



THE CORPORATION OF THE CITY OF VERNON

MATTERS REFERRED

September 28, 2020

A. AGENDA CHANGES:

1. **SEE ITEM – 6. A. General Matters - Delegation** – Kalamalka Highlanders Pipe Band Society Financial Statements
2. **SEE ITEM – 6. B. (i) General Matters - Public Input** - Development Variance Application for 3400 Coldstream Avenue (DVP00483)
 - Email dated September 24, 2020 from Kelly Megyesi
 - Letter dated September 24, 2020 from Charlie Maddison and Nadine Beaulieu, Boni-Maddison Architects and Lindsey Fraser, Terra Housing
 - Letter dated September 25, 2020 from Wendy Fulton
3. **NEW ITEM – 11. A. (v) New Business, Correspondence** – Memo dated September 27, 2020 from the Director, Recreation Services re: Request for Funding – Centennial Outdoor Rink Chiller

B. DECLASSIFIED MOTIONS FROM THE IN-CAMERA MEETING HELD SEPTEMBER 14, 2020:

**VERNON BLOCK –
TRANSFER OF LAND TO
RDNO FOR CULTURAL
FACILITY
(0912-02)**

'THAT Council direct Administration to sell and transfer up to one half of the City owned lands referred to as the Vernon Block (approximately 33,000 square feet), to the Regional District of the North Okanagan, for the use by the Greater Vernon Cultural Facility;

AND FURTHER, that the sale price of the subject lands be \$75 per square foot, or \$2,475,000 for 33,000 square feet, with \$777,150 to be funded from Coldstream and Areas B, C.'

SEPT. 28, 2020 - REGULAR
SEE ITEM 6.A. General Matters
Kalamalka Pipe Band - Financials

KALAMALKA HIGHLANDERS PIPE BAND SOCIETY

FINANCIAL STATEMENTS

August 31, 2020

Contents

Statement A	Balance Sheet
Statement B	Statement of Equity
Statement C	Statement of Revenue & Expenditures
Notes to the Financial Statements	

KALAMALKA HIGHLANDERS PIPE BAND SOCIETY
BALANCE SHEET
August 31, 2020

Statement A

	2020	2019
CURRENT ASSETS		
Cash	\$ 15,496	\$ 12,579
Accounts Receivable	590	425
Sales Taxes Receivable	31	95
	<u>16,117</u>	<u>13,099</u>
CAPITAL ASSETS		
Drums	36,747	36,747
Pipes, chanters and cords	8,484	8,484
Uniforms	84,517	84,517
Trailer	2,094	2,094
	<u>131,842</u>	<u>131,842</u>
Less: Accumulated Amortization	<u>124,546</u>	<u>122,722</u>
	<u>7,296</u>	<u>9,120</u>
	<u>\$ 23,413</u>	<u>\$ 22,219</u>
CURRENT LIABILITIES		
Accounts Payable	<u>\$ 1,000</u>	<u>\$ 402</u>
EQUITY		
Capital Fund	7,296	9,120
General Fund	15,117	12,697
	<u>22,413</u>	<u>21,817</u>
	<u>\$ 23,413</u>	<u>\$ 22,219</u>

Approved by Directors:

NOTICE TO READER

I have prepared this unaudited financial statement for Kalamalka Highlanders Pipe Band Society in my capacity as a director. No independent firm of professional accountants has audited, reviewed or otherwise attempted to verify the accuracy or completeness of this financial statement.

Maureen Soichuk
September 24, 2020 Vernon, BC

KALAMALKA HIGHLANDERS PIPE BAND SOCIETY
STATEMENT OF EQUITY
FOR THE YEAR ENDED AUGUST 31, 2020

Statement B

	General Fund	Capital Fund	Total 2020	Total 2019
FUND BALANCE BEGINNING OF YEAR	\$ 12,697	\$ 9,120	\$ 21,817	\$ 26,092
EXCESS OF REVENUE OVER EXPENDITURES - Statement C	2,420	(1,824)	596	(4,275)
FUND BALANCES END OF YEAR	<u>\$ 15,117</u>	<u>\$ 7,296</u>	<u>\$ 22,413</u>	<u>\$ 21,817</u>

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Maureen Soichuk
September 24, 2020 Vernon, BC

Statement C

KALAMALKA HIGHLANDERS PIPE BAND SOCIETY
STATEMENT OF REVENUE & EXPENDITURES
FOR THE YEAR ENDED AUGUST 31, 2020

	2020	2019
REVENUE		
Dinners	\$ 780	\$ 976
Donations	2,005	2,560
Membership Fees	975	1,150
Parades and Performances	<u>2,050</u>	<u>5,314</u>
	<u>5,810</u>	<u>10,000</u>
EXPENSES		
Operating		
Honorarium	-	500
Insurance	1,325	1,266
Membership Fees	50	50
Miscellaneous	201	296
Pictures and Promotion	609	1,071
Rent	700	900
Supplies - Pipes	472	733
Supplies - Drums	-	396
Supplies - Uniforms	33	2,233
Travel	-	4,000
Tuition	-	550
	<u>3,390</u>	<u>11,995</u>
Capital		
Amortization of Capital Assets	<u>1,824</u>	<u>2,280</u>
NET REVENUE OVER EXPENDITURE	<u>\$ 596</u>	<u>\$ (4,275)</u>

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Maureen Soichuk

September 24, 2020 Vernon, BC

KALAMALKA HIGHLANDERS PIPE BAND SOCIETY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED AUGUST 31, 2020

NOTE 1

The Society was incorporated on June 8, 2000. The assets and members' equity of Kalamalka Highlanders (unincorporated) were transferred to the Society on September 1, 2000.

NOTE 2

Capital assets are recorded at cost. Amortization is provided using the declining balance method at the annual rate of 20%.

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Maureen Soichuk
September 24, 2020 Vernon, BC

City Reception

From: Kelly Megyesi
Sent: Thursday, September 24, 2020 3:30 PM
To: Public Hearings
Subject: application 00483

External Email - Use Caution

Hello

I am writing about the proposed Variance permit 00483.

Kelly Megyesi

Vernon BC V1TOB3



I am an owner of an apartment that directly faces the back of McCullough Court. With the building addition my total view will be blocked.

I would prefer the parking that would give us a partial North view. If the variance proceeds I would ask that we consider that there be some green space (trees) behind the building as well as in front. It is my understanding that there may be a rooftop garden as well - so possibly a requirement for some type of trees that could be enjoyed by those having the view blocked.

Thank you

Kelly Megyesi

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Council Members
City of Vernon
3400 30th St.
Vernon, BC V1T 5E6

Dear Council Members,

In the era of COVID, we regretfully will not be able to attend the Council meeting on September 28th. In an effort to plan for conversations that may arise, we wanted to write you a few pre-emptive responses to likely questions. Much of this information is already available in the Council report, or in documents attached to our application, such as the Parking Study, but we also recognize that it can be helpful to hear it in 'our voice'.

As you know, parking is often one of the main issues that arise from new development, particularly when variances to parking are sought. In the case of the Vernon Pensioners expansion, we have worked diligently over the last year and half both with a transportation engineer and the City of Vernon's Planning Department to support our request for a reduction. The Society has first-hand experience of managing the parking for 113 units over the last 45 years; their experience, which has been proven by WSP Engineering in their Parking Study, shows that vehicle ownership among low-income seniors is quite low. Further, we believe that providing safe, secure, indoor scooter parking (not a requirement in the zoning bylaw) will reduce further the need for these seniors to own cars. At the end of the day, it warrants stating, that if all the residential parking is occupied and a new tenant with a vehicle desires to move in, they may opt not to – there are many potential tenants without a vehicle to fill this building.

We are also providing secure, indoor bicycle parking. The quantity, while lower than the requirement of the Zoning Bylaw, will help provide transportation options to the residents. Currently the bicycle parking ratio is very low in the existing building at 1 bike, per 113 units. We are hoping our new bicycle room can encourage more people to utilize this option.

We have asked for reduction in the number of loading bays required to serve this development. We have one loading bay strategically located at the centre of the project accessed from the rear lane and adjacent to both the existing building elevator and the new elevator recently constructed at this

property. Historically, the use of the loading bay has been carefully managed by the building management and this management has proven to limit any conflicts for loading activities. The loading bay is used for tenant move-in and move-out and for collection of the garbage. These activities are scheduled by management and can be planned to avoid conflicts. From historic experience, once Seniors move in to McCulloch Court they tend to age in place so unlike market housing there are not regular tenant changes. There is a designated loading space at the front of McCulloch Court on Coldstream Ave. and this space assists with the small deliveries as well as pick-up and drop-off of residents.

We also understand that there may be neighbours that have issues with views being disrupted, or the building being built to zero lot line in some areas. We have, again, worked with the Planning Department and the Architect to come up with an attractive, modern building, that takes into consideration the surrounding neighbourhood. We aspire to contribute positively to the architectural vernacular of Vernon and be an example for thoughtful design. This property is located in the downtown core, with C8 zoning, and in this area density is meant to be maximized; building to zero lot line helps us bring this density to the downtown core, where residents can contribute to the vibrancy of the area. Similarly, our landscape additions are designed to enhance the streetscape surrounding the development and upgrade the community experience on Coldstream Ave. and 34th Street.

Thank you for your consideration.

Sincerely,

Charlie Maddison, Principal, Boni-Maddison Architects
Nadine Beaulieu, Architect, Boni-Maddison Architects
Lindsey Fraser, Development Manager, Terra Housing

Sept 25, 2020.



Re: Public Input Session -
Development Variance Permit Application
00 483 fo Lt 1, PL 27201, DL 72,
ODYD (3400 Coldstream Avenue).

To Whom It May Concern.

I am 63 years old. I leave for work at 5 am all week days and some weekends, summer and winter. Because of health issues and start and/or finish times of my work (on call, etc.) taking a bus or cab is not an option. Walking to a parking spot away from my residence is not an option. Getting a different job because of health issues is not an option.

I'm not sure how people (elderly, disabled, low-income) (working poor) will benefit by giving up their vehicles and means of transportation. If I lose my parking spot and transportation I lose my job which pays below disability rates, and is my only source of income.

Wendy Fulton



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 7810-03
PC: Patti Bridal, Deputy CAO, Dir. Corporate Services **DATE:** September 27, 2020
FROM: Doug Ross, Director of Recreation Services
SUBJECT: REQUEST FOR FUNDING – CENTENNIAL OUTDOOR RINK CHILLER

Administration has just received an estimate from the contractor responsible for maintenance of the refrigeration plants in the arenas. After a recent inspection of the Centennial Rink chiller, the contractor has recommended that a non-destructive (x-ray) investigation be carried out. To carry out the investigation the insulation must be stripped off of the chiller. Once the testing is completed, and if nothing of concern is found, some cleaning and painting will be done and then the chiller and piping will be re-insulated.

The estimate to complete the testing, maintenance and re-insulation of the chiller is approximately \$25,000. This testing is time sensitive as the work would need to be completed in time for the outdoor season in November. As this work was not part of the 2020 maintenance budget, Administration is requesting that the funds be drawn from the Recreation Major Maintenance Reserve Fund. The estimated 2020 yearend balance of the Recreation Major Maintenance Reserve Fund is currently \$1,128,803.

It must be noted that the life expectancy for this type of chiller is approximately twenty years. The Centennial Rink chiller is now twenty-two years old and with regular servicing the chiller has been well maintained and could continue to provide safe and reliable service. Should the investigation find that there are issues with the chiller, the cost for replacement is in the \$175,000 - \$200,000 range. Due to the timing, it is unlikely that the replacement would be able to be completed in time for the start of the season in November.

RECOMMENDATION:

THAT Council, approve the funding of up to \$30,000, to be drawn from the Recreation Major Maintenance Reserve Fund, for the non-destructive testing and re-insulation of the Centennial Outdoor Rink chiller as per the memorandum titled Request for Funding – Centennial Outdoor Rink Chiller dated September 27, 2020 from the Director, Recreation Services.

Respectfully submitted:

A handwritten signature in black ink, appearing to be 'D' followed by a stylized flourish.

Doug Ross