

Report to Council



Date: May 6, 2019

File: 0610-50

To: Doug Gilchrist, City Manager

From: Shayne Dyrdal, Senior Airport Finance and Corporate Services Manager

Subject: Redefinition of City of Kelowna Boundary

Report Prepared by: Mira Malkowsky, Airport Corporate Services Manager

Recommendation:

THAT COUNCIL receive for information the report of the Senior Airport Finance and Corporate Services Manager dated May 6, 2019 with respect to the redefinition of the City of Kelowna boundary;

AND THAT the Mayor, on behalf of Council, forward a letter to the Regional District of Central Okanagan regarding a City of Kelowna boundary redefinition as outlined in the report of the Senior Airport Finance and Corporate Services Manager;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary for a City of Kelowna boundary redefinition.

Purpose:

To obtain Council's approval to move forward with the redefinition of the City of Kelowna boundary adjacent to Kelowna International Airport (the Airport).

Background:

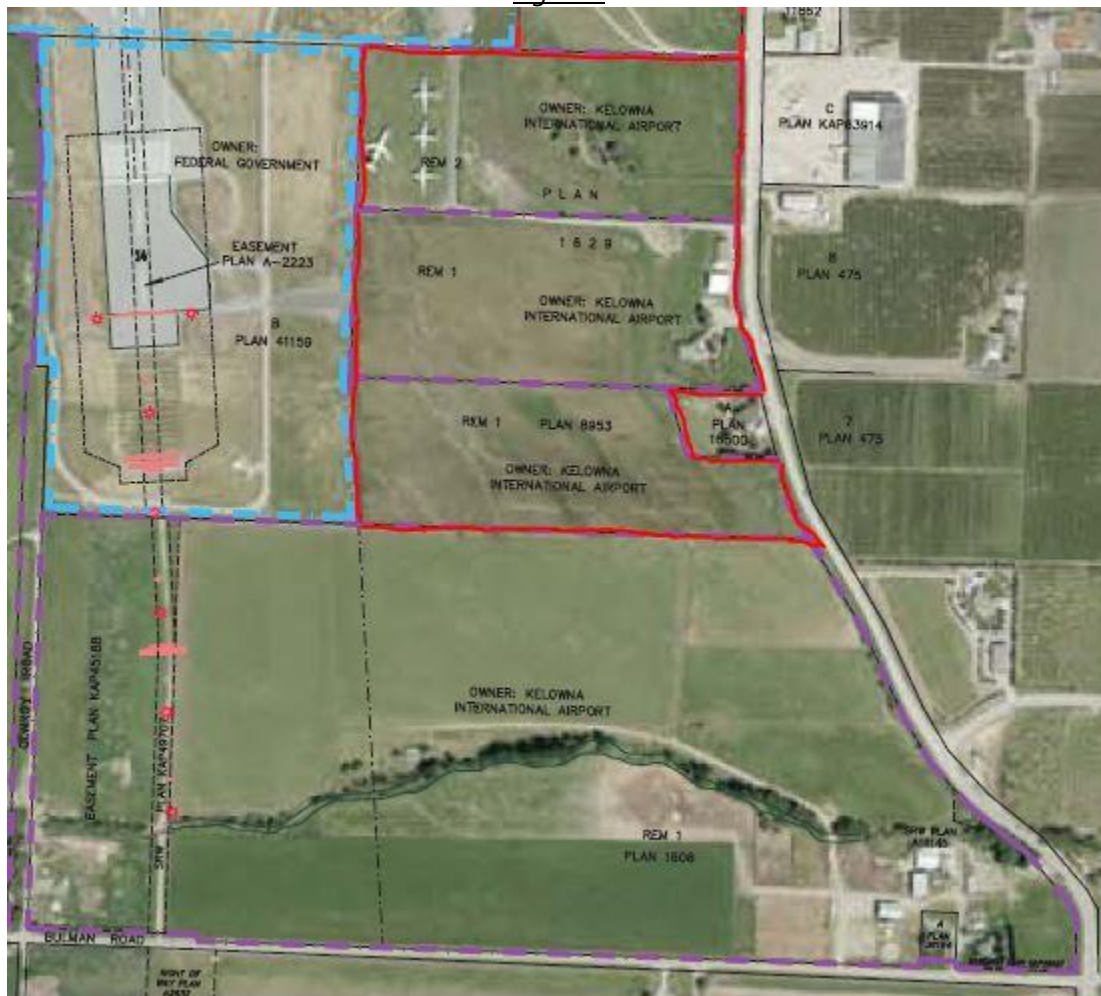
In 2018, the Airport's passengers totalled a record-breaking 2,080,372, a 31 percent increase or more than 486,700 passengers compared to 2015. As a result, the Airport became the 10th busiest airport in Canada. With increased passenger numbers comes an increase in the number of aircraft operating at the Airport and a need for additional support services for the Airport's aerospace campus (the Aerospace Campus).

The land that is or will one day become a part of the Aerospace Campus is outlined in Appendix A. In Appendix A, the land outlined in blue represents the Federally leased land. The airside land (that has direct access to the taxiways and/or runway) to the west of the runway, and to the north of the terminal building has been fully developed. In accordance with the Airport's 2045 Master Plan (the Master Plan),

the airside land to the east of the runway will be used for a future taxiway. As such, land that is currently groundside (i.e. land that does not have direct access to the taxiways and/or runway) will need to be developed and turned into airside land.

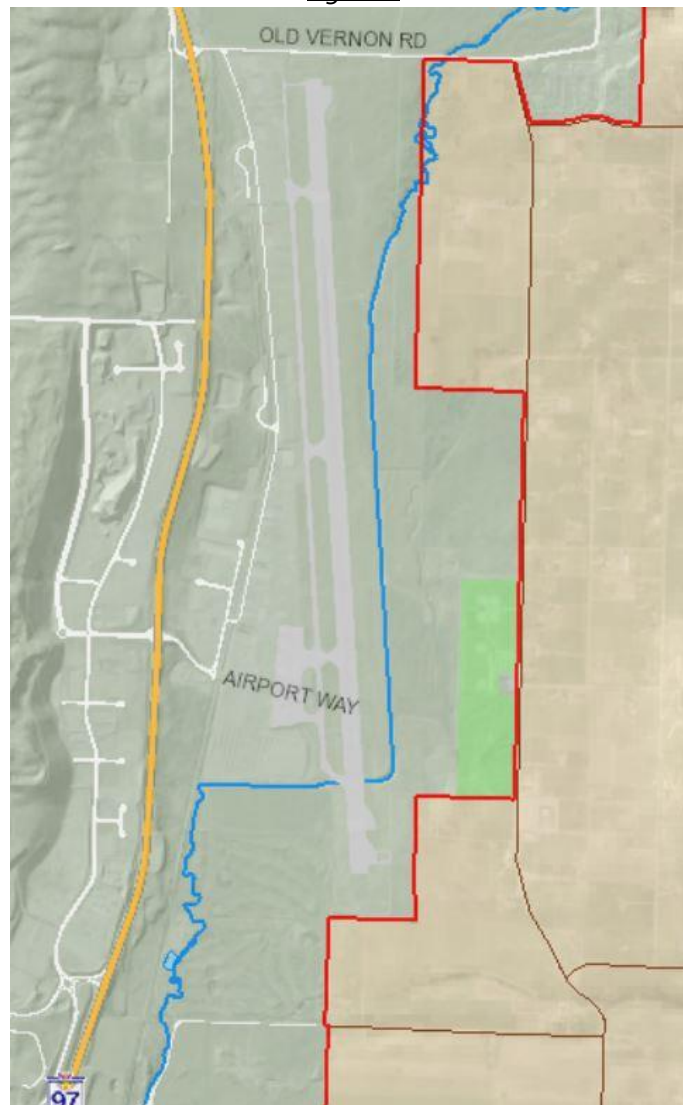
The Master Plan identified the land in the southwest corner of the Aerospace Campus to be used for future expansion of the terminal building, apron and other infrastructure owned and operated by the Airport. The Master Plan also identified the land in the southeast corner of the Airport to be developed to provide support services operated by third parties for the Aerospace Campus. The land outlined in red in Figure 1 below (the East Lands), is the land that the 2045 Master Plan identified for support services development in the short-term.

Figure 1



As shown in Figure 2 below, the East Lands are currently within the Regional District of the Central Okanagan (RDCO) and not the City of Kelowna.

Figure 2



In Figure 2, the area highlighted in green and outlined in red represents land within the City of Kelowna. All other land in Figure 2 is within the RDCO. The land in the southeast corner of the Aerospace campus consists of the East Lands, the Polo Fields (the land to the south of the East Lands and to the north of Bulman Road), and the Homestead (the area highlighted in red in Figure 3 below). In Figure 2, these lands are outlined by the red boundary to the west, and the brown lines representing Old Vernon Road to the east and Bulman Road to the south. The City of Kelowna owns all of these properties except for the Homestead and all of these properties are currently within the RDCO.

The East Lands has one home on it that is being rented by the City of Kelowna to a tenant. The Polo Fields have one home on it that is being rented by the City of Kelowna to a tenant. In addition, the Polo Fields are being leased to the Polo Club. The Homestead has a house on it that is owned and inhabited by a family.

It is the Airport's recommendation that the East Lands and the Polo Fields become a part of the City of Kelowna. Figure 4 on the following page shows the existing boundary outlined in red and the proposed new boundary as a blue dashed line. The Airport recommends leaving the Homestead as a part of the RDCO.

Figure 4



This proposed change in boundary would fall under a boundary redefinition.

Internal Circulation:

Stephen Fleming, City Clerk
Johannes Saufferer, Director Strategic Investments
Jackie Dueck, Controller
Kari O'Rourke, Community Communications Manager

Legal/Statutory Procedural Requirements:

In accordance with the *Local Government Act*, the City of Kelowna Council would be required to submit a request to redefine the boundary between the City of Kelowna and the RDCO to the Lieutenant Governor in Council.

Considerations not applicable to this report:

Existing Policy: N/A
Legal/Statutory Authority: N/A
Financial/Budgetary Considerations: N/A
Personnel Implications: N/A
External Agency/Public Comments: N/A
Communications Comments: N/A
Alternate Recommendation: N/A

Submitted by:

Shayne Dyrdal, Senior Airport Finance and Corporate Services Manager

Approved for inclusion:



Doug Gilchrist, City Manager
Sam Samaddar, Airport Director

cc: Derek Edstrom, Divisional Director, Strategic Investments, Parks and Building Planning, Intergovernmental Affairs, and Partnerships
Ryan Smith, Divisional Director, Community Planning, Policy and Planning, Development Services and Business Licenses
Genelle Davidson, Divisional Director, Financial Services