with the surrounding buildings and Stuart Park. The landscaping will allow the site to maintain the tree line along Ellis and pedestrian access and interaction with the building. The offices are separated from the rest of the building with a continuous void which provides relief from the vertical scale of the building along Ellis St.

The cladding has been orientated horizontally to pull the form back down to the ground and accent the length of the building. The shape and voids in the cladding are also orientated horizontally. The material is an expanded, large scale, aluminum mesh that is light weight and sturdy which will provide sun shading, security, low maintenance, visual interest and allow for plant growth on the West facade of the building which borders Kasugai Gardens.

The vertical circulation spaces have been detailed with continuous glazing to provide visual security which will glow at night as a vertical "lantern". CEPTED principals have been used throughout the building to provide safety to the occupants.

ELLIS STREET PARKADE CITY OF KELOWNA



1435 WATER STREET, KELOWNA

LEGAL PARCELA (BEING A CONSOLIDATION OF LOTS 1 AND 2 SEEC62747117) DISTRICT LOT 139 ODVD PLAN K4P57837

ISSUED FOR DEVELOPMENT PERMIT 2014-12-03

ARCHITECTURAL



233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
CONTACT: COLIN CRABBE

STRUCTURAL

READ JOHNS CHRISTOFFERSON LTD.

SUITE 300, 1285 WEST BROADWAY
VANCOUVER, B.C.
V6H 3B8
TEL: 604.738-0048
CONTACT: JEFF CORBETT, P.ENG.

MECHANICAL

ROCKY POINT ENGINEERING

#200 - 595 K.L.O. ROAD
KELOWNA, B.C.
V1Y 6N2
TEL: 250.763.3759
CONTACT: MIRKO SILVAR

ELECTRICAL

JARVIS ENGINEERING CONSULTANTS

1071 PARET CRESCENT
KELOWNA, B.C.
V1Y 4J9
TEL: 250.764.6880
CONTACT: ROGER HEBERT

No.	Date	Revised
1	JANU 12/04	ISSUED DEVELOPMENT PERMIT
2	JANU 12/04	ISSUED DEVELOPMENT PERMIT



Project Name
ELLIS STREET
PARKADE



Consultant's Seal



Professional Engineer's Seal	Professional Engineer's Name

Revised Date
COVER

Sheet Number
A0.00

[illegible][illegible]

Sl. No.	Date	Remarks
1	2011-12-04	PALEO 04/12/05/2011
2	2011-12-11	PALEO 04/12/05/2011

TRUE NORTH

ELLIS STREET
PARKADE



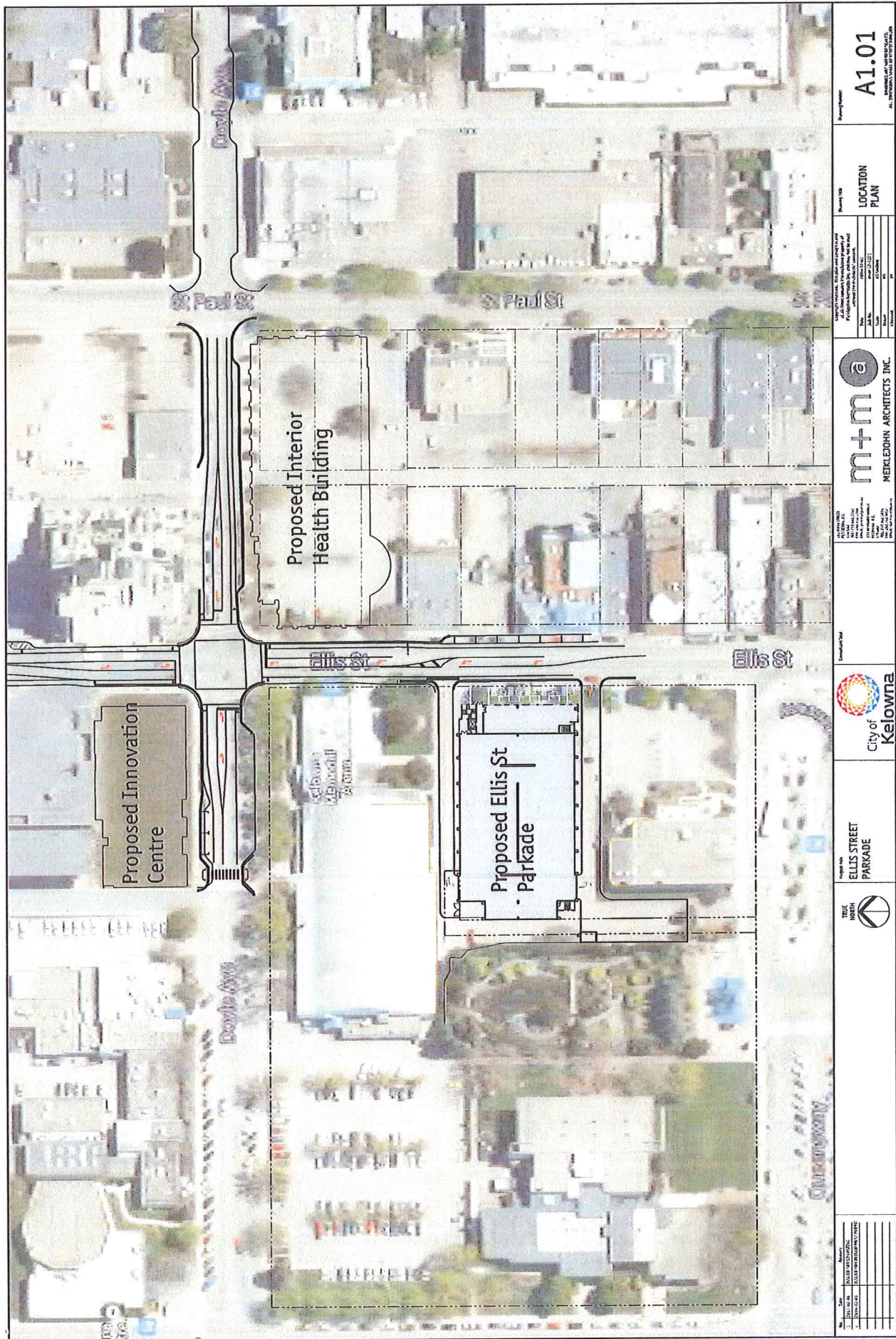
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MEIKLEJOHN ARCHITECTS INC.

State	08 Dec 12 del
Job No.	08-00 22-1237
Scale	A5 Cr1200
Sheet	44

REVIEW

A0.01



No.	Date	Revisions
1	2014-04-04	Initial Design
2	2014-04-04	Final Design
3	2014-04-04	Final Design
4	2014-04-04	Final Design
5	2014-04-04	Final Design
6	2014-04-04	Final Design
7	2014-04-04	Final Design
8	2014-04-04	Final Design
9	2014-04-04	Final Design
10	2014-04-04	Final Design



ELLIS STREET PARKADE

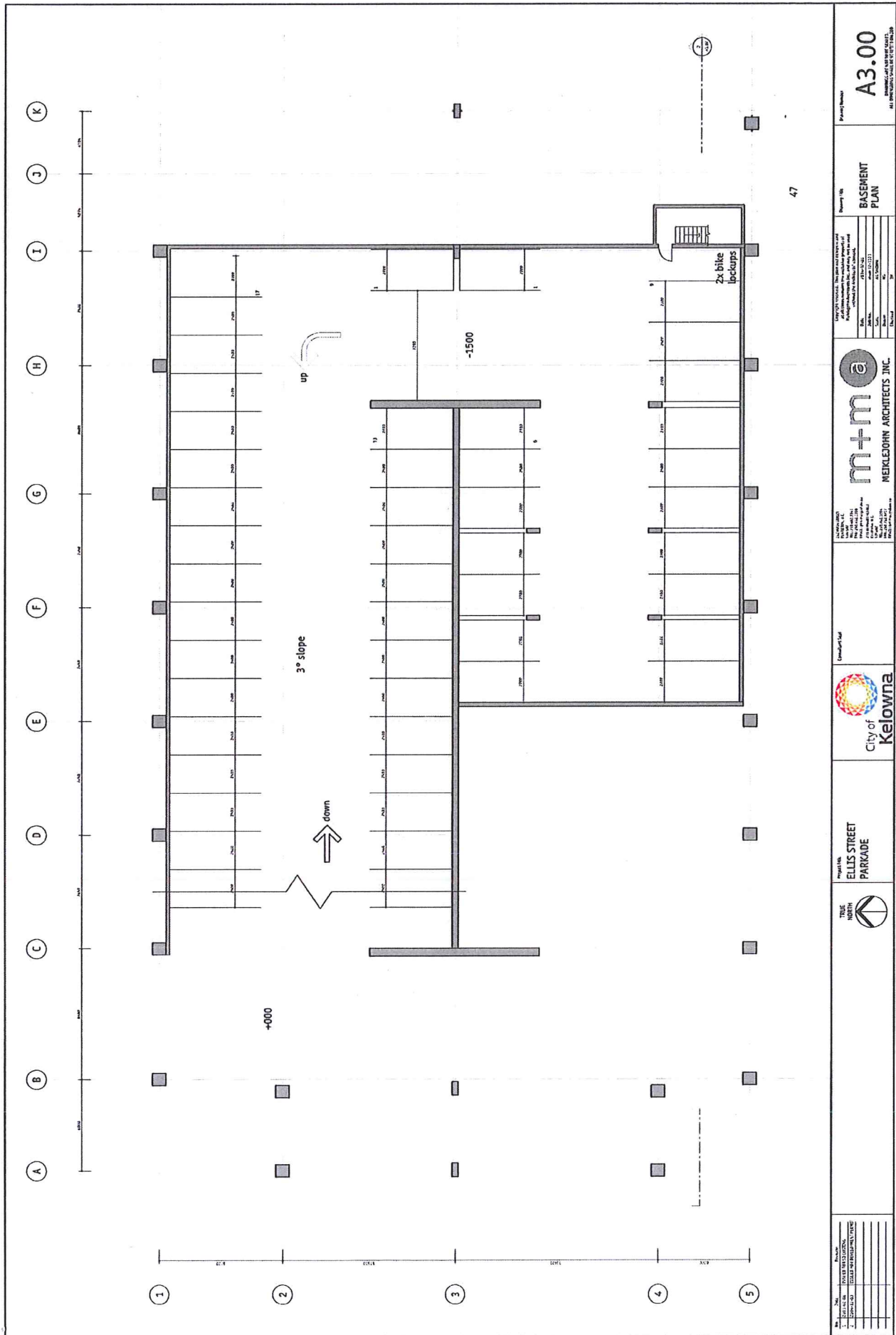


City of Kelowna



LOCATION PLAN

A1.01



NO.	DATE	DESCRIPTION
1	2014.12.16	ISSUED FOR PERMIT
2	2015.01.14	REVISED PER CITY COMMENTS
3	2015.01.14	REVISED PER CITY COMMENTS
4	2015.01.14	REVISED PER CITY COMMENTS
5	2015.01.14	REVISED PER CITY COMMENTS

THE NORTH

ELLIS STREET PARADE

City of Kelowna

City of Kelowna

City of Kelowna

m+m

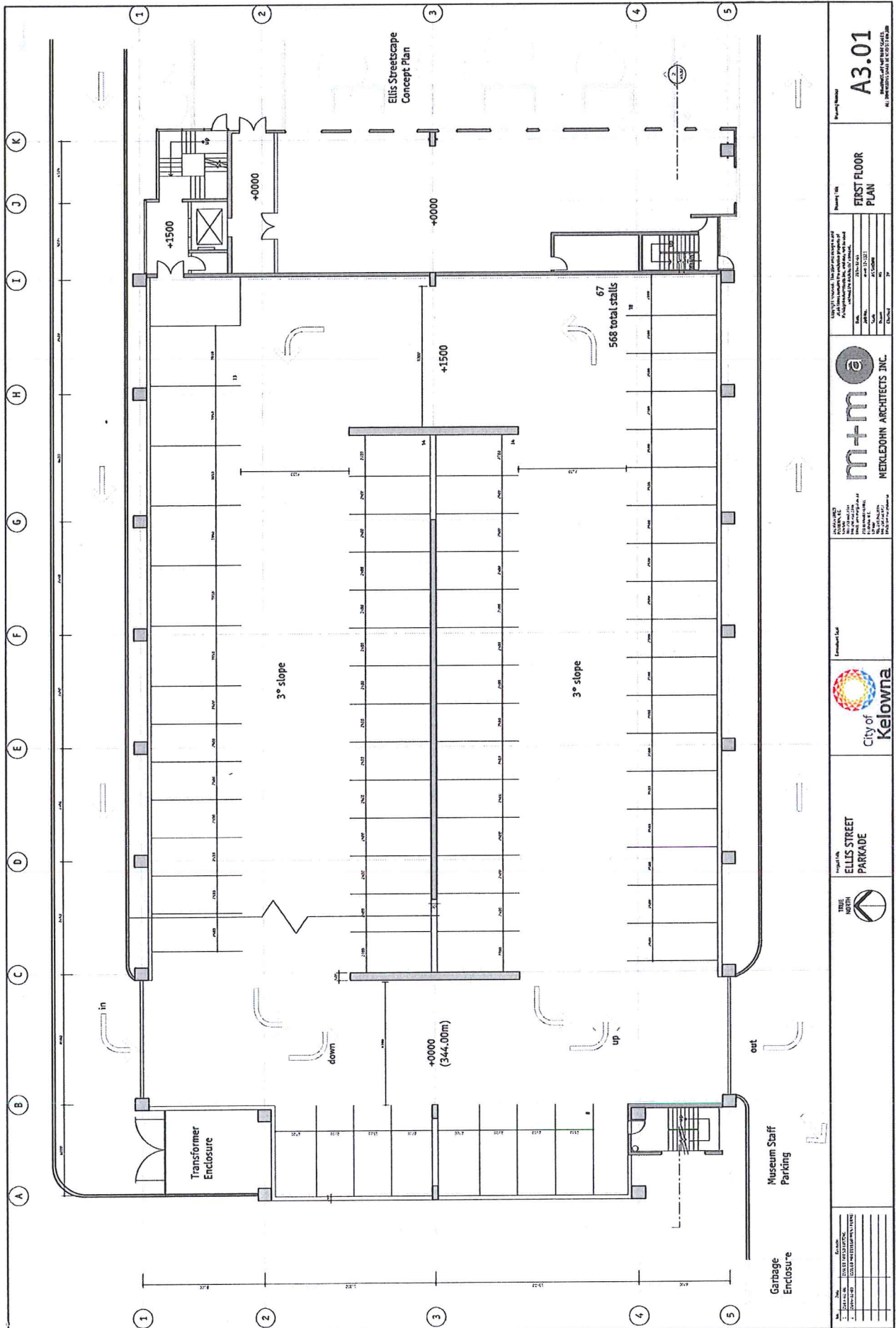
MEKLEJOHN ARCHITECTS INC.

Basement Plan

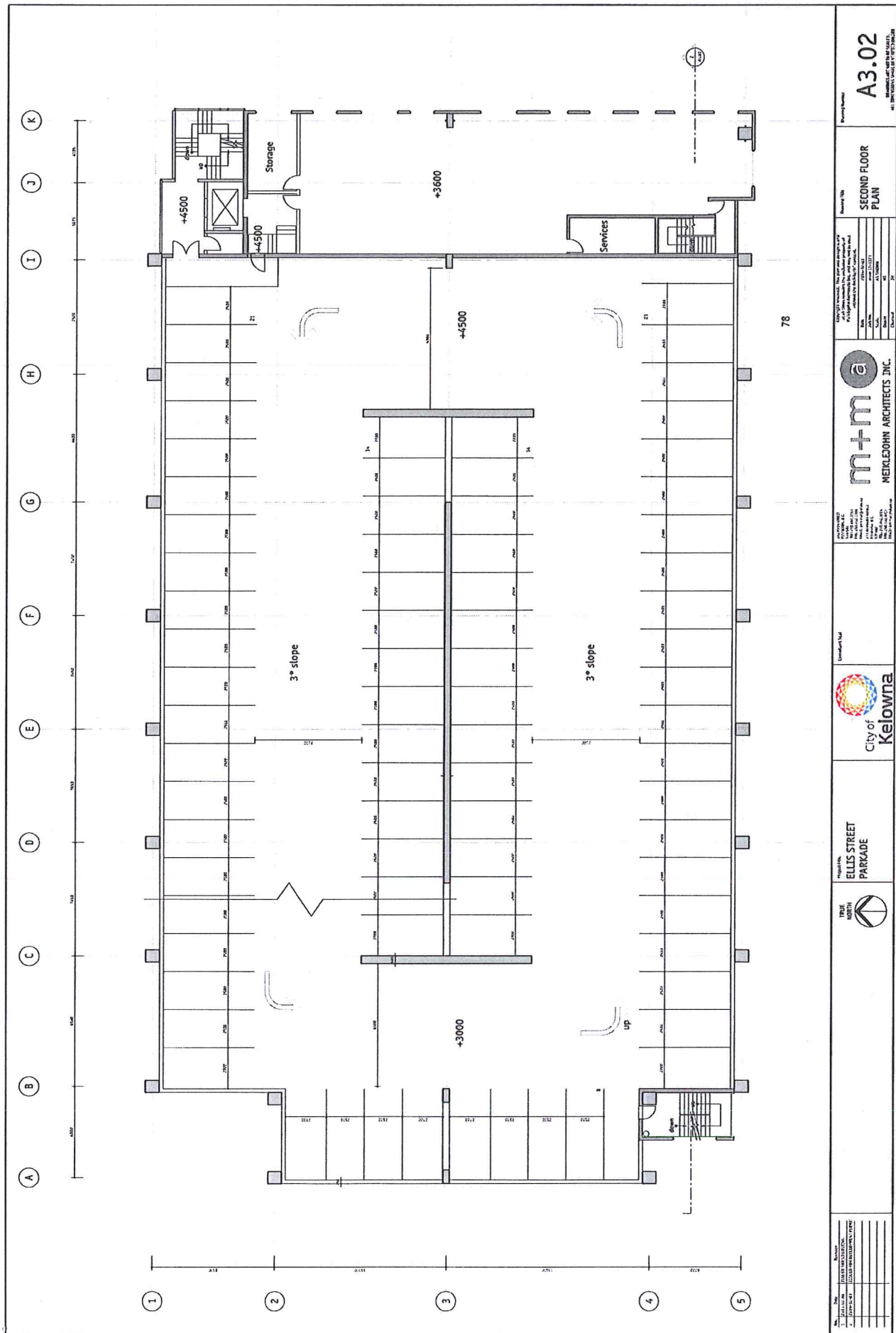
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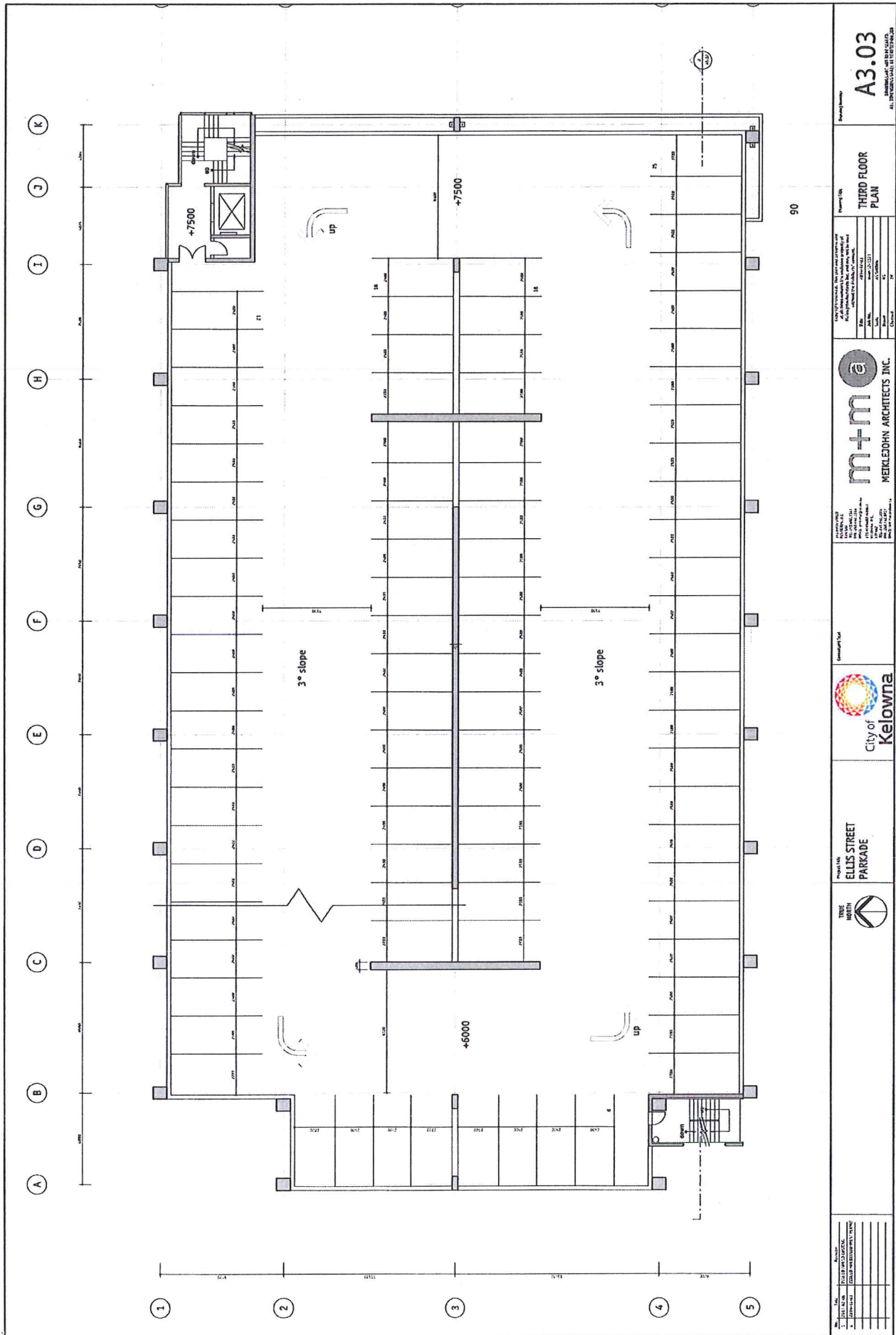
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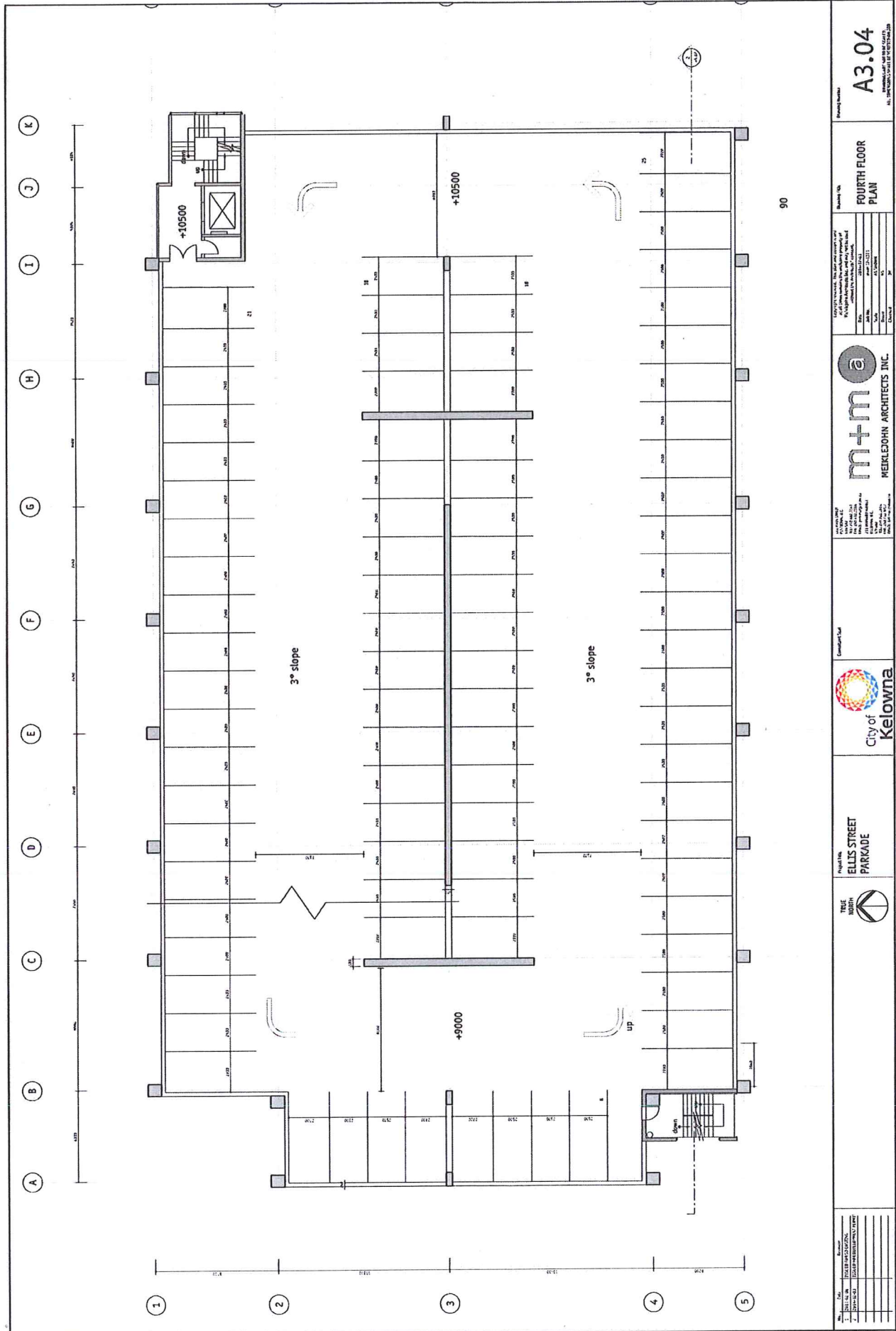
Basement Plan



<p>Project Name A3.01</p>	<p>Project Number FIRST FLOOR PLAN</p>	<p>Client City of Kelowna</p>	<p>Architect m+m MERLEIGH ARCHITECTS INC.</p>	<p>Project Location ELLIS STREET PARKADE</p>	<p>Scale 1:100</p>	<p>Revision 1.0</p>
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Sheet No.	Project Name	Scale
404	FOURTH FLOOR PLAN	1/8" = 1'-0"
405	FOURTH FLOOR PLAN	1/8" = 1'-0"
406	FOURTH FLOOR PLAN	1/8" = 1'-0"
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THE NORTH

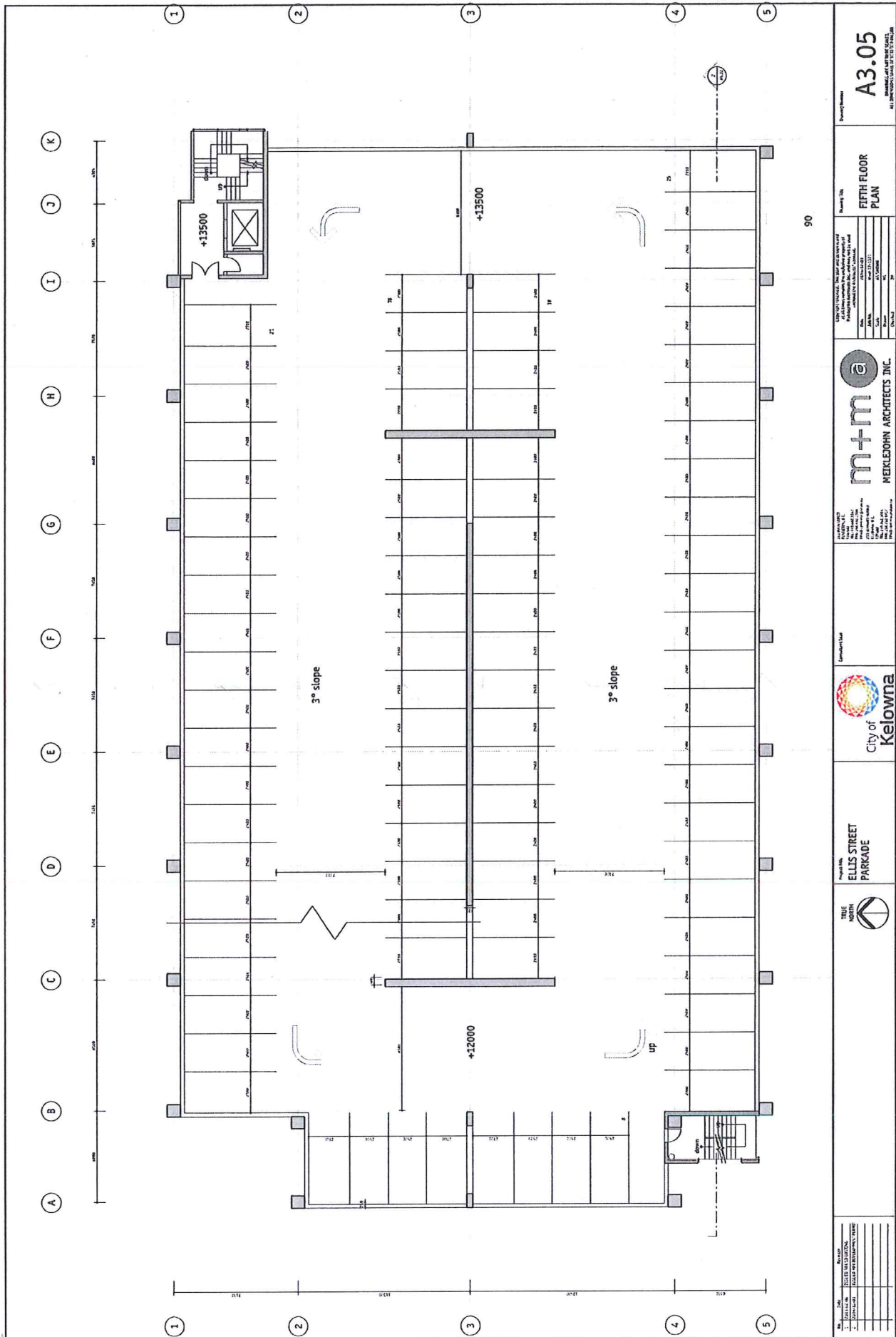
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 ELLIS STREET
 PARADE
 City of Kelowna
 Consultant's Seal

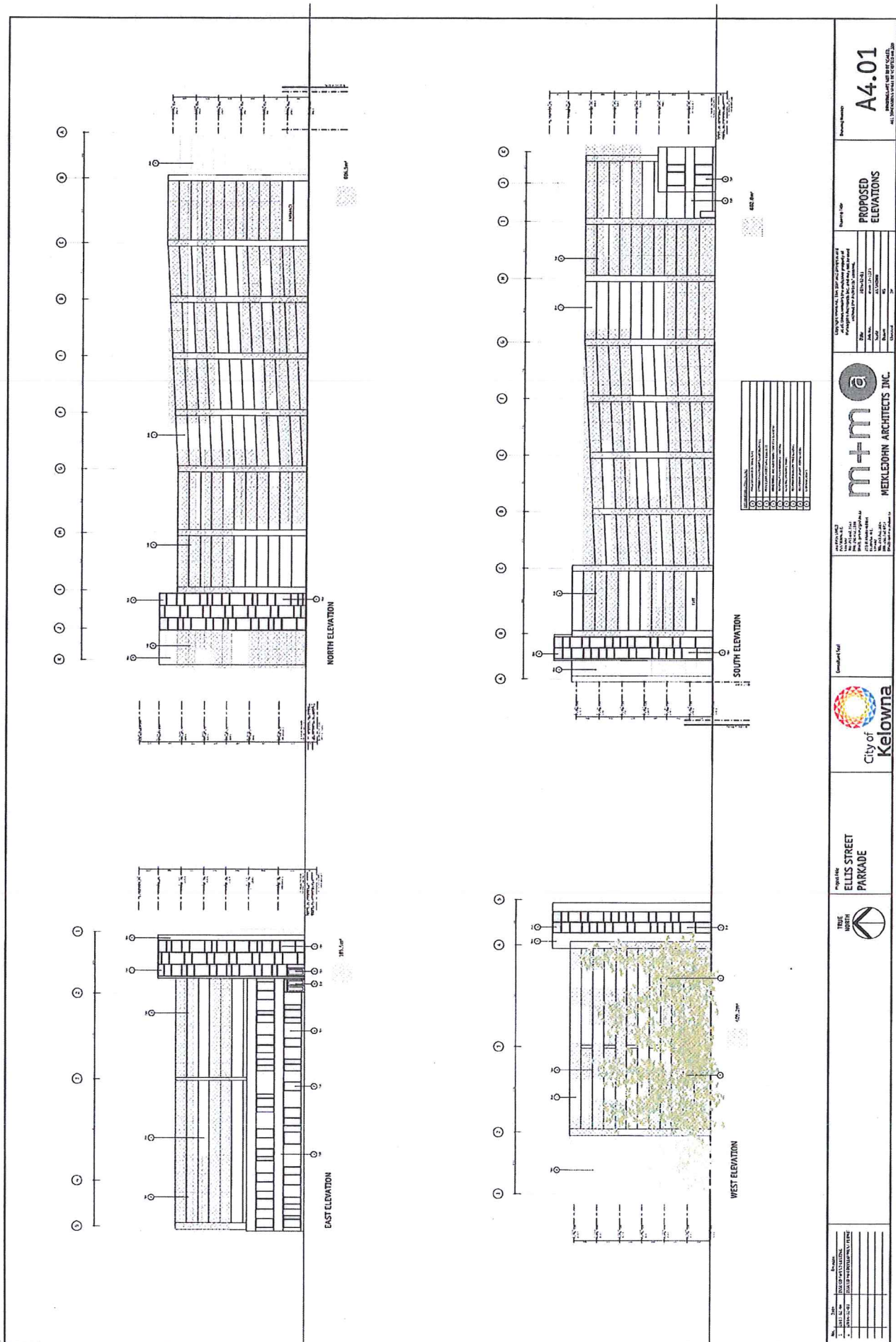

Project No. 404
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 City of Kelowna
 Consultant's Seal

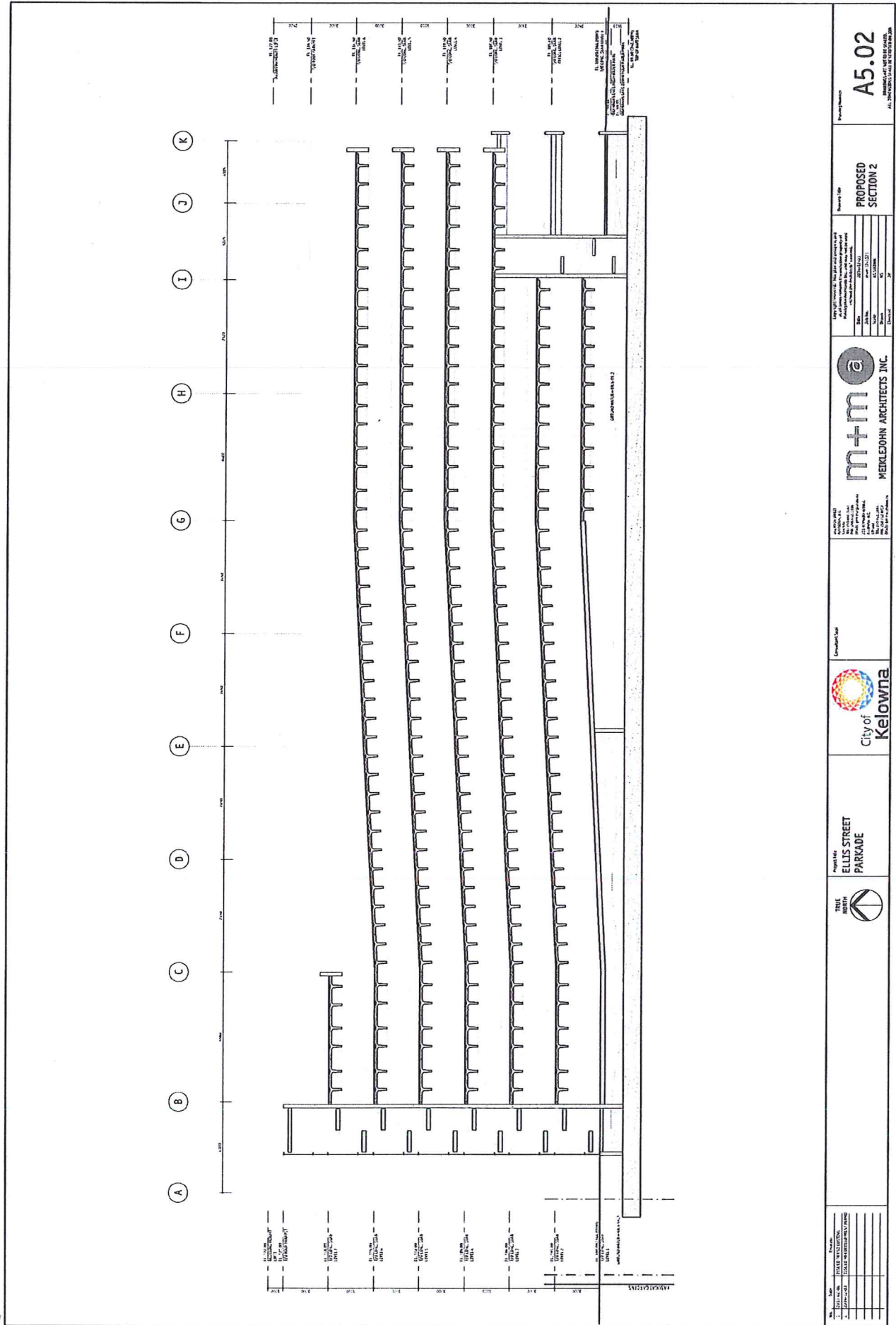

Project No. 404
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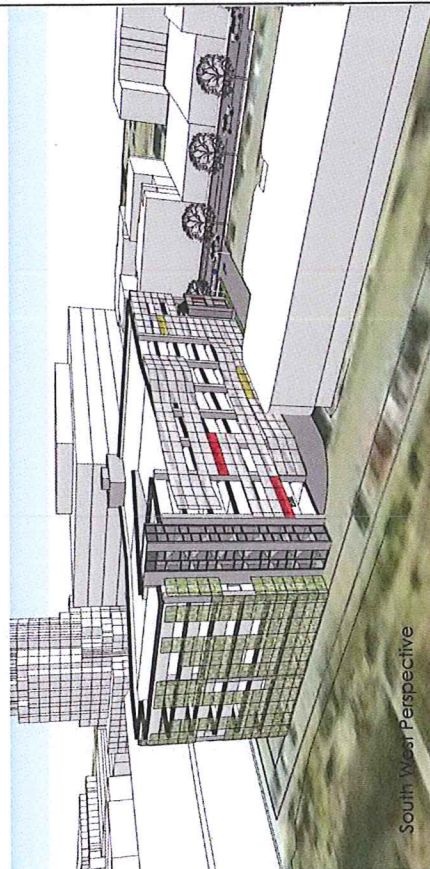
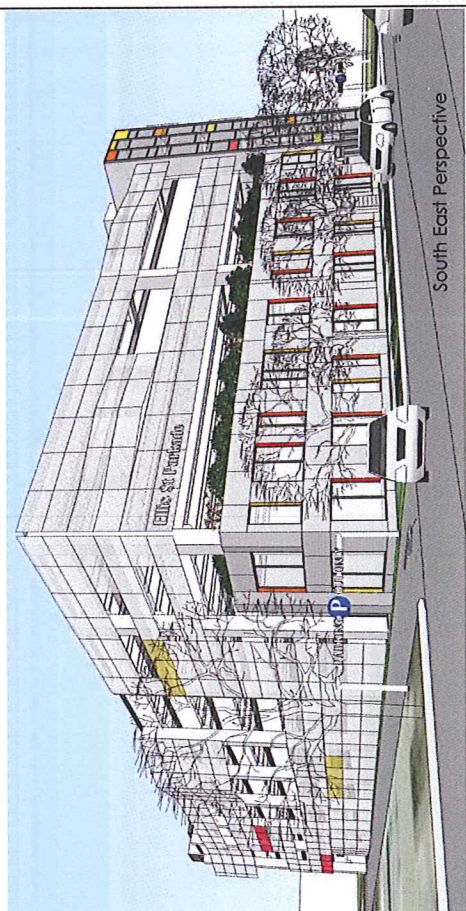
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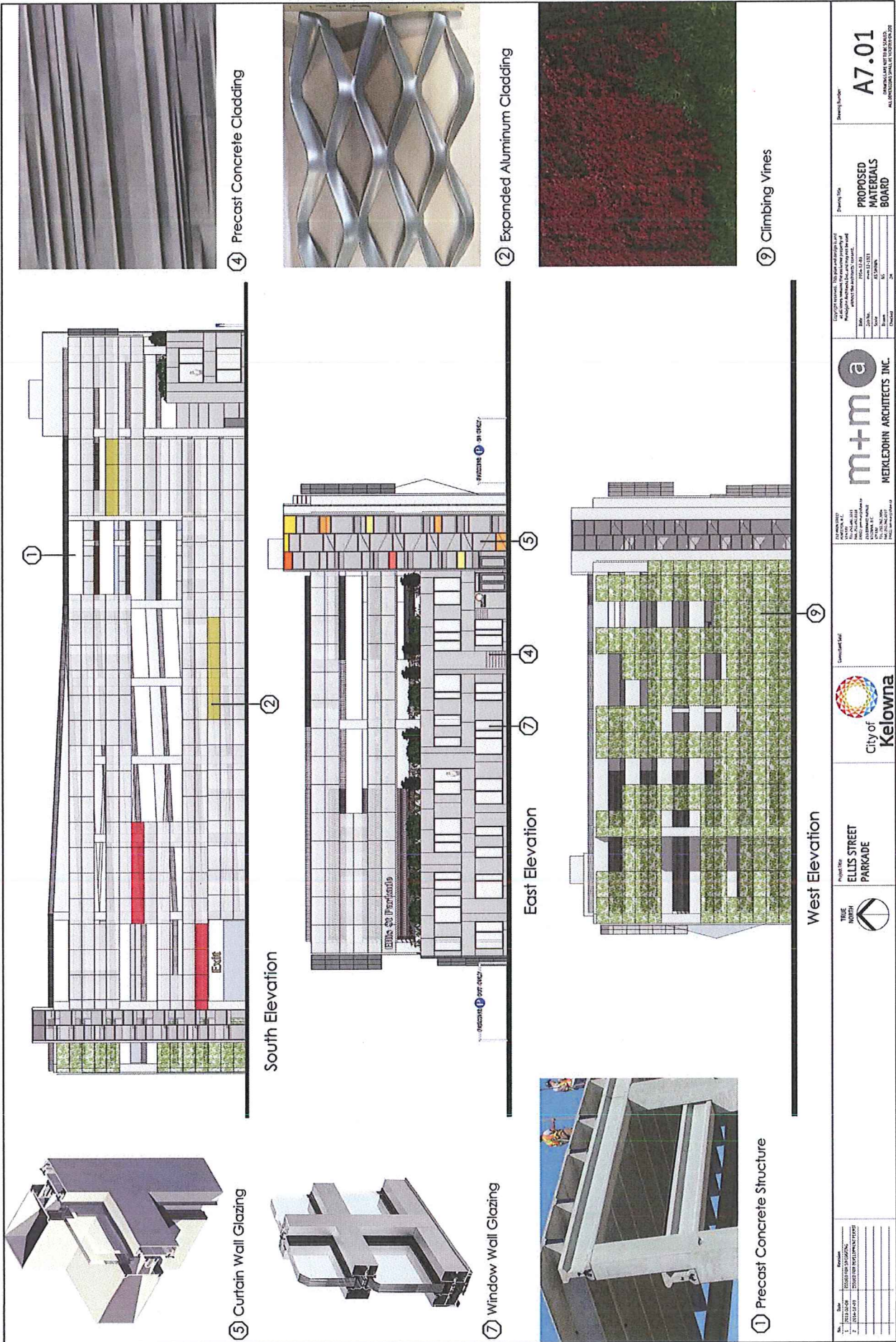




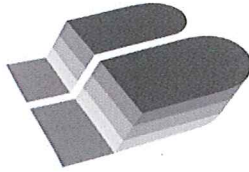
Project Number A5.02	
Section Title PROPOSED SECTION 2	
Architect m+m MEKLEJOHN ARCHITECTS INC.	
City of Kelowna	
Project Name ELLIS STREET PARKADE	
Orientation 	
Scale 1/4" = 1'-0"	
Notes 1. ALL DIMENSIONS ARE IN METERS. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE ARCHITECT. 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE ARCHITECT.	



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January 19, 2015

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

Attention: Adam Cseke, Planner, Community Planning and Real Estate Department

Project: Ellis Street Parkade: Design Rationale

Please be advised of the following rationale influencing the proposed design of the conceptual landscape plan for the Ellis Street Parkade. Should you have any questions or require any further clarification, please do not hesitate to contact me.

Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP (ND)
Registered Landscape Architect

cc

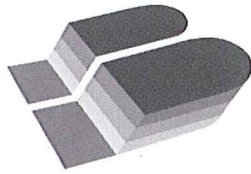
Steve Walker, Design and Construction Services, City of Kelowna

STREET TREES

While the building footprint does not encroach substantially into the root zones of the existing street trees, the excavation required to build the raft foundation will exceed beyond the location of their trunks. It will not be possible to save the existing trees on the site given the proposed building footprint.

It is recommended that large caliper trees (10 centimetre minimum) be planted to replace the existing *Carpinus betulus* and *Thuja occidentalis*. A 10 centimetre caliper *Acer rubrum* 'Autumn Spire' will be approximately 7 metres tall at the time of planting and will have a canopy diameter of approximately 2.5 metres. The proposed street trees have been selected for mature size, ability to provide shade, tolerance of urban conditions and multi-seasonal interest (spring flowers, summer canopy, fall colour). The planting areas adjacent to Ellis Street have been generously sized to provide sufficient soil volume to support the development of large, healthy urban trees.

Drought-tolerant columnar deciduous trees (*Carpinus betulus* 'Fastigiata') are recommended to shade the glazing of the stairwell located at the southwest corner of the building. Shade-tolerant *Cercidiphyllum japonicum* are proposed for the northwest corner of the building. These trees will be shaded until after mid-day, but will receive afternoon and evening sun during the summer months.



PLANT PALETTE

A diverse plant palette has been selected in response to the varied site conditions. Plants tolerant of partial shade have been selected for use in the planting areas in the planting area adjacent to Ellis Street, since they will be on the east side of a four-storey building and will eventually be shaded by the proposed *Acer rubrum* 'Autumn Spire'. A mix of drought tolerant plant are proposed for the planting area south of the parkade building, which will have full southern exposure. A muted colour palette is proposed: subtle shades of green, pale straw-coloured inflorescences, and ephemeral highlights of yellow, orange, red and pink throughout the year. The rhythm of bands of mass planting on Ellis Street reflects the building's pattern of fenestration.

BICYCLE PARKING

Parking for 8 bicycles is shown in the plaza at the northeast corner of the building. This location has been selected for bike parking because of its high visibility to passers-by. These 8 bike stalls are provided in addition to the six secure stalls within the building. Two Class I and four Class II bike stalls are required to achieve the P1 Zoning standard.

FENCE

To mitigate CPTED concerns, the portion of the site between the Kasugai Garden fence and the western edge of the Ellis Street Parkade building will be securely fenced, preventing public access. A gate that will allow vehicular access will be located at the north end of this enclosure. This gate and security fencing will be shifted north from the alignment shown in the landscape concept plan submitted for DP Application, so that it aligns with the northern face of the building.

GARBAGE ENCLOSURE

It is proposed that the garbage and recycling bins be stored within the secured enclosure west of the building. The bins will be wheeled to the proposed pick-up location south of the drive aisle exiting the site.

SIDEWALK

The sidewalk on Ellis is 3.15 metres wide, and is intended to accommodate a large volume of users who will be accessing the parkade during peak demand times at the beginning and end of business hours. The objective was to make the sidewalk as wide as possible while still accommodating the soil volume required to support large trees.

The sidewalk width was derived by offsetting the edge of a 8 metre canopy diameter tree by 1 metre from the face of the building, and then offsetting the edge of paving by 1 metre from the proposed trunk locations.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.: DP14-0256

EXISTING ZONING DESIGNATION:	P1 - Major Institutional
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Design Guideline

ISSUED TO:	City of Kelowna
LOCATION OF SUBJECT SITE:	1435 Water Street

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	A		139		ODYD	5438

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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C".

2. PERFORMANCE SECURITY:

None

4. 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 which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

Doug Gilchrist
Divisional Director of Community Planning & Real Estate

CITY OF KELOWNA

BYLAW NO. 10929

**Official Community Plan Amendment No. OCP14 - 0003
Glenwest Properties Ltd.
103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and
(E of) Upper Canyon Drive.**

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:
 1. Part of the South West ¼ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
 2. Part of the North West ¼ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
 3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation; and
 4. Part of the Fractional North East ¼ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;as per 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 17th day of March, 2014.

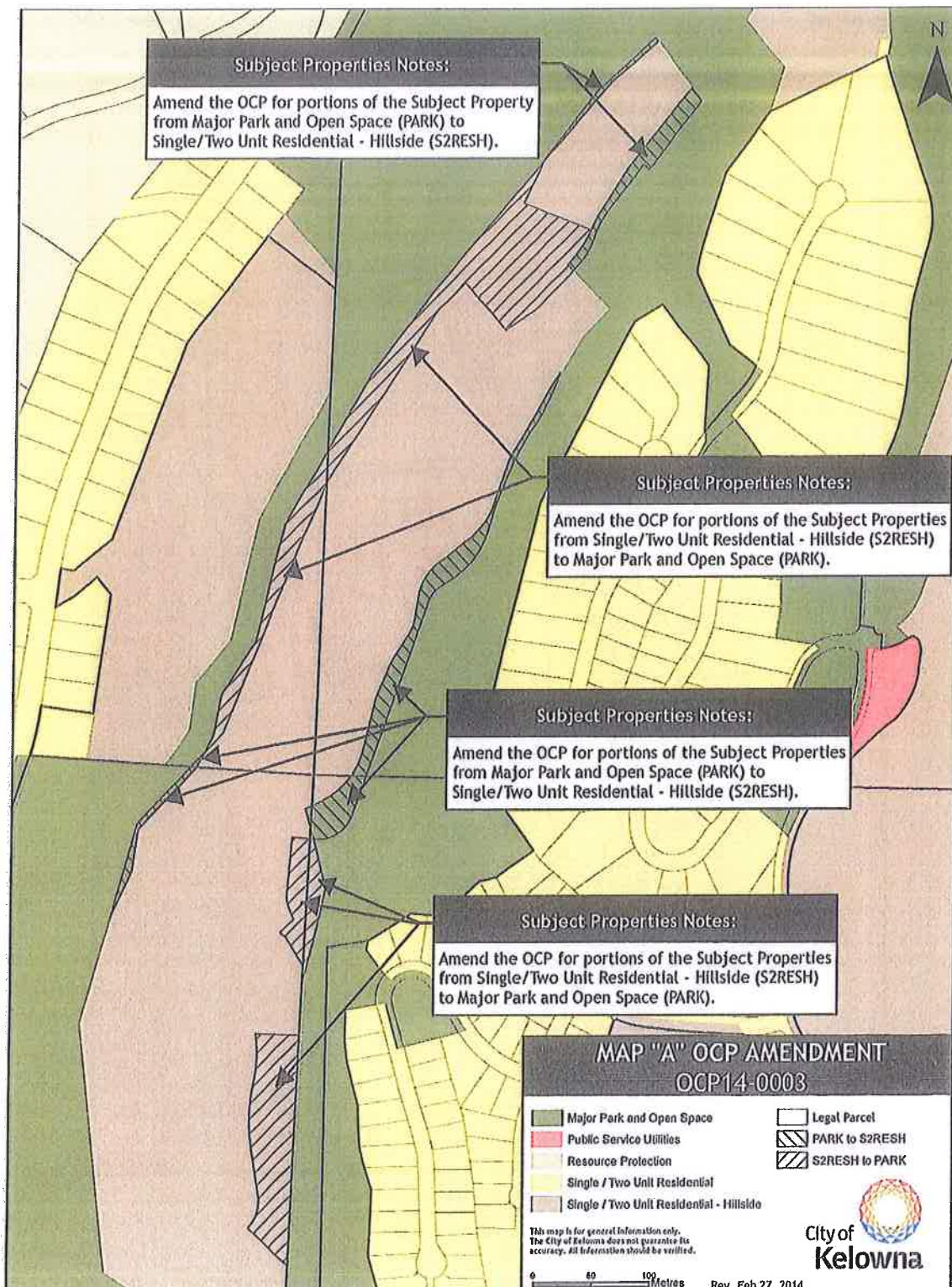
Considered at a Public Hearing on the 1st day of April, 2014.

Read a second and third time by the Municipal Council this 1st day of April 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 10931
Z14-0004 - Glenwest Properties Ltd
103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and
(E of) Upper Canyon Drive.

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:
 1. Part of the South West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;
 2. Part of the North West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the P3 - Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;
 3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone; and
 4. Part of The Fractional North East $\frac{1}{4}$ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the RR1 - Rural Residential 1 zone to the RU1H-Large Lot Housing (Hillside Area) zone.

as per 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 17th day of March 2014.

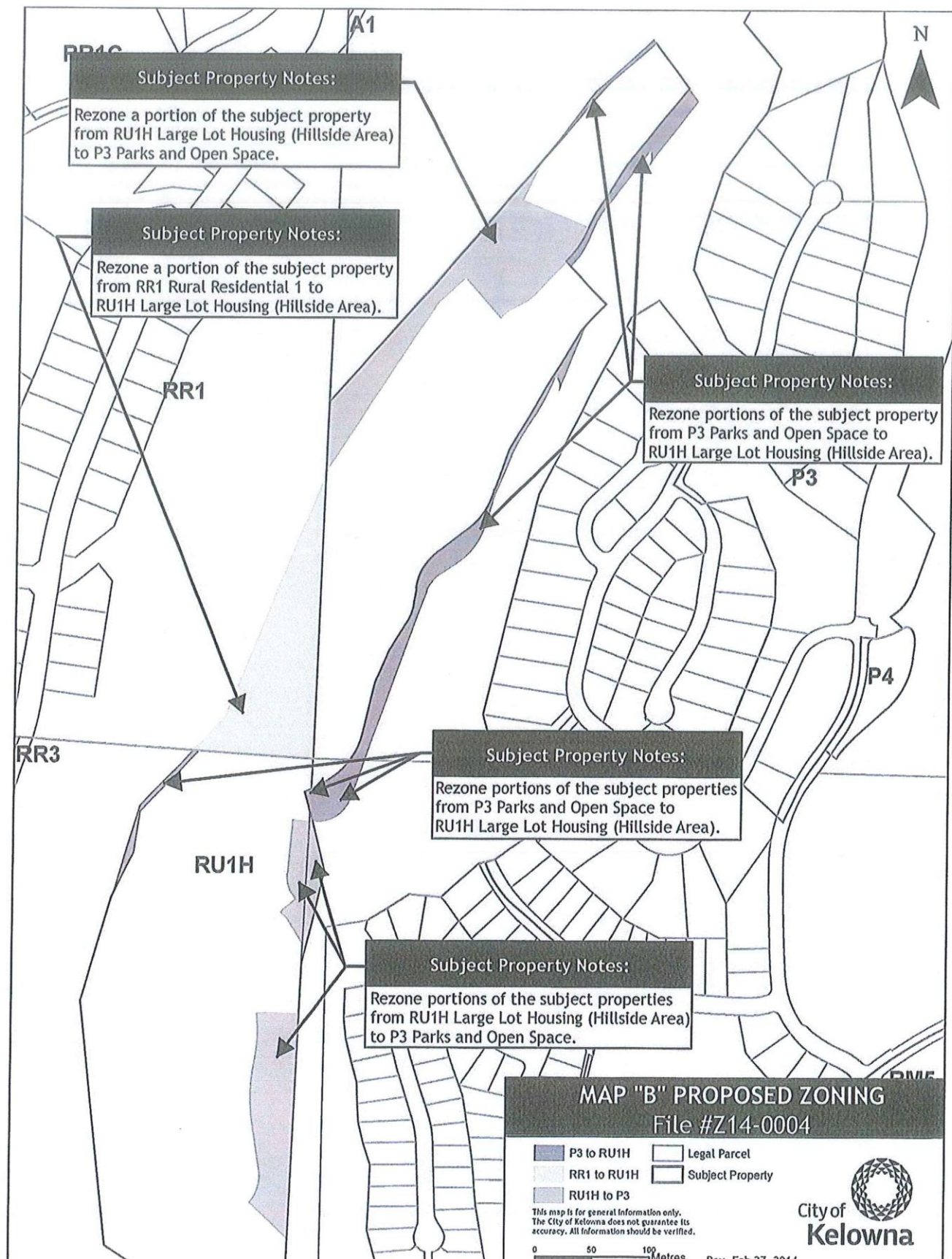
Considered at a Public Hearing on the 1st day of April 2014.

Read a second and third time by the Municipal Council this 1st day of April 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Report to Council



Date: 5/11/2015
File: 1110-61-024
To: City Manager
From: J. Saufferer, Manager, Real Estate Services
Subject: Partial Road Closure - Adjacent to 561 McKay Avenue and 2600 Richter Street
Report Prepared by: A. Warrender, Property Officer Specialist

Recommendation:

THAT Council receive for information the Report from the Manager, Real Estate Services dated May 11, 2015, recommending that Council adopt a Road Closure Bylaw to close a portion of dedicated roadway adjacent to 561 McKay Avenue and 2600 Richter Street;

AND FURTHER THAT Bylaw No. 11089, being the proposed closure of a portion of Osprey Avenue adjacent to 561 McKay Avenue and 2600 Richter Street, be given reading consideration.

Purpose:

To close a portion of dedicated roadway currently being used as a surface parking lot.

Background:

The closed road area is currently used as a surface parking lot and will be consolidated with City owned lands at 561 McKay Ave (Lot 1, Plan EPP 45951, as shown on Schedule 'A'), with the intention of creating a larger surface parking lot to better serve the South Padosy Urban Centre. A rezoning application to rezone the consolidated lot to the C4 - Urban Centre Commercial zone will be submitted to the Urban Planning Department in the coming months.

As part of the changes occurring in the area, the McKay Avenue road extension will be built this spring and will connect McKay Avenue to Osprey Avenues with a 10m wide lane as shown on Schedule 'B'. As the roadway was a requirement of the rezoning application at 584-590 McKay Ave, construction costs of the same will borne by the developer of that project.

Legal/Statutory Authority:

Section 26 and 40, Community Charter

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Internal Circulation:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by: J. Saufferer, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate

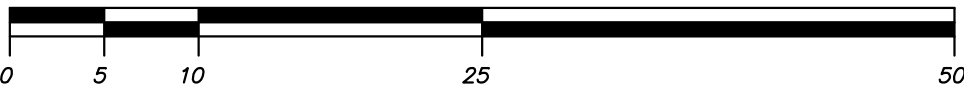
Attachments: Schedule A - Road Closure Survey Plan
Schedule B - McKay Ave Extension

cc: M. Hasan, Manager, Transportation & Mobility
S. Muenz, Manager, Development Engineering
D. Duncan, Manager, Parking Services

REFERENCE PLAN TO ACCOMPANY BYLAW NO. 11089 (CITY OF KELOWNA), TO CLOSE ROAD DEDICATED ON PLANS 3769 AND KAP89499, DISTRICT LOT 14, OSOYOOS DIVISION YALE DISTRICT

PLAN EPP50997

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 82E.083



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:400
(All distances are in metres)

LEGEND

- Denotes Standard Iron post (Type 5) found
- Denotes Standard Iron post (Type 5) placed
- ⊙ Denotes Control Monument found
- ◆ Denotes Non-Standard post found
- NF Denotes Nothing found

Integrated Survey Area No. 4, City of Kelowna, NAD83 (CSRS)

Grid bearings are derived from observations between geodetic control monuments 75H2513 and 95H1935.

The UTM coordinates and estimated horizontal positional accuracy are derived from conventional survey ties to geodetic control monuments 75H2513 and 95H1935.

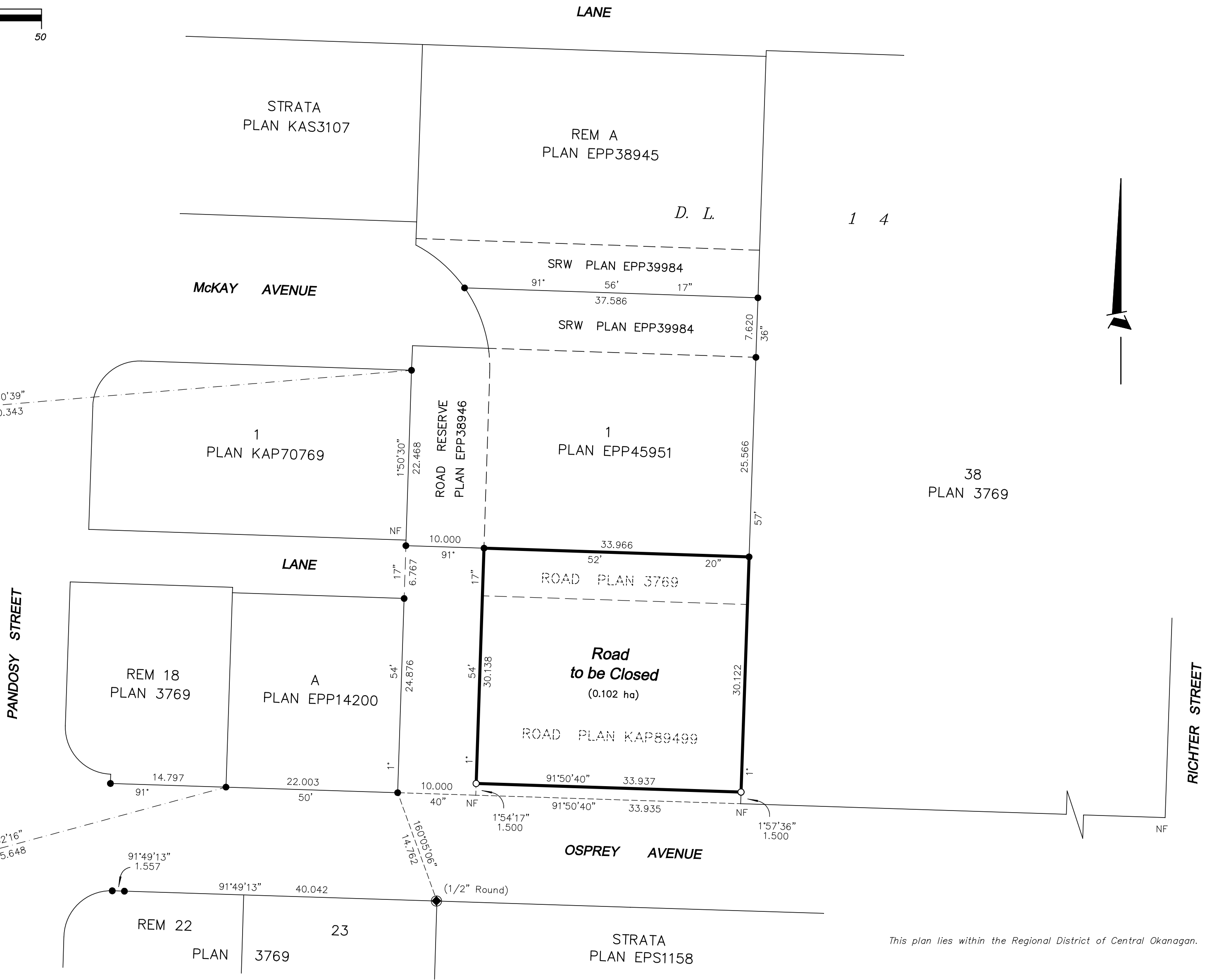
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999435 which has been derived from geodetic control monuments 75H2513 and 95H1935.

95H1935
UTM Zone 11 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1
UTM northing: 5526722.283
UTM easting: 320712.090
Point combined factor: 0.9999435
Estimated Horizontal Positional Accuracy: 0.01m.

75H2513
UTM Zone 11 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1
UTM northing: 5526498.912
UTM easting: 320711.086
Point combined factor: 0.9999435
Estimated Horizontal Positional Accuracy: 0.01m.

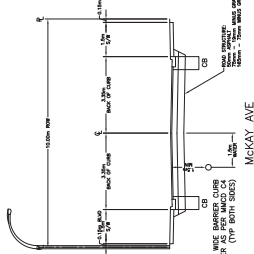
RUNNALLS DENBY
british columbia land surveyors
259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. Fax: (250)763-4413
V1Y 6L2 Email: neil@runnallsdenby.com

DWG. No.: 14264 CLOSED ROAD FILE: 14264



This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 20th day of April, 2015.
Neil Raymond Denby, BCLS 785



GENERAL DETAILS	
TD. SS-04	UTILITY TRENCH
TD. SS-05	PAVEMENT RESTORATION
FORM AND SANITARY SERVICES	
TD. SS-011a	CATCH BASIN, 800-mm DIAMETER
TD. SS-011b	DRAINAGE DRYWELL
TD. SS-052	DRAINAGE DRYWELL INSTALLATION
TD. SS-053	DOWNSPOUT INSTALLATION AND DECKING
TD. SS-054	CATCH BASIN AND DRYWELL
TD. SS-055	FLOW CONTROL CHAMBER (WITH SEDIMENT GREASE TRAP)

INTERWORKS
D. D. W3 GATE VALVE INSTALLATION
CONCRETE AND MISCELLANEOUS DETAILS
D. D. C4 CONCRETE CURBS - NARROW BASE

THE CONTRACTOR & CONSULTANT IS TO COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF CITY PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH UTILITY CONSTRUCTION FOREMAN (JOE FISHER AT 469-8424) AT LEAST 2 FULL WORKING DAYS PRIOR TO SCHEDULING. FOR WATER TIE-INS, CONCRETE IS REQUIRED FROM THE WATER SUPPLY ENGINEERING TESTING TECHNOLOGY AND FLUZZING PRIOR TO SCHEDULING. THE CONTRACTOR, CHLORINATION AND FLUZZING PRIOR TO SCHEDULING. THE CONTRACTOR MUST OBTAIN A ROAD USE PERMIT AND A THIRD PARTY WORK ORDER FROM THE CITY YARD OFFICE."

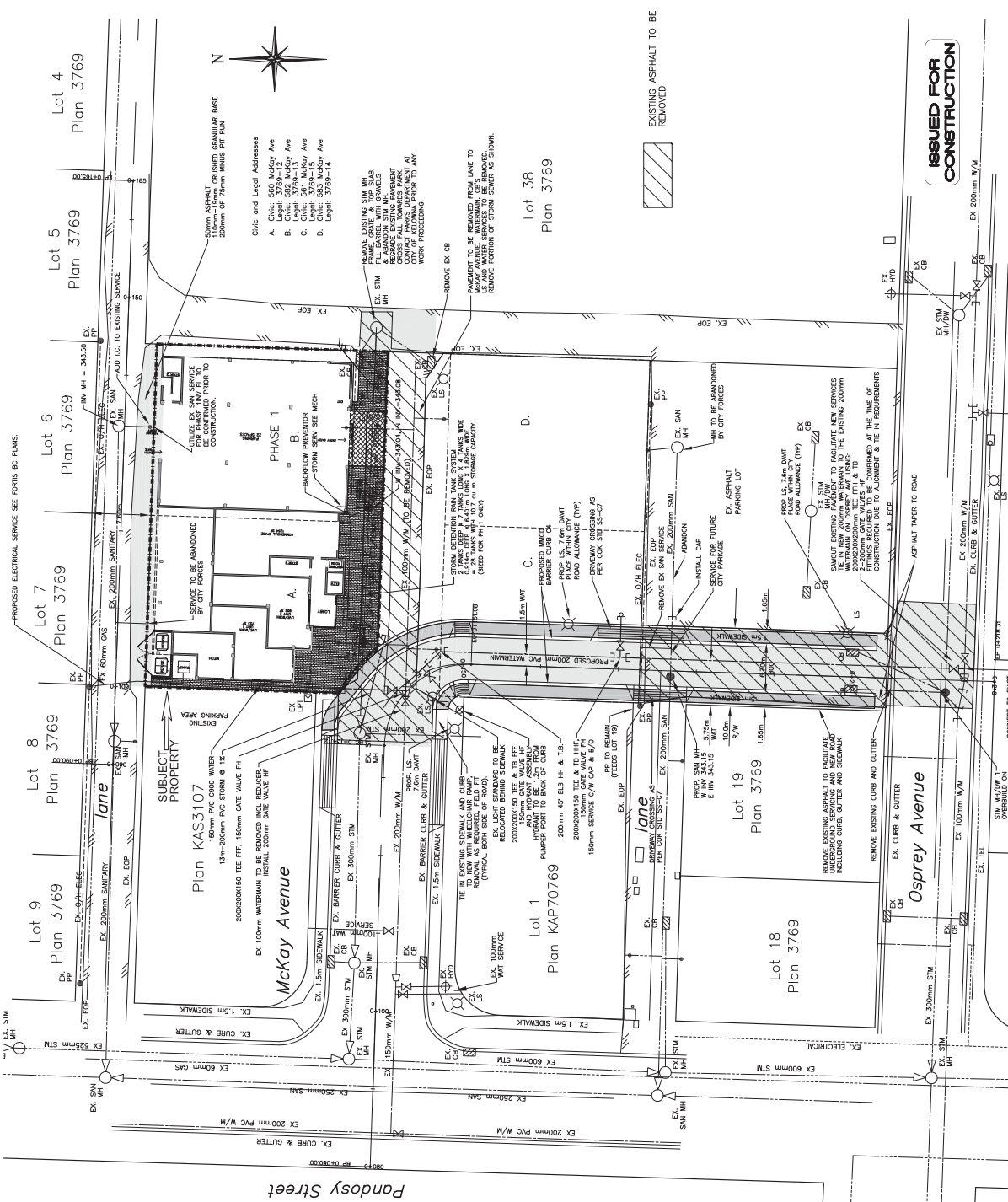
Legend	Manhole	Water	San. Sewer	Storm Sewer	Gas	U.S. Telephone	U.G. Electrical
Design Invert of Sanitary Sewer	—	—	—	—	—	—	—
Design Invert of Storm Sewer	—	—	—	—	—	—	—
Service at property line	—	—	—	—	—	—	—
Design Invert of Storm Sewer at property line	—	—	—	—	—	—	—
Existing Invert of Sanitary Sewer	—	—	—	—	—	—	—
Service at property line	—	—	—	—	—	—	—
Existing Invert of Storm Sewer	—	—	—	—	—	—	—
Service at property line	—	—	—	—	—	—	—

**PROTECH
CONSULTING 2012**
200 - 1461 St. Paul Street Kelowna B.C.
Phone 860-1771
FAX 860-1994

NO.	DATE	BY	ISSUED ARCH BACKGROUND	ISSUED FOR BP	ISSUED WATER SERVICE TO	REVISED AS PER COK COMA	REVISED AS PER COK COMA	ISSUED FOR CONSTRUCTION	JCH
5	05/05/14	RSB							
6	05/21/14	RSB							
7	07/11/14	JCH							
8	07/31/14	JCH							
9	10/03/14	RSB							
10	11/18/14	JCH							

	DRAWN	DEW
MENTS	DESIGN	RSB
MENTS	APPROVED	DRP
150mm DIAMETER	DATE	SEPT 2009
DS	SCALE	
EVISION	HORIZ.	1:250
CHND		

THE CITY OF KELOWNA ENGINEERING DEPARTMENT		CITY FILE: Z14-0008
G GROUP OF COMPANIES McKAY AVENUE COMMERCIAL CENTER COMPOSITE UTILITY PLAN		DRAWING NO. 8139-00 REV. NO. 10



CITY OF KELOWNA

BYLAW NO. 11089

Road Closure and Removal of Highway Dedication Bylaw **(The proposed closure of a portion of Osprey Avenue adjacent to 561 McKay Avenue and 2600 Richter Street)**

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of Osprey Avenue adjacent to 561 McKay Avenue and 2600 Richter Street

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

1. That portion of highway attached as Schedule "A" comprising 0.102 ha shown in bold black as closed road on the Reference Plan EPP50997 prepared by Runnalls Denby, is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

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

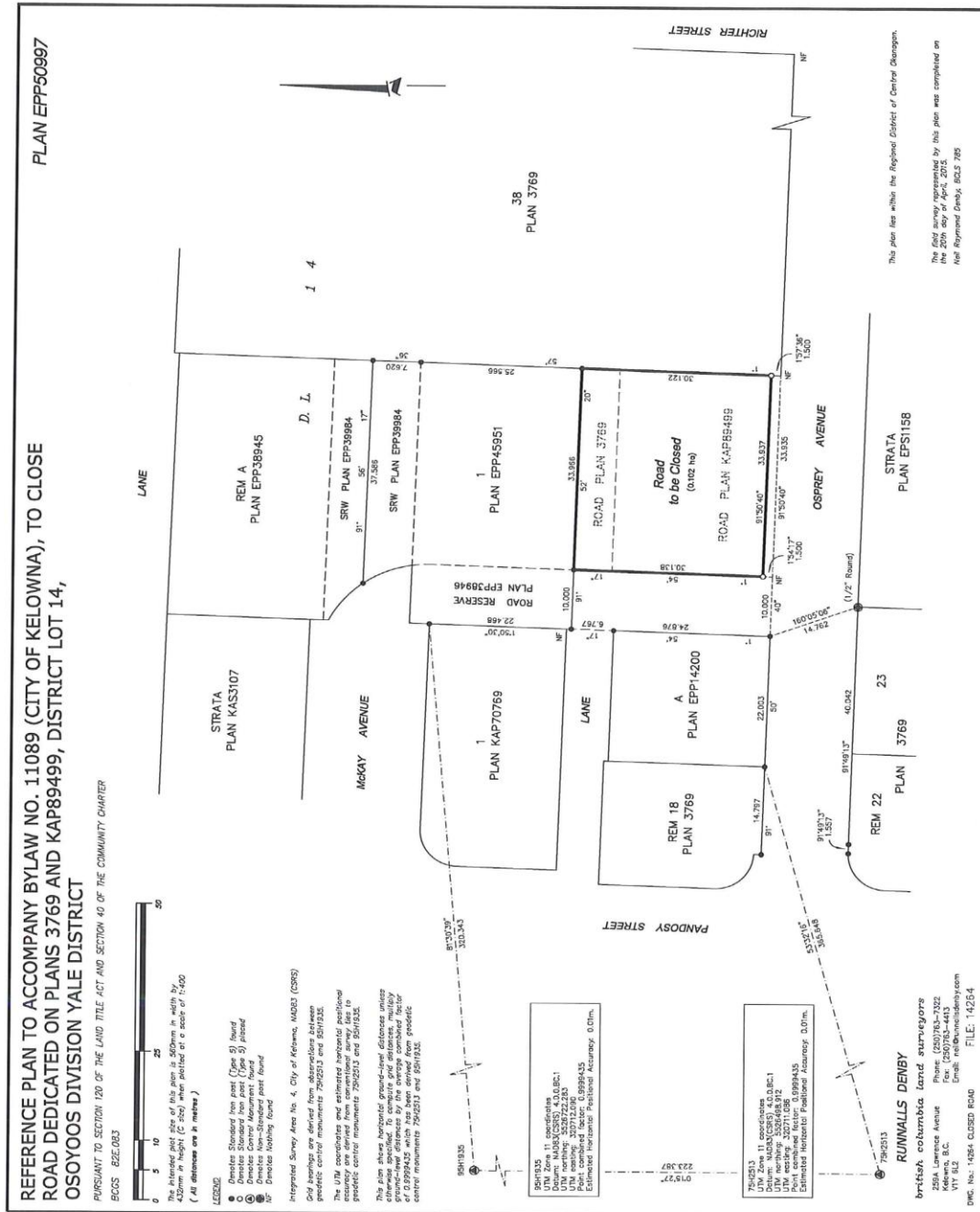
Approved Pursuant to Section 41(3) of the Community Charter this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"



CITY OF KELOWNA

BYLAW NO. 11084

Annual Tax Rates Bylaw, 2015

WHEREAS the Letters Patent dated the Twenty-fifth day of April, 1973 for the City of Kelowna provides for differing levels of taxation taking into consideration the extent of level of services being provided to different areas within the municipality.

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

1. The following rates are hereby imposed and levied for the taxation year 2015:
 - (a) For all lawful General purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule 1 of this Bylaw;
 - (b) For Debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule 1 of this Bylaw;
 - (c) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for Regional Library purposes, rates appearing in column "C" of Schedule 1 of this Bylaw;
 - (d) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "D" of Schedule 1 of this Bylaw;
 - (e) For purposes of the Regional District of Central Okanagan on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in column "E" of Schedule 1 of this Bylaw;
 - (f) For purposes of the Regional District of Central Okanagan on the assessed value of land only for the Regional District of Central Okanagan Sterile Insect Release Program, rates appearing in column "F" of Schedule 1 of this Bylaw; and
 - (g) For Local Service Area purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in columns "A" and "B" of Schedule 2 of this Bylaw.
2. This bylaw may be cited as "Annual Tax Rates Bylaw, 2015 No. 11084".

Read a first, second and third time by the Municipal Council this 4th day of May, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE 1

CITY OF KELOWNA

GENERAL MUNICIPAL, DEBT, HOSPITAL AND REGIONAL DISTRICT
TAX RATES - 2015

PROPERTY CLASS	TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
	A	B	C	D	E	F
	GENERAL MUNICIPAL	DEBT	LIBRARY	REGIONAL HOSPITAL DISTRICT	REGIONAL DISTRICT	REGIONAL DISTRICT SIR
01 Residential	3.6977	0.1236	0.1877	0.3566	0.3273	0.0447
02 Utilities	18.9680	0.6342	0.9626	1.2480	1.1456	0.1565
03 Supportive Housing	3.6977	0.1236	0.1877	0.3566	0.3273	0.0447
04 Major Industrial	12.8761	0.4305	0.6535	1.2124	1.1129	0.1520
05 Light Industrial	7.8789	0.2634	0.3999	1.2124	1.1129	0.1520
06 Business/Other	7.8789	0.2634	0.3999	0.8736	0.8019	0.1095
08 Recreation/Non-Profit	3.6977	0.1236	0.1877	0.3566	0.3273	0.0447
09 Farm:						
a) Land	0.4613	0.0154	0.0233	0.3566	0.3273	0.0447
b) Improvements	1.8052	0.0604	0.0916	0.0000	0.0000	0.0000

SCHEDULE 2

CITY OF KELOWNA

2015 LOCAL SERVICE AREA TAX RATES

PROPERTY CLASS	A	B
	DOWNTOWN BUSINESS IMPROVEMENT AREA	UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL - MAJOR	0	0
5. INDUSTRIAL - LIGHT	1.5280	1.3035
6. BUSINESS	1.5280	1.3035
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM		
a) LAND	0	0
b) IMPROVEMENT	0	0

CITY OF KELOWNA

BYLAW NO. 11085

Development Cost Charge Reserve Fund Expenditure Bylaw, 2015

WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund established under Bylaw No. 7112, which has most recently been replaced by Bylaw No. 9095, of Eighteen Million, One Hundred and Forty Eight Thousand, Eight Hundred and Forty Three Dollars (\$ 18,148,843.00) as at January 1st, 2015.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Bylaw No. 7112, which has most recently been replaced by Bylaw No. 9095, for the purpose of utility, road and land improvement and additions;

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

1. The sum of Eighteen Million, One Hundred and Forty Eight Thousand, Eight Hundred and Forty Three Dollars (\$18,148,843.00) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2015 for the following purposes:

Land for Park Purposes	\$500,000.00
Road Construction	\$10,183,132.00
Water Mains, Pump Stations & Reservoir Construction	\$1,026,110.00
Wastewater Trunks, Plant & Debt Repayment	\$6,439,601.00
	<u>\$ 18,148,843.00</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2015, No. 11085".

Read a first, second and third time by the Municipal Council this 4th day of May, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11086

Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2015

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Fifteen Million, Seven Hundred Fifty Nine Thousand, One Hundred and Sixty Two Dollars (\$15,759,162.00) as at January 1st, 2015.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Sale of City-Owned Land Reserve Fund for the purpose of land purchases and enhancements set out below;

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

1. The sum of Fifteen Million, Seven Hundred Fifty Nine Thousand, One Hundred and Sixty Two Dollars (\$15,759,162.00) as at January 1st, 2015 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2015 for the following purposes:

General Land Acquisition	\$ 11,691,751.00
Parks Land	\$ 2,206,766.00
Housing Opportunity	\$1,860,645.00
	<u>\$ 15,759,162.00</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the City-Owned Land Reserve Fund.
4. This bylaw may be cited as the "Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2015, No. 11086".

Read a first, second and third time by the Municipal Council this 4th day of May, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11087
Tax Structure Bylaw, 2015

WHEREAS the Letters Patent of the City of Kelowna provide that the municipality may be divided into two (2) or more taxation areas by bylaw adopted prior to the adoption of the Annual Budget Bylaw;

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

1. **Taxation Area 1**

 All lands and improvement thereon classified for assessment purposes as "Farm".

2. **Taxation Area 2**

 All lands and improvements thereon not included in Taxation Area 1.

3. This bylaw shall be applicable for the 2015 taxation year.

4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2015 No. 11087".

Read a first, second and third time by the Municipal Council this 4th day of May, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11088

Five Year Financial Plan 2015-2019

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

1. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five Year Financial Plan of the City of Kelowna for the period January 1st, 2015 to and including December 31st, 2019.
2. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
3. This bylaw may be cited for all purposes as the "Five Year Financial Plan Bylaw, 2015-2019, No. 11088".

Read a first, second and third time by the Municipal Council this 4th day of May, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"
Financial Plan 2015 - 2019

	2015	2016	2017	2018	2019	2020-2030
REVENUE						
PROPERTY VALUE TAX	113,540,720	120,089,698	125,476,202	130,855,810	136,273,213	1,839,199,613
LIBRARY REQUISITION	5,591,643	5,703,476	5,817,545	5,933,896	6,052,574	75,125,094
PARCEL TAXES	3,473,943	2,942,772	2,674,415	2,396,607	2,090,899	19,727,972
FEES AND CHARGES	102,907,923	106,013,278	108,283,875	110,039,824	111,864,587	1,391,133,827
BORROWING PROCEEDS	59,288,530	5,215,000	4,965,000	2,383,230	10,724,537	12,469,983
OTHER SOURCES	59,827,214	51,124,622	46,733,216	46,311,272	61,829,753	598,866,212
	344,629,973	291,088,846	293,950,253	297,920,639	328,835,563	3,936,522,701
TRANSFERS BETWEEN FUNDS						
RESERVE FUNDS	1,653,356	3,013,251	2,208,084	2,207,892	2,207,693	14,717,192
DCC FUNDS	17,142,625	15,013,214	17,321,869	11,885,317	15,713,703	181,903,245
SURPLUS/RESERVE ACCOUNTS	113,860,679	42,278,104	45,665,411	31,180,888	37,526,036	348,349,967
	132,656,660	60,304,569	65,195,364	45,274,097	55,447,432	544,970,404
TOTAL REVENUE	477,286,633	351,393,415	359,145,617	343,194,736	384,282,995	4,481,493,105
EXPENDITURES						
MUNICIPAL DEBT						
DEBT INTEREST	10,193,350	12,362,854	13,276,857	13,253,915	9,893,679	78,663,045
DEBT PRINCIPAL	11,544,185	13,512,272	13,552,650	14,860,122	11,726,984	68,360,132
CAPITAL EXPENDITURES	212,795,590	80,488,880	84,445,232	57,083,534	96,307,474	883,730,607
OTHER MUNICIPAL PURPOSES						
GENERAL GOVERNMENT	25,747,596	26,256,230	26,961,066	27,668,829	28,392,010	366,427,885
PLANNING, DEVELOPMENT &						
BUILDING SERVICES	22,737,066	21,149,333	21,763,831	22,548,852	23,270,002	302,653,793
COMMUNITY SERVICES	73,820,565	75,694,195	77,894,577	80,437,789	82,960,881	1,103,006,885
PROTECTIVE SERVICES	48,188,479	50,315,212	51,908,472	54,051,467	55,953,370	752,850,026
UTILITIES	17,916,525	17,270,315	17,664,484	18,110,871	18,593,294	237,673,304
AIRPORT	12,295,780	12,613,871	12,974,070	13,387,781	13,816,273	182,927,959
	435,239,136	309,663,162	320,441,239	301,403,160	340,913,967	3,976,293,636
TRANSFERS BETWEEN FUNDS						
RESERVE FUNDS	14,303,421	13,558,591	13,537,605	13,453,831	13,359,369	139,341,650
DCC FUNDS		-	-	-	-	-
SURPLUS/RESERVE ACCOUNTS	27,744,076	28,171,662	25,166,773	28,337,745	30,009,659	365,857,819
	42,047,497	41,730,253	38,704,378	41,791,576	43,369,028	505,199,469
TOTAL EXPENDITURES	477,286,633	351,393,415	359,145,617	343,194,736	384,282,995	4,481,493,105

Schedule "B"
Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes; and
- (c) The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2015. Property taxes and fees and charges are two of the largest sources of revenue. Both have advantages in that they are stable, relatively simple to administer and are generally understood by citizens. The City of Kelowna also utilizes funds from reserves and surplus as another main source of financial support. Reserve funds are closely managed to ensure and protect the current and future financial viability of the municipality. Other sources of revenue may be variable and fluctuate from year to year depending on the economic influences and capital programs undertaken by the City.

Objectives

- Investigate other potential funding sources and securing opportunities for additional revenues.
- Begin to decrease the municipality's reliance on property taxes and explore opportunities to increase the percent of total revenue received from user fees and charges and senior government grants.
- Maintain a fees and charges structure whereby increases are applied on a regular basis in line with inflation, while ensuring that service levels remain competitive and affordable.

Policies

- Pursue non-property tax revenues whenever possible through applying for government grants and charging user fees at appropriate levels.
- Perform regular reviews of revenue generating areas for appropriate application of rate increases.
 - Planning and Development Fees.
 - Recreation & Cultural Services - application of BC Consumer Price Index.
 - Utility Revenues - ensure Utilities operate as self supporting enterprise funds.
- Increase provincial and federal grant revenue through maximum utilization of the City's Grant Manager position.

Table 1: Sources of Revenue

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	113,540	24%
Library Requisition	5,592	1%
Parcel Taxes	3,474	1%
Fees & Charges	102,908	22%
Borrowing Proceeds	59,289	12%
Other Sources	59,827	12%
Reserve Funds/Accounts	132,657	28%
Total	477,287	100%

Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2015 and the relative proportion of tax revenues. Projected revenues from the combined residential, recreational and Non-Profit classes, provides the largest proportion of property tax revenue. This cumulative class represents the largest tax assessment base and hence utilizes the majority of City services.

Objectives

- Provide an effective tax change that is the same for all property classes.

- Ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000.
- Allow for a maximum ratio cap of 3.00:1 for the Light Industrial/Business class.

Policies

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council during the annual Tax Distribution Policy review.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Table 2: Tax Class Ratios and Projected Revenues

Property Class	Description	2015 Tax Class Ratios	Tax Revenue (000's)	2014 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	79,060	1.0000:1
02	Utilities	5.1296:1	530	5.0301:1
04	Major Industrial	3.4822:1	371	3.0908:1
05/06	Light Ind/Bus/Other	2.1307:1	33,103	2.0881:1
09	Farm Land	0.1244:1	10	0.1242:1
91	Farm Improvements	0.4882:1	466	0.4953:1
	Total Revenues		113,540	

Permissive Tax Exemptions

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The applicant must qualify for an exemption under the provisions of the Community Charter.
- The organization receiving an exemption must be a registered non-profit society or registered charity, as the support of the municipality will not be used for commercial and private gain.
- The tax exemption must demonstrate benefit to the community and residents of the City by enhancing the quality of life (spiritually, educationally, socially and culturally), while delivering services economically to the citizens within the community.

The value of tax exemptions provided by Council for 2015 (based on 2014 assessment totals and tax rates) is \$1,886,904. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$281,669

Private schools - \$149,801

Hospitals - \$ 115,548

Special Needs Housing - \$53,202

Social Services - \$180,331

Public Park, Athletic or Recreational - \$441,874

Cultural - \$263,357

Partnering, Heritage or Other Special Exemptions Authority - \$322,249

Revitalization - \$78,873

In order to encourage the restoration and preservation of commercial, industrial and institutional building, properties that meet the criteria outlined in the Heritage Building Tax Incentive Program policy can receive a tax exemption.

The establishment of the Revitalization Tax Exemption policy allows qualifying properties within the Downtown Urban Centre and Rutland Urban Centre areas to receive a tax exemption.

Objectives

- Continue to provide permissive tax exemptions to support qualifying organizations that improve the well-being of the community.
- The municipality will continue to provide heritage and revitalization tax exemptions for qualifying properties.

Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life objectives of the municipality; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the municipality.
- To meet the city's commitment to the ongoing restoration, preservation and maintenance of buildings and structures on its Heritage Register, eligible properties will be considered for a tax exemption.
- To support the city's revitalization program of the Downtown Urban Centre and Rutland Urban Centre, qualifying properties will be considered for a tax exemption.