
CITY OF KELOWNA

MEMORANDUM

Date: May 6, 2003
File No.: 2380-20-1123; 2380-20-1124; 2380-20-1126 & 2380-20-1127
To: City Manager
From: City Clerk
Subject: Chapman Parkade Retail Space Leases – Counter Petition Opportunity

RECOMMENDATION

THAT Council receive the Certificates of Sufficiency dated May 6, 2003 in relation to the following leases for retail space at the City-owned facility known as the Chapman Parkade, Lot A, DL 139, ODYD, Plan 39412, located on Lawrence Avenue, Kelowna, BC:

1. Z'Décor Home Furnishings Ltd.
2. Mac & Klein Ltd.
3. Okanagan Pilates and Health Inc.
4. The Verve Coffee House 2001 Ltd.

BACKGROUND

At the meeting held March 31, 2003 Council were advised that counter petition opportunities were required prior to the finalization of the above named leases as the term for each of the leases is proposed to extend beyond 5 years. Under the counter petition provisions of the Local Government Act the deadline for receipt of counter petitions was set by Council resolution for May 5, 2003.

Notice of the counter petition opportunities were advertized in the Kelowna Daily Courier on April 2nd and 3rd, 2003. As of the deadline date no petitions were received by the City Clerk's Department, therefore the finalization of the leases may proceed.

The Certificates of Sufficiency are attached to this report.

A. Flack

Attach.

c.c. Civic Properties Manager

CITY OF KELOWNA

CLERK'S CERTIFICATE OF SUFFICIENCY

(Pursuant to Section 241 of the *Local Government Act*)

I hereby certify that sufficient petitions HAVE NOT been received covering the proposed lease with Z'Décor Home Furnishings Ltd. for retail space in the Chapman Parkade facility.

Dated this 6th day of May, 2003

A. Flack
City Clerk

Description	Number of Electors Required to Defeat Proposal (5% of electors City wide)	Number of Objections Received
Proposed 10-year (5 year term with a 5-year renewal) lease with Z'Décor Home Furnishings Ltd. for 874 square feet of retail space at the Chapman Parkade. Lease payments are paid monthly at \$12.50 per square foot for the first year; \$13.00 per square foot for the second year; \$13.50 per square foot for the third year; \$14.00 per square foot for the fourth year; and \$14.50 per square foot for the fifth year	3812	NIL

CITY OF KELOWNA

CLERK'S CERTIFICATE OF SUFFICIENCY

(Pursuant to Section 241 of the *Local Government Act*)

I hereby certify that sufficient petitions HAVE NOT been received covering the proposed lease with Mac & Klein Ltd. for retail space in the Chapman Parkade facility.

Dated this 6th day of May, 2003

A. Flack
City Clerk

Description	Number of Electors Required to Defeat Proposal (5% of electors City wide)	Number of Objections Received
Proposed 10-year (5 year term with a 5-year renewal) lease with Mac & Klein Ltd. for 1165 square feet of retail space at the Chapman Parkade. Lease payments are paid monthly at \$12.50 per square foot for the first year; \$13.00 per square foot for the second year; \$13.50 per square foot for the third year; \$14.00 per square foot for the fourth year; and \$14.50 per square foot for the fifth year	3812	NIL

CITY OF KELOWNA

CLERK'S CERTIFICATE OF SUFFICIENCY

(Pursuant to Section 241 of the *Local Government Act*)

I hereby certify that sufficient petitions HAVE NOT been received covering the proposed lease with Okanagan Pilates and Health Inc. for retail space in the Chapman Parkade facility.

Dated this 6th day of May, 2003

A. Flack
City Clerk

Description	Number of Electors Required to Defeat Proposal (5% of electors City wide)	Number of Objections Received
Proposed 10-year (5 year term with a 5-year renewal) lease with Okanagan Pilates and Health Inc. for 874 square feet of retail space at the Chapman Parkade. Lease payments are paid monthly at \$12.50 per square foot for the first year; \$13.00 per square foot for the second year; \$13.50 per square foot for the third year; \$14.00 per square foot for the fourth year; and \$14.50 per square foot for the fifth year	3812	NIL

CITY OF KELOWNA

CLERK'S CERTIFICATE OF SUFFICIENCY

(Pursuant to Section 241 of the *Local Government Act*)

I hereby certify that sufficient petitions HAVE NOT been received covering the proposed lease with The Verve Coffee House for retail space in the Chapman Parkade facility.

Dated this 6th day of May, 2003

A. Flack
City Clerk

Description	Number of Electors Required to Defeat Proposal (5% of electors City wide)	Number of Objections Received
Proposed 10-year (5 year term with a 5-year renewal) lease with The Verve Coffee House for 1408 square feet of retail space at the Chapman Parkade. Lease payments are paid monthly at \$12.50 per square foot for the first year; \$13.00 per square foot for the second year; \$13.50 per square foot for the third year; \$14.00 per square foot for the fourth year; and \$14.50 per square foot for the fifth year	3812	NIL