



# CITY OF WEST KELOWNA COMMITTEE OF THE WHOLE AGENDA

Tuesday, March 5, 2024, 3:30 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

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<b>1. CALL THE COMMITTEE OF THE WHOLE TO ORDER</b>	
It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.	
This meeting is open to the public and all representations to Council form part of the public record. This meeting is being webcast live and will be archived on the City's website.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. ADOPTION OF AGENDA</b>	
<b>4. ADOPTION OF MINUTES</b>	
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**8. DIVISION REPORTS**

**8.1 CHIEF ADMINISTRATIVE OFFICER**

**8.2 FINANCIAL SERVICES**

**8.3 DEVELOPMENT SERVICES**

**8.4 RECREATION AND CULTURE**

**8.5 ENGINEERING / PUBLIC WORKS / PARKS**

**8.6 CORPORATE INITIATIVES**

**8.7 FIRE RESCUE SERVICES**

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. NOTICE OF MOTION**

**11. ADJOURNMENT OF THE COMMITTEE OF THE WHOLE**

The next Regular Council meeting is scheduled for Tuesday, March 12, 2024.



**CITY OF WEST KELOWNA**  
**MINUTES OF THE COMMITTEE OF THE WHOLE**

Tuesday, November 21, 2023  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom  
Councillor Tasha Da Silva (Acting Mayor)  
Councillor Rick de Jong  
Councillor Stephen Johnston  
Councillor Garrett Millsap

MEMBERS ABSENT: Councillor Jason Friesen  
Councillor Carol Zanon

Staff Present: Trevor Seibel, Deputy CAO / Deputy Corporate Officer  
Allen Fillion, Director of Engineering / Operations  
Warren Everton, Director of Finance / CFO  
Sandy Webster, Director of Corporate Initiatives  
Brent Magnan, Director of Development Approvals  
Corinne Boback, Legislative Services Manager/Corporate Officer  
Lisa Siavashi, Financial Services Manager/Deputy CFO  
Mark Roberts, Parks Manager  
Stacey Harding, Fleet Operations and Project Manager  
Erin Goodwin, Facilities and Recreation Manager  
Natalie Gerritsen, Parks Planner  
Melissa Hunt-Anderson, Community & Social Development Coordinator  
Holden Blue, Planner II (Long Range)

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**1. CALL THE COMMITTEE OF THE WHOLE TO ORDER**

The meeting was called to order at 3:30 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public and all representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

It was moved and seconded

Resolution No. COW009-23

**THAT** the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Committee of the Whole Meeting held Tuesday, June 6, 2023 in the City of West Kelowna Council Chambers**

It was moved and seconded

Resolution No. COW010-23

**THAT** the minutes of the Committee of the Whole Meeting held Tuesday, June 6, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. MAYOR AND COUNCILLOR'S REPORTS**

**5.1 Regional District of Central Okanagan Highlights from the November 16, 2023 Regional Board Meeting**

Mayor Milsom informed Council that the Director of Development Approvals presented to the Regional District Board, on the 2020-2040 Official Community Plan to reflect the Regional Growth Strategy.

**5.2 Request for an Independent Public Hearing Process Regarding the Grouse Complex (McDougall Creek) Wildfire**

Mayor Milsom spoke to the letter from Loyal Wooldridge, Chairperson, Regional District of Central Okanagan, regarding the request for an independent public hearing process regarding the Grouse Complex McDougal Creek Wildfire which was initiated by Councillor de Jong's Notice of Motion.

**6. PRESENTATIONS**

## **6.1 Community Presentation from Interior Health**

Lindsay Taberner, Executive Director, Clinical Operations Interior Health - South introduced her colleagues, Karen Omelchuk, Director, Mental Health Substance Use, Dr Silvina Mema MD, MSc, FRCPC, Deputy Chief Medical Health Officer, Lindsay Mitchell, Director, Home Health (Interim), Tanya Osborne Community Health Facilitator, Luke Brimmage, Director, Primary Care (Interim) and Wendy Corbett, Director, Long Term Care who was available online. Each guest spoke to the PowerPoint presentation and were available for questions and comments from Council.

Dr. Silvina Mema spoke about public health, building blocks of health, and toxic drug supply. Dr. Mema, informed Council that 9 people have died in West Kelowna in 2023 due to toxic drug poisonings and 5 people die per week in the interior region.

Wendy Corbett was online and Lindsey Taberner spoke on her behalf regarding long term care services in West Kelowna.

Lindsay Mitchell spoke to Home and Community Care for Seniors.

Luke Brimmage spoke to Primary Care Services along with Primary Care Services for Special Populations.

Karen Omelchuk spoke to Mental Health & Substance Use, 1 in 5 people experience mental health and substance use.

Lindsay Taberner provided an update on Kelowna Renal Program and was available for questions and comments from Council.

The meeting recessed at 5:03 p.m.

The meeting reconvened at 5:11 p.m.

## **7. UNFINISHED BUSINESS**

## **8. DIVISION REPORTS**

### **8.1 CHIEF ADMINISTRATIVE OFFICER**

### **8.2 FINANCIAL SERVICES**

#### **8.2.1 Budget Primer**

The Chief Financial Officer defined budget primer and presented a PowerPoint which outlined:

- how the budget is guided by the Strategic Plan and impacted by the Investment in Infrastructure Pillar.
- the 2024 Budget Planning, Financial Plan process and Budget deliberations sessions time lines.
- 2024 draft base budget is projected at 4.10% increase.
- 2024 draft budget reserve options is at 3% increase.
- a preview of expenditures, revenues and grants along with the Draft Capital Plan by Project Area.

The Chief Financial Officer was available for questions and comments from Council.

The meeting recessed at 5:30 p.m.

The meeting reconvened at 6:02 p.m.

### **8.3 DEVELOPMENT SERVICES**

#### **8.3.1 P 21-20; Corporate Climate Action Plan – Draft Plan**

Brent Magnan, Director of Development Approval provided an introduction on what the Corporate Climate Action Plan is and introduced Holden Blue, Planner II (Long Range), Stacey Harding, Fleet Operations and Project Manager and Erin Goodwin, Facilities and Recreation Manager.

Peter Robinson, Director of Climate Planning & Research, Ali Ergudenler, Project Manager - Community Climate Planning and Katherine McDougall, Community Energy Planner from Community Energy Association were available online for questions from Council.

Holden Blue provided a PowerPoint presentation that outlined how the Plan was initiated in Spring 2023 as per Council's 2021-2022 Strategic Priorities, Community Energy Association (CEA) and Technical Committee, Our Adaptability in the 2021 Community Vision, Official Community Plan Alignment, and Corporate Climate Action Plan Purpose (Mitigation).

Additionally, the plan consists of the following:

- Energy and Emissions Inventory
- Business as Usual Projections and Emissions Reduction Targets

- Fleet Analysis
- Recommended Actions to reduce emissions and meet targets
- Implementation Tools

The plan recommends focusing on areas of greatest emissions and costs.

High level fleet analysis was conducted by the consultant - minimize capital costs and maximize vehicle usage.

The plan recommends a corporate GHG emissions reduction target of 30% of 2022 emissions by 2030 and 80% of 2022 emissions by 2050.

The Plan recommends prioritizing three primary actions that will achieve the largest GHG reductions over the next 5-7 years:

1. Implement building energy retrofits recommended by building energy audits;
2. Low carbon heating retrofits for buildings; and
3. Investment in EV's and EV charging stations.

The Director of Development Approvals provided a brief summary on the first steps in addressing climate action (collectively), a framework for climate action, Council's adoption of the plan demonstrates high level commitment and leadership to address emissions, implementation is key to success, future evaluation of action items required, review in 5-7 years and plan allows City to access grants and incentives and was available for questions and comments from Council.

#### **8.4 RECREATION AND CULTURE**

#### **8.5 ENGINEERING / PUBLIC WORKS / PARKS**

##### **8.5.1 Parks Master Plan and Rec Trails Master Plan Update November 2023**

Natalie Gerritsen, Parks Planner, City of West Kelowna and Jana Zelenski, Principal, Landscape Architect & Engagement Planner, Lanarc Consulting provided a PowerPoint presentation and were available for questions and comments from Council.

Jana provided an update on the public engagement results and how the engagement was conducted (in person & surveys) in May and June 2023.

Identified top five priorities for parks:

1. New grass sports field
2. Upgrades to existing sports fields
3. Continued protection of Mount Boucherie
4. Updates to waterfront accesses
5. Extension of waterfront trail connections

Recreational trail priorities:

1. Expand / add new trails in urban areas
2. Expand / authorize trails in backcountry areas
3. Enhance maintenance of existing trails
4. Establish / improves codes of conduct and trail use guidelines

Jana spoke to the Parks Master Plan Emerging Directions:

Park land quantity & quality management recommendations: Parks operations resourcing and major park acquisition planning.

1. Park improvement recommendations: athletic fields, courts, outdoor ice skating venue and waterfront access & amenities.
2. Location - specific recommendations: Gellatly Bay recreation area, Mar Fee Sports complex, Kinsmen Park and Memorial Park / Annette Beaudreau Amphitheatre.
3. Service delivery recommendations: parks & recreational trails design guidelines, climate change adaptation & resilience and universal accessibility.

Recreation Master Plan - Emerging Directions:

1. Trail Planning & Development Recommendations: Recreational Trails Scope, Asset Management, Trailheads and Trail rating & accessibility.
2. Trail Management Recommendations: Maintenance and Trail Use Guidelines & codes of conduct



3. Major Capital Project Recommendations: Goats Peak Trail Network, Waterfront and The Flume trails.

**8.6 CORPORATE INITIATIVES**

**8.7 FIRE RESCUE SERVICES**

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. NOTICE OF MOTION**

**11. ADJOURNMENT OF THE COMMITTEE OF THE WHOLE**

The meeting adjourned at 7:45 p.m.

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ACTING MAYOR

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LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER



# Okanagan College

Transforming Lives and Communities

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Presentation to West Kelowna City Council: March 5, 2024

Dr. Neil Fassina, President, Okanagan College

[nfassina@okanagan.bc.ca](mailto:nfassina@okanagan.bc.ca)



# Objectives

- 1) Learn something new about Okanagan College
- 2) Better understand the economic and social value of a strong, thriving community College in our region
- 3) Be inspired by the opportunities for us to work together to eliminate barriers to post-secondary education for thousands of people in our region



# Okanagan College – *Over the years*

**1950s** – Groups in Penticton, Kelowna, Vernon, Salmon Arm and Revelstoke active in bringing post-secondary services to the region

**1963** – B.C. Vocational School opens in Kelowna

**1968-74** – Salmon Arm, Vernon, Penticton join what is now Okanagan College

**1980** – College expands programming to include university transfer programs, in addition to vocational/trades programs

**2005** – UBC Okanagan opens; Okanagan College continues and experiences growth in programming and student population

# Today – *Kelowna campus*

## Capital projects

- Health Sciences – opened 2021
- Student housing – open fall 2024
- Wellness Centre – groundbreaking June 2024
- Centre for Food, Wine & Tourism – construction starts summer 2024

## Student success

- Education planning & advising
- Flexible formats, resources to support student learning
- Partnerships locally: school districts, community groups
- MOU with Westbank First Nation





4. **Background**  
 The QIC recognizes the importance of the strategic inclusion of WTS representatives in accelerating  
 and promoting the growth of the province's research and innovation ecosystem.

5. **Determining Research**  
 5.1. Research with and QIC involves the mutually exclusive research concerning independent research has been  
 used to determine research opportunities, the nature and scope of research activities to be funded, and the  
 identification of research opportunities. The QIC will be required to provide the information of research interests and the  
 identification of research opportunities.

5.2. **Identification and Funding** WTS and QIC agree that research projects have the right to pursue, initiate and  
 fund research projects with and QIC. The QIC will be required to provide the information of research interests and the  
 identification of research opportunities.

5.3. **Identification and Funding** WTS and QIC agree that research projects have the right to pursue, initiate and  
 fund research projects with and QIC. The QIC will be required to provide the information of research interests and the  
 identification of research opportunities.

This MOU will be reviewed every three (3) years to ensure that it remains in full before the parties  
 determine the parameters of research projects to be funded, and the nature and scope of research activities to be  
 funded, and the identification of research opportunities.

This MOU will be reviewed every three (3) years to ensure that it remains in full before the parties  
 determine the parameters of research projects to be funded, and the nature and scope of research activities to be  
 funded, and the identification of research opportunities.

The parties agree to enter into the following understanding and terms of cooperation on the 30th day  
 of April 2023.

[Signatures and names of representatives from both parties are visible at the bottom of the document.]



**OC**  
Okanagan  
COLLEGE

**OC**  
COYOTES



# oc Fast Facts

Largest college in B.C.  
outside Lower Mainland  
(number of sites, students)

Second largest Trades  
training, after BCIT

17,000 students  
annually

Over 68% full-time/  
part-time students  
are local

Significantly higher %  
local including students  
in short-courses

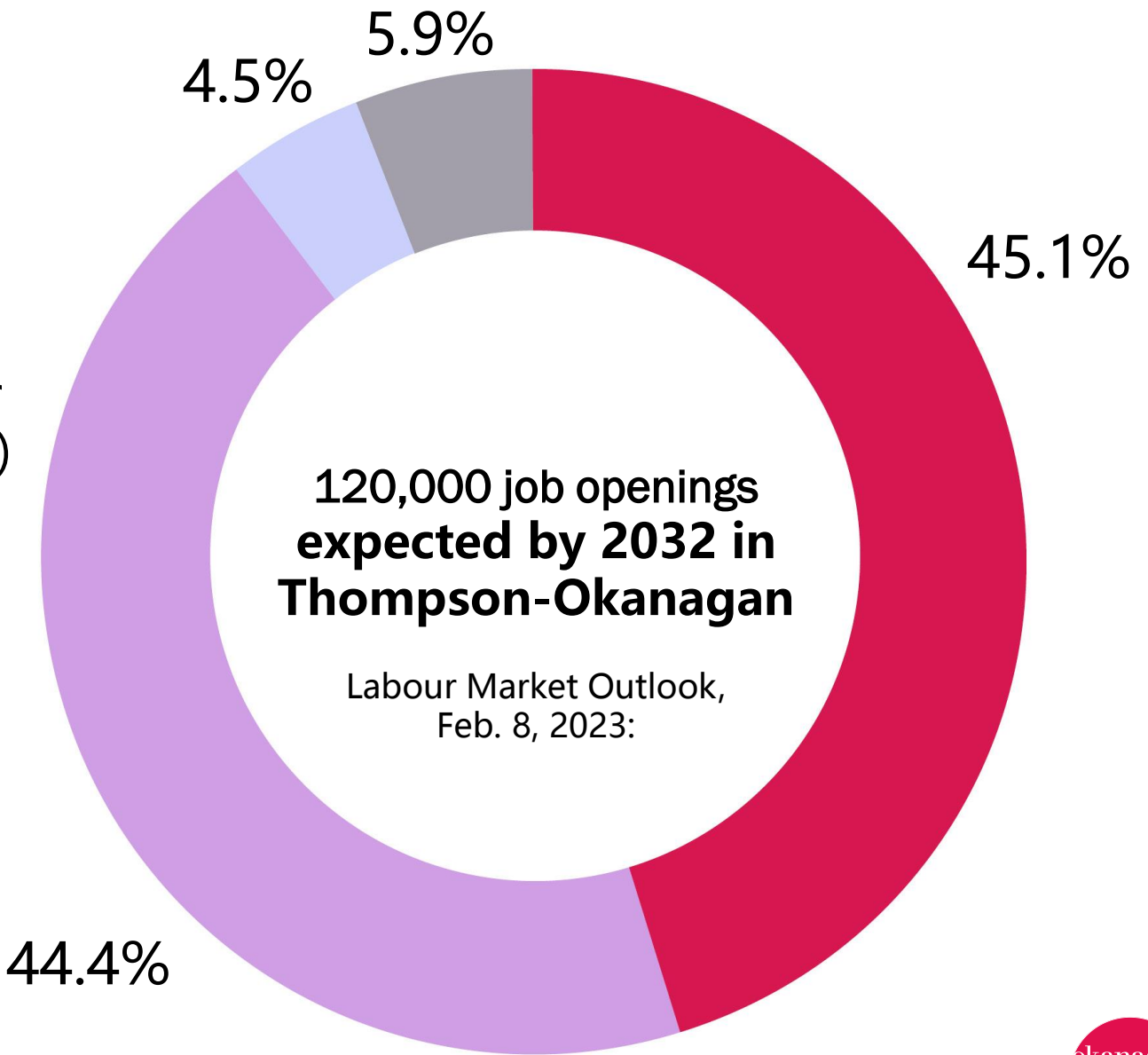
More than 20  
communities are within  
50km of an OC campus



54.8% or 65,760 job openings requiring College post-secondary education

1 in 2 students in post-secondary in our region should be attending college (OC) for local workforce needs to be met

- Degree
- Diploma /Certificate
- Apprenticeship
- High school /Occupation-specific training



# Examples - Jobs requiring Diploma / Certificate / Apprenticeship

- Health care assistants, nurse aides, orderlies and patient service associates
- Retail and wholesale trade managers
- Administrative officers
- Accounting technicians and bookkeepers
- Early childhood educators and assistants
- Sales and account representatives - wholesale trade (non-technical)
- Construction managers
- Home building and renovation managers
- Managers in agriculture
- Licensed practical nurses
- Facility operation and maintenance managers
- Real estate agents and salespersons
- Manufacturing managers
- User support technicians
- Electronic service technicians (household and business equipment)
- Property administrators
- Computer network technicians
- Managers in transportation
- Other assisting occupations in support of health services
- Managers in customer and personal services
- Graphic designers and illustrators
- Medical administrative assistants
- Retail and wholesale buyers
- Police officers (except commissioned)
- Firefighters
- Medical laboratory technologists
- Other medical technologists and technicians (except dental health)
- Supervisors, mining and quarrying
- Medical laboratory technicians and pathologists' assistants
- Court reporters, medical transcriptionists and related occupations
- Medical radiation technologists
- Supervisors, general office and administrative support workers
- Respiratory therapists, clinical perfusionists and cardiopulmonary technologists
- Air traffic controllers and related occupations
- Fire chiefs and senior firefighting officers
- Deck officers, water transport
- Cardiology technologists and electrophysiological diagnostic technologists
- Automotive service technicians, truck and bus mechanics and mechanical repairers
- Contractors and supervisors, heavy equipment operator crews
- Heavy-duty equipment mechanics
- Motor vehicle body repairers
- Contractors and supervisors, mechanic trades

## / POST SECONDARY

# OKANAGAN COLLEGE

Experiential learning, hands-on training, and apprenticeship are foundational elements of many of the programs offered at Okanagan College. On campus, the needs of students and industry intersect, resulting in a synergistic partnership.



# *Inspire:* Our priorities and strategic plan

- **Inclusive and equitable access:** including – individualized learning, sustainable rural/remote program delivery, development of market-aligned micro-credentials and short-duration learning options
- **Lifelong learning:** Review & modernize our approach to Student stages of life, and strengthening partnerships in communities to
- **Student experience:** Embed strategies aligned to student health, Indigenization; Equity, Diversity, Inclusion, and Social Justice; mental housing.



## Final thoughts

- Okanagan College is a **strong partner locally** and across the region: **60 years of providing post-secondary education** and training locally, supporting workforce and community goals
- We have an opportunity to **reframe what it means to go to College** – Okanagan College is open to learners of all ages and in all stages of life
- Identify opportunities where we can **partner in innovation, program development and delivery**

# The City of West Kelowna

Audit planning communication to the Mayor and Council for the year ended December 31, 2023

START



# To the Mayor and Council of The City of West Kelowna

We are pleased to provide you with this planning communication to highlight and explain key issues which we believe to be relevant to the audit of The City of West Kelowna (the “City”) financial statements for the year ended December 31, 2023.

The enclosed planning communication includes our approach to your audit, the significant risks we have identified and the terms of our engagement. At the year-end meeting, we will provide you with a copy of our draft audit opinion and discuss the nature, extent and results of our audit work. We will also communicate any significant internal control deficiencies identified during our audit and reconfirm our independence.

Our audit and therefore this communication will not necessarily identify all matters that may be of interest to the Mayor and Council in fulfilling its responsibilities. This communication has been prepared solely for the use of the Mayor and Council and should not be distributed without our prior consent. Consequently, we accept no responsibility to a third party that uses this communication.

We look forward to completing our draft audit report opinion and discussing our conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,




BDO Canada LLP  
February 15, 2024



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- 9 Appendices

## Audit at a glance

- 4  LEAD PARTNER ON YOUR AUDIT Sinéad Scanlon CPA
- 5
- 6 E: [sscanlon@bdo.ca](mailto:sscanlon@bdo.ca)
- 9 T: 778-214-1212
- 10
- 11  START DATE March 2024
- 13
- 14
- 17  END DATE May 2024



# Your dedicated BDO audit team

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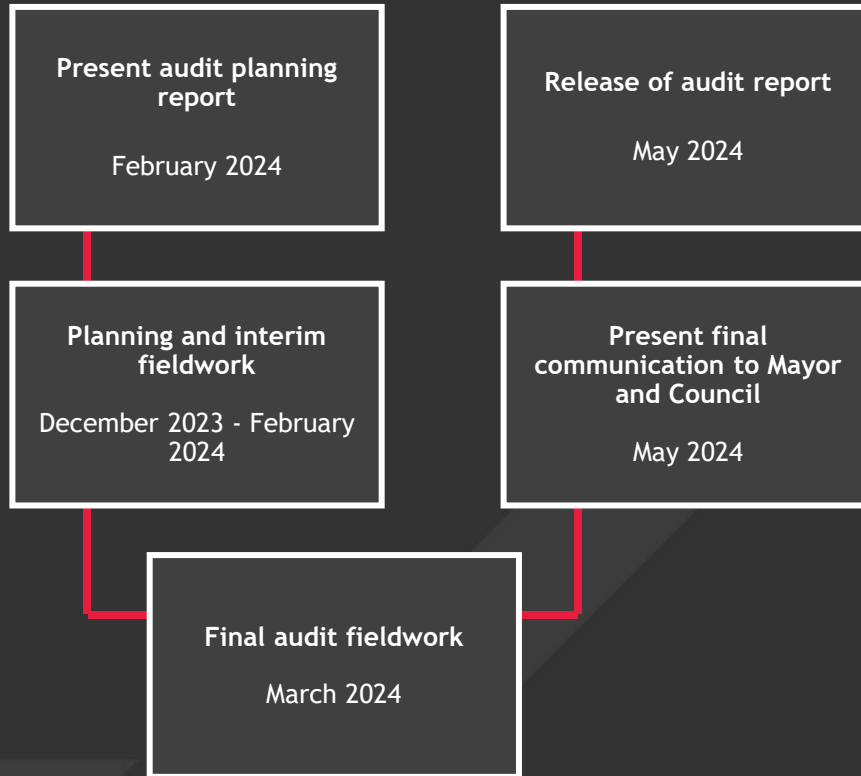
## Our independence



We have complied with relevant ethical requirements and are not aware of any relationships between The City of West Kelowna and our Firm that may reasonably be thought to bear on our independence.



# Audit timeline



## BDO'S DIGITAL AUDIT SUITE APT Next Gen

We use our APT Next Gen software and documentation tool to save time, streamline processes, and go paperless with your audit.

DISCOVER THE  
DIGITAL DIFFERENCE





# Auditor's responsibilities: financial statements

We are responsible for forming and expressing an opinion on the financial statements that have been prepared by management, with oversight by those charged with governance. The audit of the financial statements does not relieve management or those charged with governance of their responsibilities. The scope of our work, as confirmed in our engagement letter attached as Appendix A to this letter, is set out below:

## Year-End Audit Work

- ▶ Work with management towards the timely issuance of the financial statements.
- ▶ Provide timely and constructive management letters. This will include deficiencies in internal control identified during our audit.
- ▶ Present significant findings to the Mayor and Council including key audit and accounting issues, any significant deficiencies in internal control and any other significant matters arising from our work.



We are required to obtain an understanding of the system of internal control in place in order to consider the adequacy of these controls as a basis for the preparation of the financial statements, to determine whether adequate accounting records have been maintained and to assess the adequacy of these controls and records as a basis upon which to design and undertake our audit testing.

We are required to report to you in writing about any significant deficiencies in internal control that we have identified during the audit.



# Auditor's responsibilities: fraud

We are responsible for planning and performing the audit to obtain reasonable assurance that the financial statements are free of material misstatements, whether caused by error or fraud, by:

- ▶ Identifying and assessing the risks of material misstatement due to fraud;
- ▶ Obtaining sufficient and appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and
- ▶ Responding appropriately to fraud or suspected fraud identified during the audit.

The likelihood of not detecting a material misstatement resulting from fraud is higher than the likelihood of not detecting a material misstatement resulting from error because fraud may involve collusion as well as sophisticated and carefully organized schemes designed to conceal it.

## Behind the audit report



Learn how we audit your financial statements

[SEE OUR PROCESS](#)



## Auditor's responsibilities: fraud

Throughout our planning process, we performed risk assessment procedures and related activities to obtain an understanding of the entity and its environment, including the City's internal control, to obtain information for use in identifying the risks of material misstatement due to fraud and made inquiries of management regarding:

- ▶ Management's assessment of the risk that the financial statements may be materially misstated due to fraud, including the nature, extent and frequency of such assessments;
- ▶ Management's process for identifying and responding to the risks of fraud in the City, including any specific risks of fraud that management has identified or that have been brought to its attention, or classes of transactions, account balances, or disclosures for which a risk of fraud is likely to exist;
- ▶ Management's communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in The City of West Kelowna; and
- ▶ Management's communication, if any, to employees regarding its view on business practices and ethical behavior.

We are not currently aware of any fraud affecting the City. If you are aware of any instances of actual, suspected, or alleged fraud, please let us know.



# Significant risks and planned responses

We have identified the following significant risks that require special audit consideration. These risks were identified based on our knowledge of the City, our past experience, and input from management and the Mayor and Council. Please review these significant risks and let us know your thoughts on these or any other areas of concern.

Financial statement areas	Risks noted	Audit approach
Revenue	Per CAS 240, “the auditor’s responsibilities relating to fraud in an audit of financial statements”, the auditor shall always presume that there are risks of fraud in revenue recognition unless the entity does not have either revenue or deferred revenue.	<ul style="list-style-type: none"> <li>Consider fraud in our variance on various revenue streams.</li> <li>Utilize computer assisted audit techniques to help identify unusual activity within revenue.</li> </ul>
Management Override of Controls	Per CAS 240.32, irrespective of our assessment of the risk of management override of controls, audit procedures must be performed to address the risk.	<ul style="list-style-type: none"> <li>Utilize computer assisted audit techniques to analyze manual journal entries and unusual transactions.</li> <li>Review significant accounting estimates for potential biases.</li> </ul>
New Vendors	Risk that new vendors are not legitimate – potential, industry level fraud risk.	<ul style="list-style-type: none"> <li>Review list of new vendors and enquire with management to ensure that the transactions are for genuine business purposes.</li> </ul>
Financial Instruments and Asset Retirement Obligation (AROs) – New accounting standards	There are new complex standards related to the disclosure of AROs and financial instruments. There is a risk that the accounting treatment and related disclosure are not in line with the new standards.	<ul style="list-style-type: none"> <li>Review of the new financial instrument note and ARO disclosure to ensure accounting and disclosure are made within the requirements of the new standards.</li> </ul>

# Materiality

We determined preliminary materiality to be based on 2.5% of total revenues of the City for the year.

Misstatements are considered to be material if they could reasonably be expected to influence the decisions of users based on the financial statements.

Our materiality calculation is based on the City's preliminary results. If actual results change significantly, we will communicate those changes to the Mayor and Council as part of our year-end communication.

We will communicate all corrected and uncorrected misstatements identified during our audit to the Mayor and Council, other than those which we determine to be "clearly trivial."

We encourage management to correct any misstatements identified throughout the audit process.



# How we audit financial statements: Our audit process

## IDENTIFY AND ASSESS RISK

Focus on those areas of financial statements that contain potential material misstatements as a consequence of the risks you face

## OBTAIN AUDIT EVIDENCE

Perform audit procedures while maintaining appropriate degree of professional skepticism, to conclude whether or not the financial statements are presented fairly

## COMMUNICATION

Communicate our opinion and details of matters on which we are required to communicate







# How the firm's system of quality management supports the consistent performance of quality audit engagements

The firm's system of quality management complies with the requirements set out in Canadian Standard on Quality Management 1 - Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (CSQM 1) as issued by the Auditing and Assurance Standards Board (AASB).

In addition to the requirements set out in CSQM 1, we may have identified additional quality objectives and potential quality risks and have designed further policies and procedures to respond to these.

Taken together our system of quality management supports consistent performance of audit engagements by focusing on eight components that operate in an iterative and integrated manner. These include:

- 1 Firm risk assessment process
- 2 Governance and leadership
- 3 Relevant ethical requirements
- 4 Acceptance and continuance
- 5 Engagement performance
- 6 Resources
- 7 Information and communication
- 8 Monitoring and remediation process

## Standard for Audit Quality



## CSQM 1

The quality of an audit depends not only on the people conducting it—but also on the systems underpinning it. These new rules up the ante for your audit quality.



# Our audit approach: Responsiveness in action

Our firm is deliberately structured to allow one partner to every six staff members. This means easy access to senior staff and the lead partner throughout your audit. It also helps our team gain a better understanding of your organization. Our audit process differs from the typical audit in our use of in-field reviews, subject to COVID-19 safety protocols. The benefit of these in-field reviews is that final decision-makers are on site ensuring issues are resolved and files closed quickly. We offer clients the full-service expertise of a national firm. Yet we maintain a local community focus. The comprehensive range of services we deliver is complemented by a deep industry knowledge gained from over 100 years of working within local communities.



Discover how we're accelerating audit quality



## Audit Quality Report

We collected our core beliefs around audit quality, the very practical steps we take to sustain it, and the progress we have made to accelerate its quest.

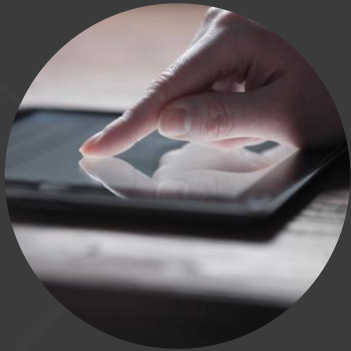
[Follow our progress](#)



# Recommended Resource

Staying in the know with knowledge and perspective

## Key changes to financial reporting



When the rules of reporting change, you may need to fine-tune how to present financial statements and govern the organization.

[ACCESS OUR KNOWLEDGE CENTRE](#)

## The latest tax pointers



Corporate. Commodity. Transfer pricing. International tax. Government programs. Together they add up to immense differences on the organization's bottom line. Our tax collection keeps you current.

[STAY ON TOP OF TAXES](#)

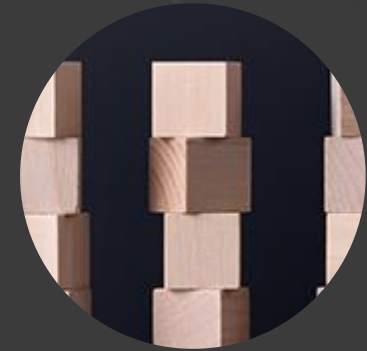
## Trending topics



As a community of advisors with the best interests of our clients in mind, we keep our ear to the ground to bring insights and perspectives related to key business trends to you.

[EXPLORE NOW](#)

## Asset Retirement Obligations (ARO): A Practical Approach to Section PS 3280



This publication will walk through a practical approach to applying Section PS 3280 including: identification, recognition and measurement of an obligation, and the different options available to entities on transition.

[READ ARTICLE](#)

# Spotlight on ESG



Transformative world events—an international health crisis, social movements, shareholder and investor values, global supply chains, energy transition, smart cities, and sustainable finance—are transforming Canadian business.

Standards and regulations are rapidly changing to reflect the goals of all of your stakeholders. Organizations, investors, and customers are embracing environmental, social, and governance (ESG) considerations as important measures of success. Non-financial and financial information is becoming more interconnected.

## ESG Insights



Sector insights at your convenience

[EXPLORE NOW](#)



# Spotlight on public sector



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At BDO, we help governments create efficient ways of working to achieve better outcomes for their citizens and public servants. From technology-based solutions to program development, advisory and audit, our team can guide you through critical strategic decisions to ensure you deliver on your vision, goals, and accountability expectations.

### Public sector Insights



Resources to support your business

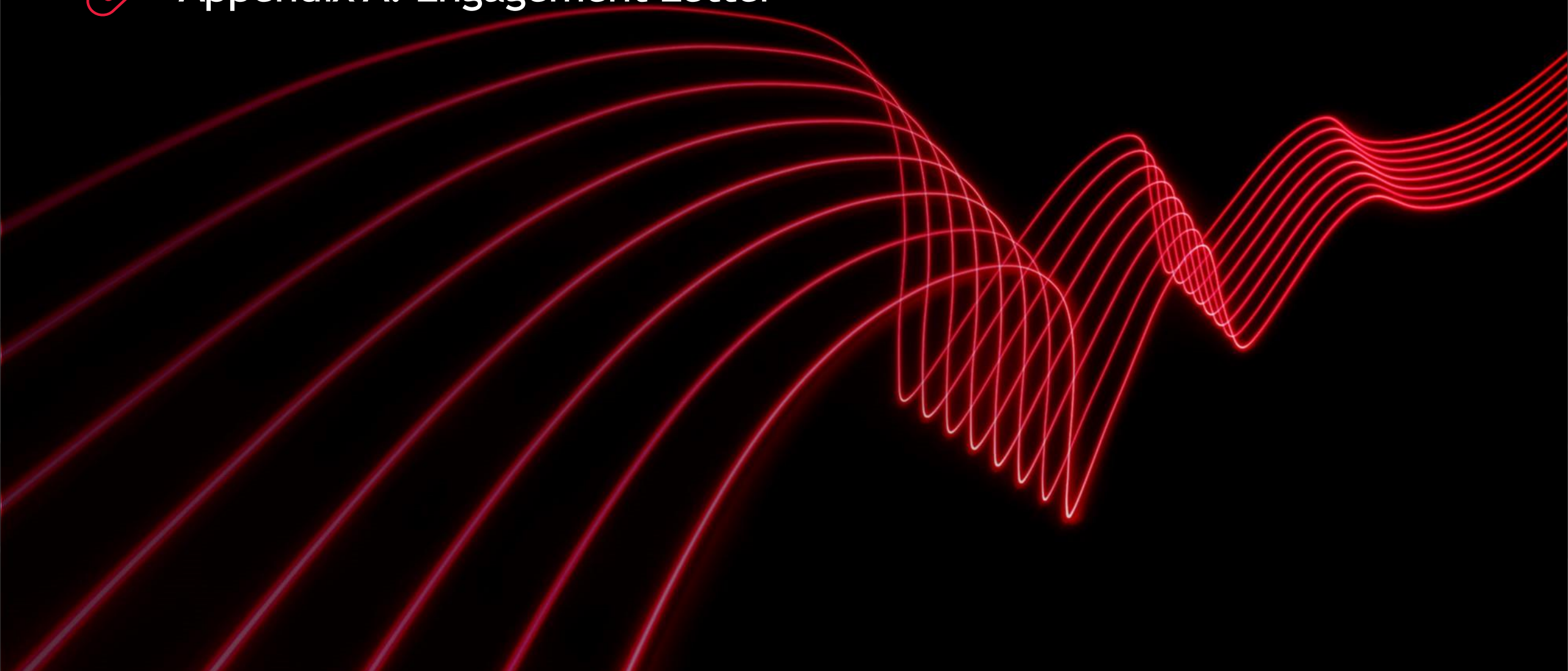
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# Appendices

- ▶ Appendix A: Engagement Letter
- ▶ Appendix B: Independence Letter
- ▶ Appendix C: PSAS Update 2023



# Appendix A: Engagement Letter





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BDO Canada LLP  
1631 Dickson Avenue  
Suites 400 & 500  
Kelowna, British Columbia  
V1Y 0B5

November 27, 2023

City of West Kelowna  
2760 Cameron Road  
West Kelowna, British Columbia  
V1Z 2T6

Dear Sirs/Mesdames,

We understand that you wish to engage us as the auditors of City of West Kelowna for its fiscal year ended December 31, 2023 and subsequent years.

We are pleased to perform the engagement subject to the terms and conditions of this Agreement, to which the attached Standard Terms and Conditions form an integral part. The definitions set out in the Standard Terms and Conditions are applicable throughout this Agreement. This Agreement will remain in place and fully effective for future years until varied or replaced by another relevant written agreement.

Sinéad Scanlon, CPA, CA will be the Engagement Partner for the audit work we perform for you. The Engagement Partner will call upon other individuals with specialized knowledge to assist in the performance of services.

## **Our Role as Auditors**

We will conduct our audit(s) 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 financial statements prepared in accordance with Canadian Public Sector Accounting Standards are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. Our audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by you, as well as evaluating the overall financial statement presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements, whether by fraud or error, may not be detected, even though the audit is properly planned and performed in accordance with Canadian generally accepted auditing standards.

In making our risk assessments, we consider internal control relevant to your preparation and fair presentation of the 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 your internal controls. However, we will communicate to you concerning any significant deficiencies in internal controls relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate matters required by professional standards, to the extent that such matters come to our attention, to you, those charged with governance and/or the board of directors.





## Reporting

Our audit will be conducted on the basis that the financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

Our independent auditor's report will be substantially in the form set out in Canadian Auditing Standard (CAS) 700. The form and content of our report may need to be amended in the light of our audit findings. If we are unable to issue or decline to issue an audit report, we will discuss the reasons with you and seek to resolve any differences of view that may exist.

## Role of Management and Those Charged with Governance

You acknowledge and understand that you have responsibility for:

- (a) the preparation and fair presentation of the financial statements in accordance with Canadian Public Sector Accounting Standards. The audit of the financial statements does not relieve you of your responsibilities;
- (b) such internal controls as you determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; and
- (c) providing us with:
  - access, in a timely manner, to all information of which you are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
  - additional information that we may request for the purpose of the audit;
  - unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence;
  - financial and non-financial information (other information) that will be included in document(s) containing financial statements and our audit report thereon prior to the date of our auditor's report. If it is not possible to provide all the other information prior to the date of our auditor's report, you are responsible for provision of such other information as soon as practicable; and
  - written confirmation concerning representations made to us in connection with the audit. If appropriate and adequate written representations are not provided to us, professional standards require that we disclaim an audit opinion.

## Financial Statement Services

We will obtain your approval, if during the course of our engagement we:

- (a) prepare or change a journal entry; or
- (b) prepare or change an account code or a classification for a transaction.

As agreed, we will provide assistance in the preparation of the financial statements.

These services create a threat to our independence. We, therefore, require that the following safeguards be put into place:



## ***Appendix 1 - Standard Terms and Conditions***

### **1 Overview and Interpretation**

1.1 This Agreement sets forth the entire agreement between the parties in relation to Services and it supersedes all prior agreements, negotiations or understandings, whether oral or written, with respect to Services, including without limitation any non-disclosure agreements entered into in advance of this Agreement. This Agreement applies to Services whenever performed (including before the date of this Agreement). To the extent that any of the provisions of the accompanying letter conflict with these Standard Terms and Conditions, these Standard Terms and Conditions shall prevail. This Agreement may not be changed, modified or waived in whole or part except by an instrument in writing signed by both parties.

1.2 In this Agreement, the following words and expressions have the meanings set out below:

**This Agreement** - these Standard Terms and Conditions, the letter to which they are attached, supporting schedules or other appendices to the letter, and any Summary of Services letters issued in future years

**Services** - the services provided or to be provided under this Agreement, and any other services which we agree to provide to you subsequent to the date of this Agreement that are not covered by a separate engagement letter

**We, us, our, BDO** - refer to BDO Canada LLP, a Canadian limited liability partnership organized under the laws of the Province of Ontario

**You, your** - the party or parties contracting with BDO under this Agreement. You and your does not include BDO, its affiliates or BDO Member Firms

**BDO Member Firm or Firms** - any firm or firms that form part of the international network of independent firms that are members of BDO International Limited

**Confidential Information** - all non-public proprietary or confidential information and Personal Information, including Client Documents

**Personal Information** - personal information that is or could be attributed to identifiable individuals

**Client Documents** - information (including internal financial information and internal records and reports) provided to us by you or on your behalf in connection with the performance of the Services

### **2 BDO Network and Sole Recourse**

2.1 BDO is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international network of independent member firms (i.e. BDO Member Firms), each of which is a separate legal entity.

2.2 We may use other BDO Member Firms or subcontractors to provide Services; however, we remain solely responsible for Services. You agree not to bring any claim or action against another BDO Member Firm (or their partners, members, directors, employees or subcontractors) or our subcontractors in respect of any liability relating to the provision of Services.



- 2.3 You agree that any of our affiliates, subcontractors, and other BDO Member Firms and any subcontractors thereof whom we directly or indirectly involve in providing Services have the right to rely on and enforce Section 2.2 above, as well as all liability protections contained herein, as if they were a party to this Agreement. For greater certainty, you agree that other BDO Member Firms that are subcontractors may enforce any limitations or exclusions of liability available to us under this Agreement.

### **3 Respective Responsibilities**

- 3.1 We will use reasonable efforts to complete, within any agreed-upon time frame, the performance of Services.
- 3.2 You shall be responsible for your personnel's compliance with your obligations under this Agreement. We will not be responsible for any delays or other consequences arising from you not fulfilling your obligations.

### **4 Working Papers and Deliverables**

- 4.1 **Ownership** - All reports (including assurance reports where applicable), written advice, working papers, and internal materials created or developed by us pursuant to this Agreement are owned by us, and we retain all property rights therein. All Client Documents continue to be your property, provided that we retain copies of such documents as necessary for our internal record keeping (including as required to comply with our professional obligations).
- 4.2 **Oral advice and draft deliverables** - You should not rely upon any draft deliverables or oral advice provided by us. Should you wish to rely upon something we have said to you, please let us know and, if possible, we will provide the information that you require in writing.
- 4.3 **Translated documents** - If you engage us to translate any documents, advice, opinions, reports or other work product of BDO from one language to another, you are responsible for the accuracy of the translation work.
- 4.4 **Reliance by Third Parties** - Our Services will not be planned or conducted in contemplation of or for the purpose of reliance by any party other than you, and are intended for the benefit of only you. Items of possible interest to a third party will not be addressed and matters may exist that would be assessed differently by a third party, possibly in connection with a specific transaction. The receipt by any third parties of any advice, opinions, reports or other work product is not intended to create any duty of care, professional relationship or any present or future liability between such third parties and us. For greater certainty, we expressly disclaim any liability of any nature or kind resulting from the disclosure to or unauthorized reliance by any third party on our advice, opinions, reports or other work product.
- 4.5 **Consent to use the Report** - Nothing in this Agreement shall be construed as consent to the use of our report in connection with a continuous disclosure document, a public or private offering document, an annual report or any other document and we expressly do not provide such consent. If you request consent for the use of our report, we will consider, at the relevant time, providing consent and any conditions that we may attach to such consent. Our consent must be in writing.
- 4.6 **Consent requests** - In order to provide consent, professional standards require that we read the other information in the related document and consider whether such information



is materially inconsistent with the related financial statements. Any consent request must be made on a sufficiently timely basis to allow us to consider your identification and resolution of events occurring in the period since the date of our report, and to obtain updated written representation letters. Such procedures will be performed at your cost and will be documented in a separate engagement letter.

## **5 Confidentiality**

- 5.1 We will use Confidential Information provided by you only in relation to the Services or for internal and administrative purposes. You agree, however, that we may use such Confidential Information for predictive analytics to provide you with key performance indicators and other analysis and insights. We will not disclose any Confidential Information, except where required by law, regulation or professional obligation. You agree, however, that we may disclose Confidential Information to other BDO Member Firms or other subcontractors assisting us in providing Services, provided that such parties are bound by reasonable confidentiality obligations no less stringent than in this Agreement.

## **6 Analytics**

- 6.1 You agree that we may use anonymized and aggregated usage metrics, metadata or other tag identifiers, and Confidential Information that will not include any personally identifiable information, related to your use of BDO products and/or services to develop, modify and improve tools, services and offerings and for data analytics and other insight generation. Information developed in connection with these purposes may be used or disclosed to current or prospective clients as part of service offerings, however we will not use or disclose your name or any Confidential Information in a way that would permit you to be identified.

## **7 Privacy and Consent for Use of Personal Information**

- 7.1 In order to provide our Services, we may be required to access and collect Personal Information of individuals that is in your custody. You agree that we may collect, use, store, transfer, disclose and otherwise process Personal Information as required for the purpose of providing the Services. Personal Information may be processed in various jurisdictions in which we or applicable BDO Member Firms and subcontractors providing Services operate and as such Personal Information may be subject to the laws of such jurisdictions. Personal Information will at all times be collected, used, stored, transferred, disclosed or processed in accordance with applicable laws and professional regulations and we will require any service providers and BDO Members that process Personal Information on our behalf to adhere to such requirements. Any collection, use, storage, transfer or disclosure of Personal Information is subject to BDO's Privacy Statement available at <https://www.bdo.ca/en-ca/legal-privacy/legal/privacy-policy/>.
- 7.2 You represent and warrant that:
- (a) you have the authority to provide the Personal Information to us in connection with the performance of our Services, and
  - (b) the Personal Information provided to us has been provided in accordance with applicable law, and you have obtained all required consents of the individuals to whom such Personal Information relates in order to permit BDO to collect, use and disclose the Personal Information in the course of providing the Services.



## **8 Independence**

- 8.1 Professional and certain regulatory standards require us to be independent, in both fact and appearance, with respect to our clients in the performance of our Services. We will communicate to you any relationships between BDO (including its related entities) and you that, in our professional judgment, may reasonably be thought to bear on our independence.

## **9 Offers of Employment**

- 9.1 Any discussions that you, or any party acting on your behalf, have with professional personnel of our Firm regarding employment could pose a threat to our independence. Your recruitment of an engagement team member from the current or prior year's engagement may compromise our independence and our ability to render agreed Services to you. Engagement team members may include current and former partners and staff of BDO, other BDO Member Firms and other firms who work under our direction. Therefore, you agree to inform us prior to any such discussions so that you and we can implement appropriate safeguards to maintain our independence.

## **10 Professional and Regulatory Oversight and Legal Processes**

- 10.1 As required by legal, regulatory, or professional authorities (both in Canada and abroad) and by BDO policy, our client files must periodically be reviewed by practice inspectors to ensure that we are adhering to professional and BDO standards. It is understood that by entering into this Agreement, you provide your consent to us providing our files relating to your engagement to the practice inspectors for the sole purpose of their inspection.
- 10.2 Certain law enforcement, regulatory and other governmental bodies may also have the right under law or regulation to conduct investigations of you, including the Services provided by us. To the extent practicable and permitted by law or regulation, we will advise you of any such document request or production order we receive in connection with any such investigation prior to providing any documents in response to such request or order.
- 10.3 We are sometimes required by law, regulation, subpoena or other legal process, or upon your request, to produce documents or personnel as witnesses in connection with legal or regulatory proceedings. Where BDO is not a party to such proceedings, you shall reimburse us at our current standard billing rates for professional time and expenses, including without limitation, reasonable legal fees, expenses and taxes incurred in responding to such compelled assistance or request by you.

## **11 Electronic Communications**

- 11.1 Both parties recognize and accept the security risks associated with email communications, including but not limited to the lack of security, unreliability of delivery and possible loss of confidentiality and privilege. Unless you request in writing that we do not communicate by internet email, you assume all responsibility and liability in respect of risk associated with its use.

## **12 Limitation of Liability**

- 12.1 In any dispute, action, claim, demand for losses or damages arising out of the Services performed by BDO pursuant to this Agreement, BDO's liability will be several, and not joint and several, and BDO shall only be liable for its proportionate share of the total liability



based on degree of fault as determined by a court of competent jurisdiction or by an independent arbitrator, notwithstanding the provisions of any statute or rule of common law which create, or purport to create, joint and several liability.

- 12.2 In no event shall BDO be liable for indirect, consequential, special, incidental, aggravated, punitive or exemplary damages, losses or expenses, or for any loss of revenues or profits, loss of opportunity, loss of data, or other commercial or economic loss or failure to realize expected savings, including without limitation expected tax savings, whether or not the likelihood of such loss or damage was contemplated.
- 12.3 BDO shall in no event be liable under this Agreement or otherwise in connection with the Services for any actions, damages, claims, fines, penalties, complaints, demands, suits, proceedings, liabilities, costs, expenses, or losses (collectively, "Liabilities") in any way arising out of or relating to the Services performed hereunder for an aggregate amount of more than the higher of:
- (a) three times the fees paid to BDO by you, in a twelve consecutive month period, for the Services provided pursuant to this Agreement giving rise to the claim; and
  - (b) \$25,000.
- 12.4 The limitations of liability in this section apply whether or not the Liabilities asserted by you against BDO are incurred by you directly or as a result of a claim or demand against you by a third party.
- 12.5 No exclusion or limitation on the liability of other responsible persons imposed or agreed at any time shall affect any assessment of our proportionate liability hereunder, nor shall settlement of or difficulty enforcing any claim, or the death, dissolution or insolvency of any such other responsible persons or their ceasing to be liable for the loss or damage or any portion thereof, affect any such assessment.
- 12.6 You agree claims or actions relating to the delivery of Services shall be brought against us alone, and not against any individual. Where our individuals are described as partners, they are acting as one of our members.
- 12.7 For purposes of this Section, the term "BDO" shall include BDO Canada LLP and its subsidiaries, associated and affiliated entities and their respective current and former partners, directors, officers, employees, agents and representatives. The provisions of this Section shall apply to the fullest extent of the law, regardless of the form of the claim, whether in contract, statute, tort (including without limitation, negligence) or otherwise.

### **13 Indemnity**

- 13.1 To the fullest extent permitted by applicable laws, in the event of a claim or demand by a third party against BDO that arises out of or relates to the Services, you agree to indemnify and hold harmless BDO from and against all losses, costs (including solicitors' fees), damages, or expenses resulting from such third party claim or demand, except to the extent that the same is finally determined to have resulted from BDO's negligence or intentional misconduct.

### **14 Alternative Dispute Resolution**

- 14.1 Both parties agree that they will first attempt to settle any dispute arising out of or relating to this Agreement, including any question regarding its existence, interpretation,



validity, breach or termination, or the Services provided hereunder, through good faith negotiations.

- 14.2 In the event that the parties are unable to settle or resolve their dispute through negotiation, such dispute shall be subject to mediation using a mediator chosen by mutual agreement of the parties.
- 14.3 All disputes remaining unsettled for more than 60 days following the parties first mediation session with a mediator, or such longer period as the parties mutually agree upon, shall be referred to and finally resolved by arbitration. The parties agree that one arbitrator shall be appointed within twenty (20) days of receipt of the request for arbitration. If the parties cannot agree on the appointment of an arbitrator in such period then either party may immediately apply for the appointment of an arbitrator to a court of competent jurisdiction in the Province of the governing law as contained herein pursuant to such Province's applicable *Arbitration Act*. The place of arbitration shall be in the capital of the Province of the governing law as contained herein. Unless the arbitrator otherwise determines, the fees of the arbitrator and the costs and expenses of the arbitration will be borne and paid equally by the parties. Such arbitration shall be final, conclusive and binding upon the parties, and the parties shall have no right of appeal or judicial review of the decision whatsoever. The parties hereby waive any such right of appeal or judicial review which may otherwise be provided for in any provincial arbitration statute. Judgement upon the award, including any interim award, rendered by the arbitrator may be entered in any court having jurisdiction. The arbitration shall be kept confidential and the existence of the arbitration proceeding and any element thereof (including but not limited to any pleadings, briefs or other documents submitted and exchanged and testimony and other oral submissions and any awards made) shall not be disclosed beyond the arbitrator(s), the parties, their counsel and any person to whom disclosure is necessary to the conduct of the proceeding except as may be lawfully required in judicial proceedings relating to the arbitration or otherwise.

## 15 Limitation Period

- 15.1 You shall make any claim relating to Services or otherwise under this Agreement no later than one year after you became aware or ought reasonably to have become aware of the facts giving rise to any such claim.
- 15.2 You shall in no event make any claim relating to the Services or otherwise under this Agreement later than four years after the completion of the Services under this Agreement.
- 15.3 To the extent permitted by law, the parties to this Agreement agree that the limitation periods established in this Agreement replace any limitation periods under any limitations act and/or any other applicable legislation and any limitation periods under any limitations act and/or any other applicable legislation shall not alter the limitation periods specified in this Agreement.

## 16 Québec Personnel

- 16.1 We may sometimes have individual partners and employees performing Services within the Province of Québec who are members of the Ordre des comptables professionnels agréés du Québec. Any such members performing professional services hereunder assumes full personal civil liability arising from the practice of their profession, regardless of their status within our partnership. They may not invoke the liability of our partnership as



grounds for excluding or limiting their own liability. Any limitation of liability clauses in this Agreement shall therefore not apply to limit the personal civil liability of partners and employees who are members of the Ordre des comptables professionnels agréés du Québec.

## **17 Termination**

- 17.1 This Agreement applies to Services whenever performed (including before the date of this Agreement).
- 17.2 You or we may terminate this Agreement at any time upon written notice of such termination to the other party. We will not be liable for any loss, cost or expense arising from such termination. You agree to pay us for all Services performed up to the date of termination, including Services performed, work-in-progress and expenses incurred by us up to and including the effective date of the termination of this Agreement.

## **18 Governing Laws**

- 18.1 The terms of our engagement shall remain operative until amended, terminated, or superseded in writing. They shall be interpreted according to the laws of British Columbia in which BDO's principal Canadian office performing the engagement is located, without regard to such province/territory's rules on conflicts of law.

## **19 Survival**

- 19.1 The provisions of this Agreement that give either of us rights or obligations beyond its termination shall continue indefinitely following the termination of this Agreement. Any clause that is meant to continue to apply after termination of this Agreement will do so.

## **20 Force Majeure**

- 20.1 We will not be liable for any delays or failures in performance or breach of contract due to events or circumstances beyond our reasonable control, including acts of God, war, acts by governments and regulators, acts of terrorism, accident, fire, flood or storm or civil disturbance.

## **21 Assignment**

- 21.1 No party may assign, transfer or delegate any of the rights or obligations hereunder without the written consent of the other party or parties. BDO may engage independent contractors and BDO Member Firms to assist us in performing the Services in this Agreement without your consent.

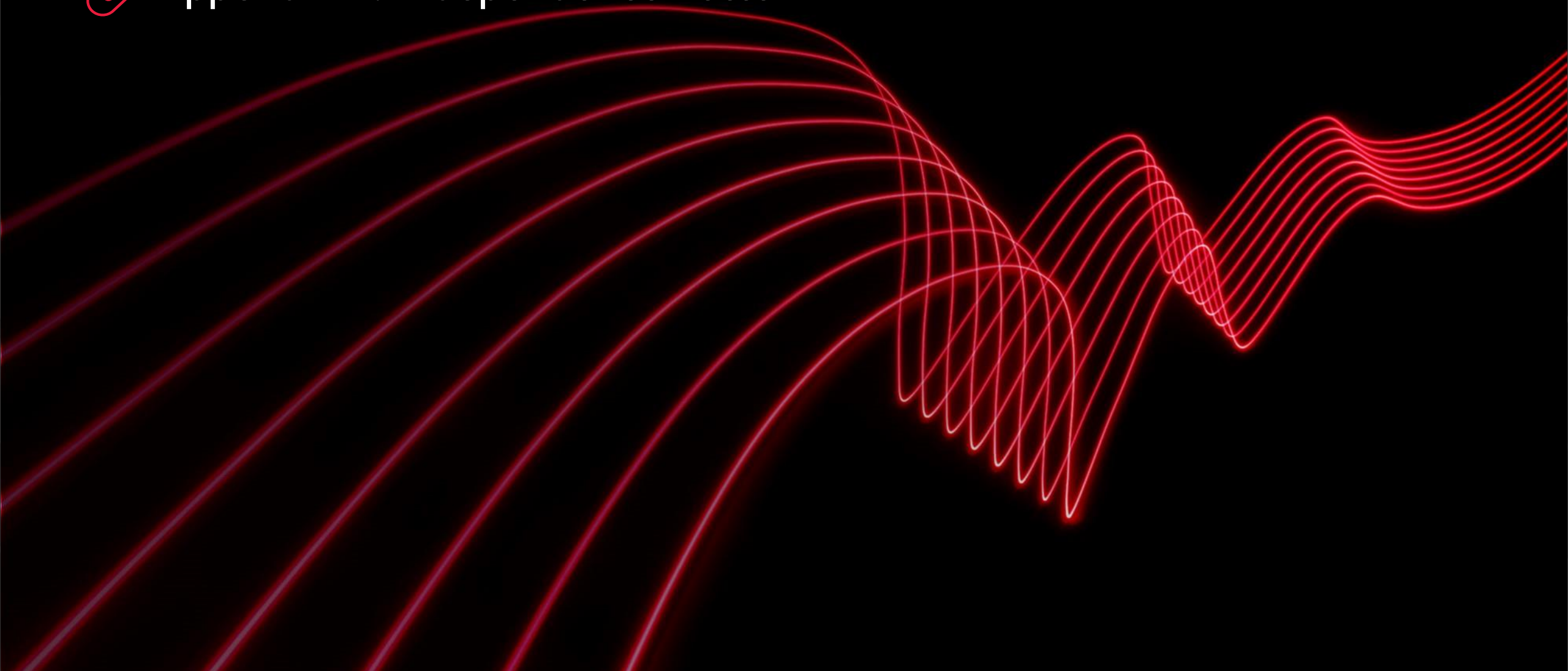
## **22 Severability**

- 22.1 The provisions of this Agreement shall only apply to the extent that they are not prohibited by a mandatory provision of applicable law, regulation or professional standards. If any of these provisions shall be held to be invalid, void or unenforceable, then the remainder of this Agreement shall not be affected, impaired or invalidated, and each such remaining provision shall be valid and enforceable to the fullest extent permitted by law.

Letter Version: 20230630  
T&C Version: 20230630



# Appendix B: Independence Letter





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BDO Canada LLP  
1631 Dickson Avenue, Suite 400  
Kelowna, BC V1Y 0B5 Canada

February 15, 2024

Mayor and Council  
City of West Kelowna  
2760 Cameron Rd  
West Kelowna, BC V1Z 2T6

Dear Mayor and Council:

We have been engaged to audit the financial statements of The City of West Kelowna (the “City”) for the year ended December 31, 2023.

Canadian generally accepted auditing standards (GAAS) require that we communicate at least annually with you regarding all relationships between the City and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, we have considered the applicable legislation and relevant rules and related interpretations prescribed by the appropriate provincial institute/order, covering such matters as:

- Holding a financial interest, either directly or indirectly in a client;
- Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- Economic dependence on a client; and
- Provision of services in addition to the audit engagement.

We have prepared the following comments to facilitate our discussion with you regarding independence matters.

We are not aware of any relationships between the City and our Firm that, in our professional judgment, may reasonably be thought to bear on independence.

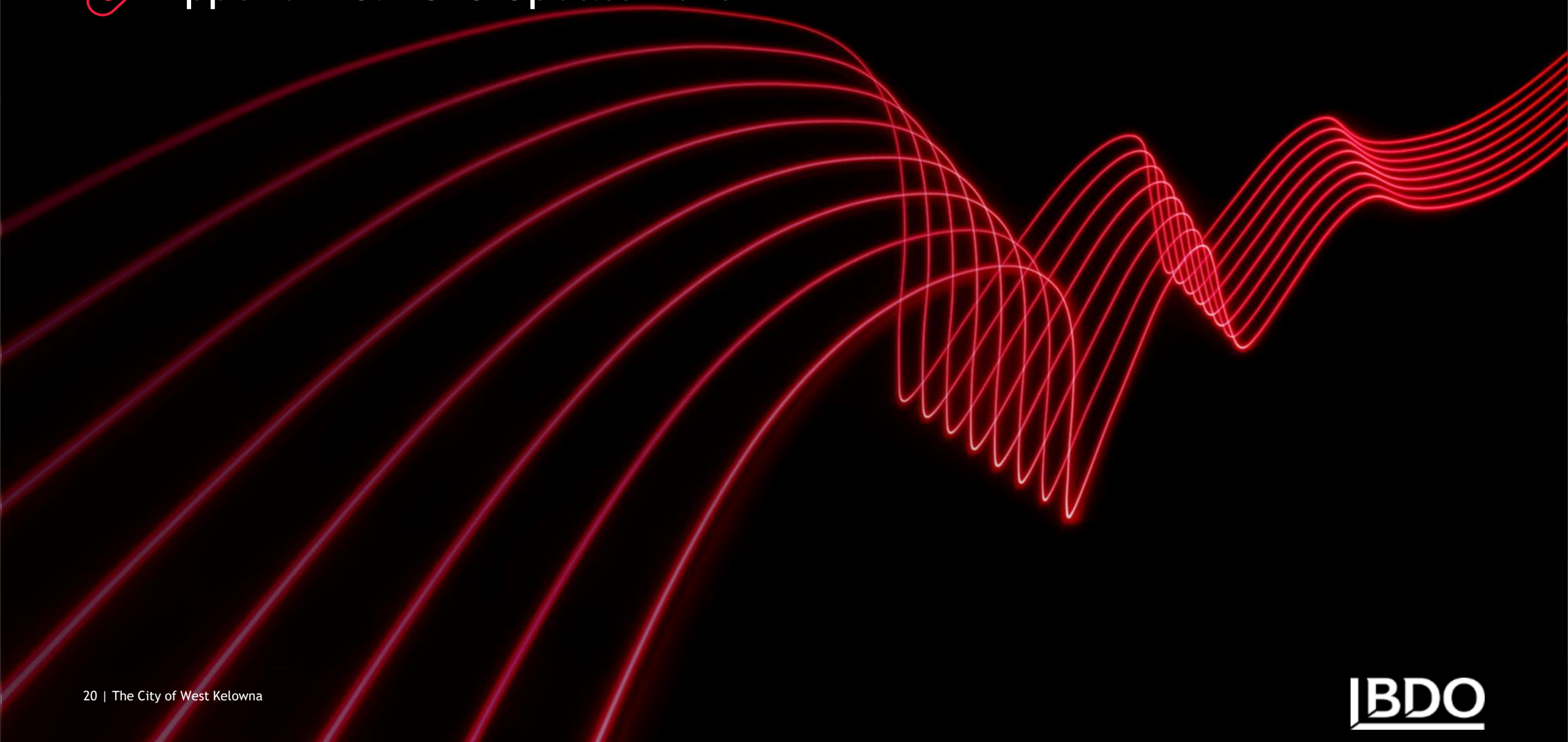
We hereby confirm that we are independent with respect to the City within the meaning of the Code of Professional Conduct of the Chartered Professional Accountants of British Columbia as of February 14, 2024.

This letter is intended solely for the use of Mayor and Council, management and others within the City and should not be used for any other purposes.

Yours truly,

Sinéad Scanlon, CPA, CA  
Partner  
BDO Canada LLP  
Chartered Professional Accountants

# Appendix C: PSAS Update 2023



# Assurance and Accounting Public Sector Accounting Standards (PSAS) Update 2023

## Introduction

It was another active year for the Public Sector Accounting Board (PSAB or the “Board”). The Board was hard at work advancing the progress of a number of projects such as its government not-for-profit strategy, as well as, issuing a revised conceptual framework and approving a new reporting model. This publication will provide a look at these projects, as well as, the impacts of new standards effective over the next few years including Section PS 3280, *Asset Retirement Obligations*, the Financial Instruments suite of standards, Section PS 3160, *Public Private Partnerships*, Section PS 3400, *Revenue*, and PSG-8, *Purchased Intangibles*. Use the table below to navigate to the sections of the publication most relevant for you.

NEW STANDARDS / AMENDMENTS EFFECTIVE FOR FISCAL YEARS BEGINNING ON OR AFTER:	
April 1, 2022	<ul style="list-style-type: none"> <li><a href="#">Asset Retirement Obligations</a></li> <li><a href="#">Financial Instruments Suite of Standards</a></li> </ul>
April 1, 2023	<ul style="list-style-type: none"> <li><a href="#">Revenue</a></li> <li><a href="#">Purchased Intangibles</a></li> <li><a href="#">Public Private Partnerships</a></li> </ul>
April 1, 2026	<ul style="list-style-type: none"> <li><a href="#">Revised Conceptual Framework</a></li> <li><a href="#">New Reporting Model</a></li> </ul>

THE FUTURE OF PSAS	
	<ul style="list-style-type: none"> <li>• <a href="#">Employment Benefits</a></li> <li>• <a href="#">2022-2023 Annual Improvements</a></li> <li>• <a href="#">Government Not-for-Profit Strategy</a></li> </ul>
PUBLIC SECTOR ACCOUNTING DISCUSSION GROUP	
	<ul style="list-style-type: none"> <li>• <a href="#">Summary of issues discussed at November 2022 and June 2023 meetings</a></li> </ul>

## Standards Effective April 1, 2022

Public sector entities must consider the impacts the following new and amended standards will have on their December 31, 2023 year ends. Refer to the publications provided in the table at the end of this section for more detailed information on these changes.

### Asset Retirement Obligations

In March 2018, the Board issued new Section PS 3280, *Asset Retirement Obligations*. Prior to this, the PSA Handbook did not include specific guidance on accounting for asset retirement obligations. In applying this standard in practice, it is very important that public sector entities take the time to perform a thorough analysis when deciding which asset retirement costs are in the scope of this standard. Once the proper scoping has been completed the remaining guidance in the standard should be used to ensure proper recognition, measurement, presentation and disclosure.

#### Scope

The standard only applies to legal obligations, including obligations created by promissory estoppel. This standard impacts tangible capital assets controlled by public sector entities, regardless of whether or not they are in productive use or not. Some examples of costs that would potentially fall within the scope of this standard include:

- Costs to remove asbestos and fuel tanks;
- Costs incurred to retire an x-ray or similar machine;
- Solid waste landfill closure and post closure liabilities; and
- Costs to remove customizations/ leasehold improvements from leased premises.

To perform proper scoping for asset retirement obligations, management should ensure employees with the appropriate knowledge are involved to ensure all potential asset retirement obligations are identified.

#### Recognition and Measurement

Under the new standard, an asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset controlled by a public sector entity. Asset retirement obligations associated with tangible capital assets include post-retirement operation, maintenance, and monitoring costs. A liability for an asset retirement obligation would be recognized when **all** of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

Recognition of asset retirement costs is accomplished by increasing the carrying amount of the related tangible capital asset, or a component thereof, and then expensing this amount in a rational and systematic manner. A present value technique may be the best method of estimating the liability. Depending on the nature of a re-measurement and whether the asset remains in productive use, subsequent re-measurement of the liability could result in either a change in the carrying amount of the related tangible capital asset or a component thereof, or an expense. Asset retirement costs associated with an asset that is not recognized on the public sector entity's financial statements and those associated with assets no longer in productive use would be expensed immediately.

### ***Landfills***

The new standard includes landfill related asset retirement obligations within its scope so that all asset retirement obligations are accounted for consistently within the public sector. Existing Section PS 3270, *Solid Waste Landfill Closure and Post-closure Liability*, has been withdrawn. This change will result in asset retirement obligations associated with landfills recognized earlier than they are under the current guidance.

### ***Amendments to Section PS 3260***

Changes have been made to Section PS 3260, *Liability for Contaminated Sites*, to clarify what will fall within the scope of this standard vs. the scope of the new asset retirement obligation standard. Additionally, under the new standard any expected recoveries associated with the asset retirement obligation would not be netted against the liability. In the past, Section PS 3260 has allowed recoveries to be netted against the liability. To improve consistency between the two standards, Section PS 3260 has been amended to no longer allow netting.

For more details on this new standard and its application please refer to our publication [Asset Retirement Obligations \(ARO\): A Practical Approach to Section PS 3280](#).

### **Financial Instruments, Foreign Currency, Financial Statement Presentation and Portfolio Investments**

Sections PS 3450, *Financial Instruments*, and PS 2601, *Foreign Currency Translation*, are applicable for fiscal years beginning on or after April 1, 2022, for public sector entities that did not previously apply the CPA Canada Handbook - Accounting prior to adopting the PSA Handbook (for example governments). At the same time public sector entities adopt these two Sections, they must also adopt Section PS 1201, *Financial Statement Presentation*, Section PS 3041, *Portfolio Investments*, and the effective interest method outlined in paragraph .25 of Section PS 3050, *Loans Receivable*. For more details on these standards, please refer to our publication [A Guide to Accounting for Financial Instruments in the Public Sector](#).

Over the past few years, the effective date of these Sections was delayed several times due to concerns raised by senior governments in some provinces on the implementation of Sections PS 2601 and PS 3450 related to recognition and measurement of derivatives, the lack of hedge accounting, and the accounting treatment for bond repurchases. The Board investigated various options to address these concerns and issued three further amendments to the above standards. The details of the amendments are described below, and these amendments would be effective in the same periods the above standards are first applied.

#### ***Federal Government Narrow-Scope Amendments***

The Board issued amendments to Section PS 2601 to address the presentation of the exchange gain or loss component of a financial instruments change in fair value when that financial instrument is associated with the federal government's foreign reserves. Section PS 1201 was amended to clarify, that foreign exchange gains or losses from such instruments are not required to be presented in the statement of remeasurement gains and losses.

#### ***Foreign Exchange Narrow-Scope Amendments***

The Board issued amendments to Section PS 2601 to allow all public sector entities to make an accounting policy election for financial assets and financial liabilities arising from a foreign currency transaction to, on initial recognition, recognize their exchange gains and losses, including the foreign exchange gain or loss component of changes in fair value, directly in the statement of operations.

Section PS 1201 has been amended as a result of the above, to clarify that the exchange gains and losses subject to the election would not be recognized in the statement of remeasurement gains and losses. Section PS 3450 has been amended to require disclosure of the carrying value of financial assets and liabilities to which the above election is applied in the notes to the financial statements.

#### ***Presentation Narrow-Scope Amendments***

The Board issued amendments to Section PS 1201 clarify the presentation of derivatives. The amendments include:

- The remeasurement impact of derivatives and other categories of financial instruments may be presented as separate line items on the statement of changes in net debt;
- A new subtotal for the change in net debt excluding the impact of remeasurement gains and losses may be presented on the statement of change in net debt; and
- A footnote on the net debt indicator may be included in the statement of financial position to refer readers to the additional detail provided on the statement of changes in net debt.

The resources listed below provide additional information on the changes discussed in this section of the publication.

AMENDMENT / NEW STANDARD	RESOURCES
New Section PS 3280, <i>Asset Retirement Obligations</i>	<ul style="list-style-type: none"> <li>• <a href="#">Asset Retirement Obligations (ARO): A Practical Approach to Section PS 3280</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 3280, Asset Retirement Obligations</a></li> </ul>
New Sections PS 3450, <i>Financial Instruments</i> ; PS 2601, <i>Foreign Currency Translation</i> ; PS 3041, <i>Portfolio Investments</i> ; PS 1201, <i>Financial Statement Presentation</i> ; and amendments to Section PS 3050, <i>Loans Receivable</i> , on accounting for financial instruments	<ul style="list-style-type: none"> <li>• <a href="#">A Guide to Accounting for Financial Instruments in the Public Sector</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 1201, Financial Statement Presentation</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 2601, Foreign Currency Translation</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 3041, Portfolio Investments</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 3050, Loans Receivable</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 3450, Financial Instruments</a></li> </ul>

## Standards Effective April 1, 2023

Public sector entities must consider the impacts the following new and amended standards will have on their March 31, 2024 and December 31, 2024 year ends. Refer to the publications provided in the table at the end of this section for more detailed information on these changes.

### Revenue

In November 2018, the Board issued new Section PS 3400, *Revenue*. Prior to this, the PSA Handbook only contained guidance on specific revenue transactions such as, taxation, government transfers, etc. As a result, many public sector entities consulted other sources of GAAP when accounting for types of revenue for which the PSA Handbook did not provide specific guidance, which resulted in diversity in practice.

The new standard establishes overall guidance on how to account for and report revenue. The standard makes a distinction between transactions that include performance obligations (exchange transactions) and those that do not include a performance obligation (non-exchange transactions). A performance obligation is an enforceable promise to provide specific goods or services to a specific payor. Based on the definition, in order to identify a performance obligation a public sector entity must be able to identify a distinct good or service and a specific payor. Revenue from transactions with performance obligations is recognized when (or as) the public sector entity satisfies a performance obligation by providing the goods or services to a payor. Therefore, once a performance obligation is identified, an assessment is needed to determine whether revenue recognition occurs over a period of time or at a point in time.



***Transactions with Performance Obligations Satisfied at a Point in Time***

A performance obligation is satisfied, and revenue is recognized when control of the benefits for a good or service have been transferred to the payor. Some indicators that control has been transferred include, but are not limited to:

- When the payor is able to use or direct the use, sell, or exchange and obtain substantially all the remaining benefits from the good or service; or
- When the payor has hold of the good or service and can use it at their discretion.

If a performance obligation is not satisfied over a period of time (as described in the next section below), then it must be recognized at a point in time considering the above criteria. An example of a transaction where a performance obligation would be recognized at a point in time would be when a public sector entity sells a recycling bin, since after the initial sale transaction the payor controls the asset and there are no further performance obligations for the public sector entity to complete.

***Transactions with Performance Obligations Satisfied Over Time***

When control of the benefits associated with a good or service passes to the payor over time, then the entity recognizes revenue over a period of time if any of the following indicators are met:

- The payor simultaneously receives and consumes the benefit as the public sector entity fulfils the performance obligation;
- The public sector entity's performance creates or enhances an asset that the payor controls or uses as the asset is created or enhanced;
- The public sector entity's performance does not create an asset with an alternative use to the public sector entity, and the public sector entity has an enforceable right to payment for performance completed to date;
- The public sector entity is expected to continually maintain or support the transferred good or service under the terms of an arrangement; or
- The payor is granted access to a specific good or service under the terms of an arrangement.

A portion of the transaction price allocated to each performance obligation is recognized as revenue as the performance obligation is satisfied. An example of a transaction with performance obligations settled over time would be a college providing a certificate course consisting of weekly lectures over an eight-month period to a student who pays \$4,000 up front, since the college must perform multiple performance obligations over a period of time.

***Transactions with no Performance Obligations***

Some transactions entered into by a public sector entity do not have any performance obligations attached to them. When this is the case, revenue would be recognized when the public sector entity has authority to claim or retain an inflow of economic resources and a past event or transaction that gives rise to an asset has occurred. An example of a transaction without a performance obligation would be a municipality issuing a parking ticket or fine.

### *Transition*

Adoption of the standard will be accounted for as a change in accounting policy and may be applied retroactively with restatement of prior periods or prospectively.

### **Purchased Intangibles**

In November 2020, the Board issued new a new public sector guideline (PSG) on purchased intangibles. Prior to this, the PSA Handbook prohibited the recognition of purchased intangibles in the financial statements of public sector entities following PSAS without the PS 4200 series of standards. The main highlights of this new PSG-8 include:

- Defining purchased intangibles as identifiable non-monetary economic resources without physical substance acquired through an arm's length exchange transaction between knowledgeable, willing parties who are under no compulsion to act.
- Purchased intangibles are recognized as assets when they meet the definition of an asset and the general recognition criteria in Section PS 1000, *Financial Statement Concepts*. Section PS 3210, *Assets*, provides guidance on applying the asset definition.
- PSG-8 does not provide specific in-depth guidance on how to account for purchased intangibles, but directs the reader to consider the following guidance in determining how to account for purchased intangibles:
  - The definition of an asset in Section PS 1000 and the additional guidance on the asset definition in Section PS 3210;
  - The recognition, measurement, and disclosure concepts in Section PS 1000; and
  - The GAAP Hierarchy in Section PS 1150, *Generally Accepted Accounting Principles*.
- Purchased intangibles are classified as non-financial assets.
- PSG-8 is applied retroactively or prospectively in accordance with Section PS 2120, *Accounting Changes*.

The Board also amended Sections PS 1000 and Section PS 1201 to allow for the recognition of purchased intangibles and removed the disclosure requirements for unrecognized purchased intangibles as a result of the issuance of PSG-8.

### **Public Private Partnerships**

An issue that was identified as a priority in PSAB's 2014 Project Priority Survey was accounting for public private partnerships. These types of arrangements are becoming more common across Canada as government entities look for new ways to finance capital projects, and authoritative guidance on how to account for them was needed. After obtaining feedback from stakeholders, in April 2021, the Board issued new Section PS 3160, *Public Private Partnerships*. The main features of the new standard include:

**Scope**

- This section applies to public private partnerships between a public sector entity and a private sector partner for infrastructure-project delivery with risk allocation that provides for public sector control of the asset at any point during the arrangement and in which the private sector partner satisfies all the obligations required.
- The private sector partner is obligated to:
  - design, build, acquire or better new or existing infrastructure;
  - finance the transaction past the point where the infrastructure is ready for use; and
  - operate and/or maintain the infrastructure.

**Examples of P3 arrangements in the scope of this section:**

- The public sector contracts with a private corporation to design, finance and construct a facility. Once completed, the ownership is transferred to the public sector. The public sector then leases the facility back to the private sector, which operates the facility.
- The public sector contracts with the private sector for the design, financing, construction and operation of a new project for a specified time (known as the concession period). During the concession period, the private sector owns and operates the facility, earning a return on its investment through a lease arrangement with the public sector or through user charges. At the end of the period, the public sector takes possession of the facility and has the option of running the facility itself, or giving another contract to the private sector partner.

**Recognition**

- Where infrastructure is acquired or bettered through a public private partnership, it is recognized as an asset of the public sector entity when the public sector entity controls:
  - The purpose and use of the infrastructure;
  - Access to the future economic benefits and exposure to risks of the infrastructure asset; and
  - Significant residual interest in the infrastructure, if any, at the end of the public private partnership's term.
- At the same time that the infrastructure asset is recognized, an offsetting liability is also recognized. The type of consideration provided to the private sector partner determines the type of liability that is recognized. This distinction will impact subsequent measurement of the liability.
  - Where the consideration is cash or another financial asset, the public sector entity recognizes a financial liability (financial liability model).
  - Where the consideration is the granting of rights (such as the right to charge end users). the public sector entity recognizes a performance obligation (user-pay model).

***Initial Measurement***

- An infrastructure asset is initially recognized at cost. Where the cost of acquiring or constructing the infrastructure is both determinable and verifiable such as from a procurement process or contractual agreement, these amounts would be used to initially measure cost.
- Where the cost information is not readily determinable or verifiable, the cost is then equal to the estimated fair value of the asset at the transaction date.
- The offsetting liability is initially measured at the same value as the infrastructure asset less any amounts already paid to the private sector partner.

***Subsequent Measurement***

- The infrastructure would be accounted for similar to other assets and would be amortized over its useful life in a rational and systematic manner.
- The subsequent measurement of the liability will depend on the model used for initial measurement.
  - Under the financial liability model, the financial liability would be subsequently measured at amortized cost using the effective interest method.
  - Under the user pay model the liability is subsequently reduced as revenue is recognized by the private sector partner based on the terms of the public private partnership arrangement.

***Transition***

- This Section may be applied retroactively or prospectively as follows:
  - Prospective application is used for an infrastructure asset and related liability where control of the infrastructure asset arose on or after April 1, 2023.
  - Retroactive application is used with or without prior period restatement, for an infrastructure asset and related liability where control of the asset arose prior to April 1, 2023 and the asset and related liability have not been previously recognized.
  - Retroactive application is also used with or without prior period restatement, for an infrastructure asset and related liability where control of the asset arose prior to April 1, 2023 and where the asset and related liability were previously recognized and now require adjustment upon applying this new Section.

The resources listed below provide additional information on the changes discussed in this section of the publication.

AMENDMENT / NEW STANDARD	RESOURCES
New Section PS 3400, <i>Revenue</i>	<ul style="list-style-type: none"> <li>• <a href="#">PSAB at a Glance: Section PS 3400, Revenue</a></li> </ul>
New Section PSG 8, <i>Purchased Intangibles</i>	<ul style="list-style-type: none"> <li>• <a href="#">PSAB at a Glance: PSG-8, Purchased Intangibles</a></li> </ul>
New Section PS 3160, <i>Public Private Partnerships</i>	<ul style="list-style-type: none"> <li>• <a href="#">P3 Accounting: 1 New Standard, 2 Sectors, and the Public-Private Repercussions</a></li> <li>• <a href="#">PSAB at a Glance: Section PS 3160, Public Private Partnerships</a></li> </ul>

## Standards Effective April 1, 2026

### Revised Conceptual Framework

In 2010, the Board decided to undertake a project to review and update the conceptual framework for the PSA Handbook to ensure it is still relevant and that it properly reflects and is grounded in the public sector environment. The conceptual framework guides the Board as it develops new standards or amends existing ones. In developing the revised conceptual framework, the Board sought feedback from stakeholders through three Consultation Papers, a Statement of Concepts and an Exposure Draft. The revised conceptual framework was approved by the Board in June 2022. It will replace the existing conceptual framework, which consists of Section PS 1000, *Financial Statement Concepts*, and Section PS 1100, *Financial Statement Objectives*. The revised conceptual framework includes the following 10 chapters:

- Introduction to the Conceptual Framework - this chapter defines the conceptual framework and outlines the needs and objectives.
- Characteristics of Public Sector Entities - This chapter builds upon and replaces Appendix A - *Unique Characteristics of Government* in existing Section PS 1100. Identifying the characteristics of public sector entities will result in concepts and standards appropriate to the public sector.
- Financial Reporting Objective - This chapter identifies the primary users as the public and its elected or appointed representatives. It also identifies the financial reporting objectives as the need to provide information for accountability purposes and the broad financial reporting accountabilities.
- Role of Financial Statements - This chapter creates a link between financial reporting and financial reporting in financial statements.
- Financial Statement Foundations - This chapter clearly identifies the foundations that currently underlie the existing conceptual framework.
- Financial Statement Objectives - This chapter builds upon and revise the objectives of existing Section PS 1100.

- Financial Statement Information - This chapter establishes the qualitative characteristics of financial information and considerations for including this information in the financial statements.
- Elements of Financial Statements - This chapter defines the four elements in the financial statements: assets, liabilities, revenues, and expenses.
- Recognition and Measurement in Financial Statements - This chapter covers the general recognition and measurement criteria. The concepts here remain unchanged from the existing conceptual framework.
- Presentation Concepts for Financial Statements - This chapter includes some presentation concepts from Section PS 1201, *Financial Statement Presentation*, as well as new presentation concepts to promote the preparation of understandable financial statements.

The revised conceptual framework will be effective for fiscal years beginning on or after April 1, 2026, with earlier adoption permitted. The conceptual framework is to be applied prospectively.

### New Reporting Model

Related to PSAB's recent approval of the revised Conceptual Framework discussed above, the Board has also been working on the development of a new reporting model. The Board considered the relative merits of many reporting models, as well as, feedback from stakeholders and has approved the issuance of new Section PS 1202, *Financial Statement Presentation*, which will build upon existing Section PS 1201 of the same name, to better respond to the need for understandable financial statements. The new reporting model will consist of:

- A Statement of Financial Position - The net debt indicator will be relocated to its own statement (see below), and liabilities will be separated into financial and non-financial categories. The statement will also be restructured to present total assets, then total liabilities to arrive at the net assets or net liabilities indicator. A new third component "accumulated other" would also be added to net assets/liabilities.
- A Statement of Net Financial Assets (Net Financial Liabilities) - This new statement will display a revised calculation of net debt. A net financial asset position means there are financial assets available to provide services in the future and to settle future financial liabilities. A net financial liability position means there is a need for additional financial assets to aid in settling past financial liabilities, it reflects the entity's ability to finance activities, provide services or settler financial liabilities in the future. There will also be an option to present the net financial assets/liabilities indicator at the bottom of the statement of financial position.
- A Statement of Operations - There are no changes to this statement from what is currently required under existing Section PS 1201.
- A Statement of Changes in Net Assets (Net Liabilities) - This is a new statement that will show a reconciliation between the opening and closing balances of each component of net assets or net liabilities. This statement will allow the entity to be transparent about which revenues and expenses are recognized in surplus or deficit and those that are recognized directly in a component of net assets or net liabilities.

- A Statement of Cash Flow - Financing activities will be separated from other items on the cash flow statement. This will allow the statement to highlight net cash before financing activities to show whether all of an entity's other activity combined resulted in the need to raise cash through financing activities.
- Accompanying Notes and Schedules.

There will also be new budget requirements including presentation of budget figures using the same basis of accounting, accounting principles, scope of activities and classifications as the actual amounts. As well as, an acknowledgement on the face of the statements where an actual-to-budget comparison could not be completed.

The Board approved new Section PS 1202 in March 2023 and it is expected to be issued in the PSA Handbook in October 2023. The new standard, along with related consequential amendments, will be effective for fiscal years beginning on or after April 1, 2026 with earlier adoption permitted if the entity adopts the revised Conceptual Framework at the same time. PSAB plans to issue plain-language and other non-authoritative guidance in the future to help stakeholders better understand the requirements of this new standard.

## The Future of PSAS

The PSAB also has a number of projects on the go which seek to improve public sector standards to better meet stakeholder needs both now and in the future. The following provides a brief overview of these projects.

### Exposure Draft – Employment Benefits

A project on employee benefits was identified as a top priority in PSAB's 2014 Project Priority Survey. The project is needed as new types of pension plans have been introduced and there have been changes in the related accounting concepts since existing Sections PS 3250, *Retirement Benefits*, and Section PS 3255, *Post-employment Benefits, Compensated Absences and Termination Benefits*, were issued many years ago.

The Board issued an Exposure Draft in July 2021 proposing to replace these two existing standards with new Section PS 3251, *Employee Benefits*. The principles in IPSAS 39, *Employee Benefits*, were used as the starting point in developing this guidance. This Exposure Draft is the first phase of PSAB's multi-phase approach to this project. The focus in this phase is on deferral provisions and discount rate guidance. In future phases, the Board will focus on developing guidance for accounting for non-traditional pension plans and other issues.

The main highlights of the Exposure Draft are as follows:

- Deferral Provisions
  - For actuarial gains and losses, the deferral and amortization approach would no longer be used.
  - Revaluations of the net defined benefit liability (asset) which, include actuarial gains and losses, are recognized immediately on the statement of

financial position within the net defined benefit liability (asset) and accumulated other component of net assets.

- These revaluations would not be reclassified to surplus or deficit in a subsequent period.
  - Plan assets would be measured at market value.
- **Discount Rate**
    - The discount rate used would depend on the funding status of the plan.
    - For a fully funded plan where the projected balance of plan assets exceeds projected benefit payment obligations for all project periods, the discount rate used would be the expected market-based return on plan assets.
    - For an unfunded plan where the projected balance of plan assets does not exceed projected benefit payment obligations for any projected period, the discount rate used would be the provincial governments bond rate.
    - Lastly, for partially funded plans where the projected balance of plan assets exceeds projected benefit periods for fewer than all projected periods, the discount rate would be a single discount rate that reflects the fully funded rate for periods where the balance of plan assets is projected to be greater than or equal to projected benefit payments and the unfunded rate for all other periods.
- **Other Proposed Changes**
    - The net interest on the net defined benefit liability (asset) would be determined by multiplying the net defined benefit liability (asset) by the rate used to discount the post employment benefit obligation.
    - Minor modifications to the guidance for joint defined benefit plans including changing legal terminology to accounting terminology by replacing references to “sponsors” with “participating entities” and directing entities to use multi-employer plan guidance.
    - More detailed disclosure requirements.

The proposed standard would have an effective date of April 1, 2026, and would require retroactive transition. The Board is currently working through significant feedback it received on the above proposals and determining next steps.

### Exposure Draft – 2022-2023 Annual Improvements

The PSAB has adopted an annual improvement process to correct errors in the wording or provide clarifications to the PSA Handbook. In August 2022, the Board issued its 2022-2023 Annual Improvements Exposure Draft proposing the following changes:

- Replace the term “summary financial statements” with “financial statements” or “financial reports”.
- Clarify the Introduction to Public Sector Guidelines and remove outdated guidance related to local governments.



- Update the transitional provisions in Section PS 3160, *Public Private Partnerships*, to explicitly state that early adoption is permitted.
- Change some references to the term “power” to “ability” or “authority” as appropriate, given the use of the term “power” to reference sovereign or equivalent powers in Chapter 5 of the revised conceptual framework.
- Update Section PS 3050, *Loans Receivable*, to address grammatical errors in the decision tree.
- Update PSG 8, *Purchased Intangibles*, to clarify its application to inter-entity transactions.
- Update the designation and numbering of existing appendices in the PSA Handbook to align with categories established by IPSAS; and
- Update the terminology in many standards from “government” to “public sector entity” or “entity” as appropriate.

In December 2022, the PSAB approved the majority of the changes (all except for the last two changes listed above as based on feedback received from constituents it was determined these changes were beyond the scope of an annual improvement). The final Handbook amendments will be published in two phases:

- On April 1, 2023, the amendments to allow early adoption of Section PS 3160, *Public Private Partnerships*, and clarify the application of PSG-8, *Purchased Intangibles*, to inter-entity transactions were issued and became effective.
- The remainder of the amendments will be published in late 2023, with an effective date of the first day of the month published.

### Government Not-for-Profit Strategy

While developing its 2017-2021 Strategic Plan, the Board signaled its intent to assess the specific needs of government not-for-profit organization (GNFPO) stakeholders and to assess if there is a need for some public sector accounting standards to apply differently to this particular group. The Board issued Consultation Papers in 2019 and 2021 seeking stakeholder feedback on the trends and needs in the GNFPO sector and the potential options as it relates to the future of the PS 4200 series of standards. As a result of the feedback received on these Consultation Papers the Board decided that the best option going forward is to incorporate the PS 4200 series of standards into the PSA Handbook with potential customizations. This will involve the Board undertaking a series of standard-level projects to review the PS 4200 series to determine which standards will be included.

At its December 2022 meeting, the Board approved the first project which encompasses a review of Section PS 4230, *Capital Assets held by Not-for-Profit Organizations*, and Section PS 4240, *Collections held by Not-for-Profit Organizations*, to determine what amendments should be proposed to Section PS 3150, *Tangible Capital Assets*. The Board is currently developing an Exposure Draft on the proposed changes which is expected to be issued for comment in 2024.

We would encourage GNFPs to stay up to date on this project and watch for the capital assets Exposure Draft, which will be available on the [government not-for-profit - capital assets project page](#) of the FRAS Canada website, and provide their feedback on the Board's proposals.

## Public Sector Accounting Discussion Group

The Public Sector Accounting Discussion Group (PSADG) is a regular public forum at which issues arising on the application of the PSA Handbook can be discussed. The group meets two times a year and consists of members that include preparers, auditors, and users of government and government organization financial reports. The group's purpose is to assist the Board regarding issues arising on the application of the PSA Handbook and other areas of concern regarding public sector financial reporting, including emerging issues and issues on which the Board seeks advice. While the group does not issue any authoritative guidance or interpretations, as only the Board has the ability to do so, the group's meeting summaries provide meaningful insights on the application of the standards that can be used as a resource. These meeting summaries are available on the FRAS Canada website or by clicking [here](#). During the group's November 2022 and June 2023 meetings, the following topics were discussed:

- **Accounting for Carbon Credits** - Discussion on whether carbon credits meet the definition of an asset in PSAS, what type of asset and what recognition standards apply.
- **Presentation of Certain Items on the Statement of Cash Flows** - Discussion on how public sector entities should present cash flows related to public private partnership arrangements and asset retirement obligations, as well as, whether restricted cash should be included in cash and cash equivalents on the statement of cash flows.
- **Cloud Computing: Accounting for Implementation Costs** - Discussion on whether implementation costs incurred by a public sector entity related to a cloud computing arrangement that is a service arrangement should be capitalized or expensed under PSAS.
- **Cloud Computing: Accounting for Implementation Costs in the Context of a Government Partnership:** - Discussion on how individual partners should account under PSAS for the implementation costs they incur as a result of a cloud computing arrangement that is a service arrangement in the context of a government partnership.
- **Canadian Economic Overview and Potential Impacts to the Public Sector** - Discussion of recent economic trends and consideration of the potential impacts to the Canadian public sector. As well as, discussion of the impacts of rising inflation and the economic environment on financial reporting.

- **Auditors Reporting on Going Concern** - Discussion of the Canadian Auditing and Assurance Standards Board's Exposure Draft on Going Concern<sup>1</sup> and potential public sector implications and the interaction of the proposals with the new guidance on going concern that has recently been added to PSAS's revised Conceptual Framework.

We would encourage public sector entities to keep up to date on topics discussed at these meetings.

## Conclusion

As we head closer to the end of the year, now is the time to discuss with your BDO advisor how the changes made, and the proposed changes to the PSA Handbook will affect your organization. Reach out to us today.

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<sup>1</sup> The Canadian AASB Exposure Draft on Going Concern is based on the International Auditing and Assurance Standards Board's Exposure Draft "Proposed International Standards on Auditing 570 (Revised 202X) Going Concern and Proposed Conforming and Consequential Amendments to other ISAs". ISAs are adopted in Canada as Canadian Auditing Standards.

# A check-in on providing housing

City Council workshop with UDI – Kelowna Chapter

# Introduction



- **Who we are.**
  - Urban Development Institute – Okanagan Chapter
  - Professionals, developers and builders.
- **Periodic check-in with Council**
  - Share information and discuss issues.
- **Building our communities is a collaborative process**

# Today



- **A health-check on the issues impacting the provision of housing today.**

- Costs
- Prices
- Policies
- The future

# Overview



- **Housing affordability**
- **Household incomes**
- **Costs of development**
- **The fragility of providing housing today**
- **The public policy conundrum.**

# Key messages



- **We are facing the highest costs in a generation in building housing.**
- **Many new projects nearing construction are marginal or paused.**
  - Vs applications/approvals for financing and readiness.



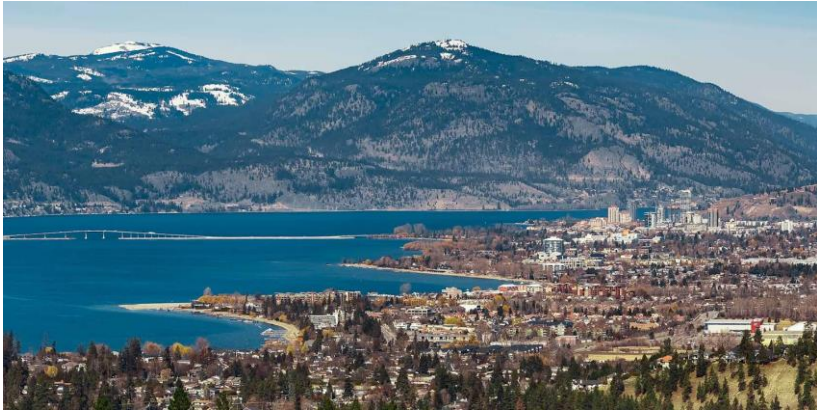
# Affordability of housing



- **Factors**

- Household incomes
- % of income going to housing
- Monthly housing cost allocation
- Total housing price

# Household income



- **~2,000 hrs/yr FT job**
  - = Multiply wage level x 2,000 to get pretax annual salary.
- **Avge Kelowna Household income:**
  - Single income
  - Double income
  - Professional family

# Affordable / attainable housing



- **Generic “affordable housing level”**
  - 1/3 of pre-tax income (33%)
- **Reality of “attainable”**
  - 40% of income
  - 50% of 2 income household

# Monthly mortgage payments



- **Monthly payments for typical mortgage rate (6-7%)**
  - (\$~700/mo per \$100,000 mtge)
- **Median condo price**
  - Monthly payment
- **Median price of house is \$1M**
  - Monthly payment is: ###

# The rental trap



- **Historically, move from renting to owning in 30s.**
- **Key issue if renting**
  - How many years to save a downpayment?
  - Mortgage qualification at interest / stress test rates?
- **If cannot buy, then stay in rental stock for decades.**

# The gap

- **Monthly \$ available at 40% of income**

- Single income
- Double income
- Professional family



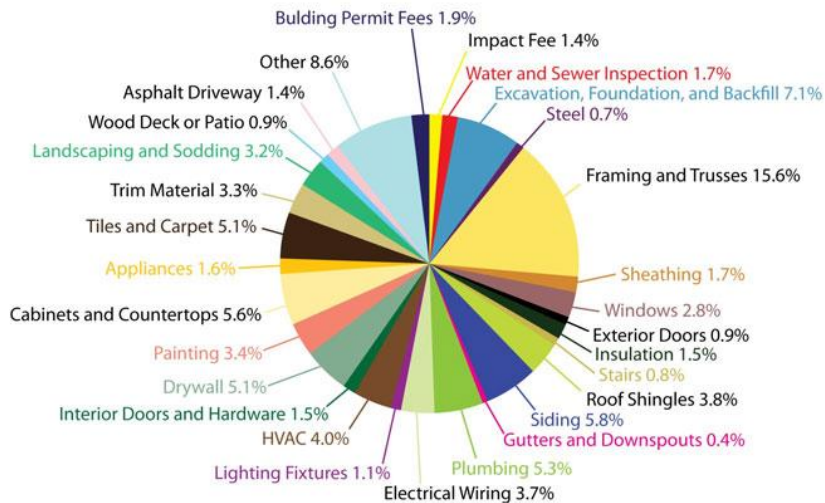
- **The cost of new housing at \$ / sqft to build (all costs) at 10% downpayment.**

- Small apartment
- 2 bed apartment
- Townhouse
- House



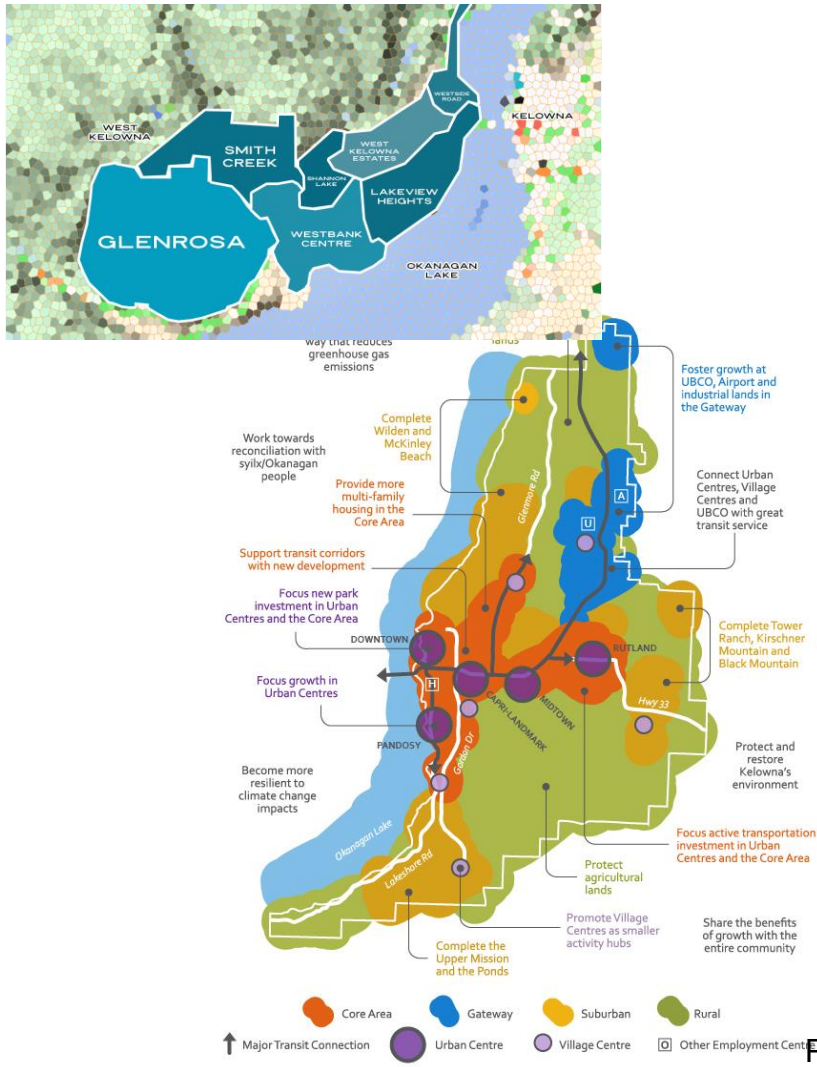
# Exploring why costs are so high

## Construction Cost Breakdown



- Land (and servicing) cost
- Materials (hard) costs
- Labour (soft) costs
- Interest costs
- Municipal fees and charges / asks

# Land costs



- **All focused on infill**
  - Within growth boundaries
- **Includes on/offsite servicing costs**
  - Water, sanitary, storm, streets, new intersections, upgrades.
- **= Land cost / unit**
- **Land constraints have significant impact on housing costs.**
- **Land availability in OCP / zoning is key to this.**
  - Kelowna has been doing good work to address this.



# Material (hard) costs



- **Some of the highest in a generation**
  - Wood / concrete / steel / glass / drywall / etc...
  - Hard costs have increased since 2019 by 65-75% (QS)
- **Code changes are increasing costs**
- **We have no control over this.**

# Labour (soft) costs



- **The most expensive ever – and hard to find.**
- **Additional studies and standards adds costs.**
- **We have no control over those – we pay the market rate.**

# Interest costs



- **Past 12 years = an anomaly**
  - The lowest sustained interest rates in many decades = set unrealistic expectations
  - Significant amounts of money flooded into housing projects.

- **Today:**

- Highest interest rates in a generation.
- Commercial interest rates for our projects higher than typical homebuyer mortgages.

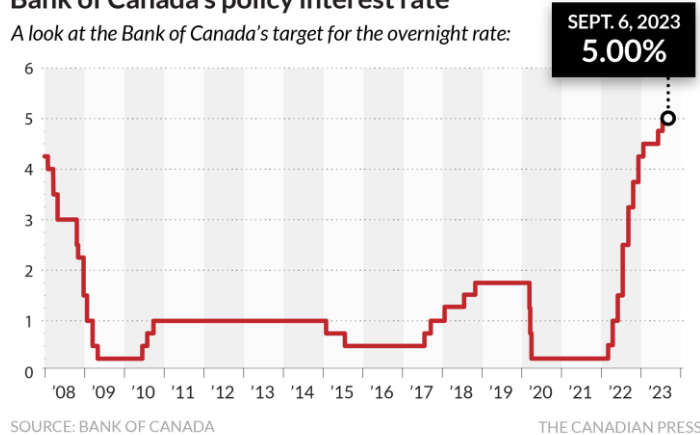
- **Future**

- Interest rates likely remain relatively high.

- **We have no control over interest costs.**

## Bank of Canada's policy interest rate

A look at the Bank of Canada's target for the overnight rate:



# Interest costs for a project



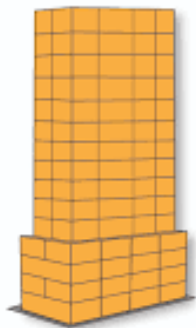
- **Construction of housing is very exposed to interest rates (double hit)**
  - Charged to builders
  - Charged to buyers
- **%s typically borrowed:**
  - Buying / holding land
    - 50% borrowed
  - Servicing
    - 75% borrowed
  - Construction
    - 85-100% borrowed

# Municipal fees, demands, delays

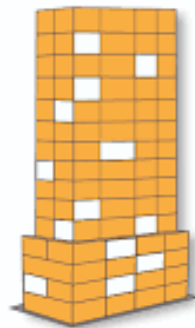
## Municipal Fees



Development without IZ



Development with IZ



 Market unit  
 Affordable unit

- Application fees
- DCCs
- Amenity Cost Charges (ACCs) ?
- All additional public policy requests
  - Energy efficiency and EVs
  - Saving trees
  - Accessibility
  - Inclusive zoning
  - Other costs
- Municipality in full control of these costs in housing.

# 100% of costs are passed on to buyer/renter



- **As with any other good or service in the marketplace, 100% of costs must be passed on to the purchaser / lease holder.**
- **Therefore, anything that adds cost to housing directly increases prices for home buyers / renters.**

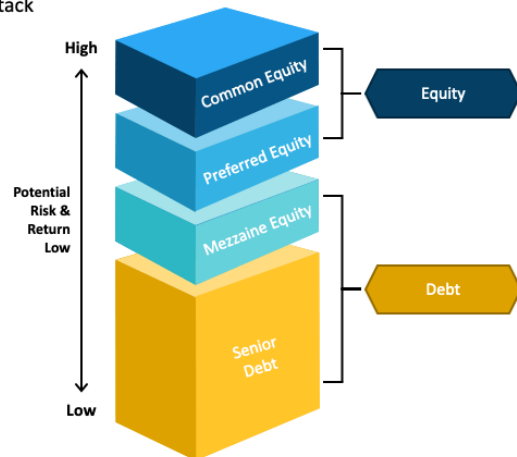
# Poor \$ projects simply do not get built.



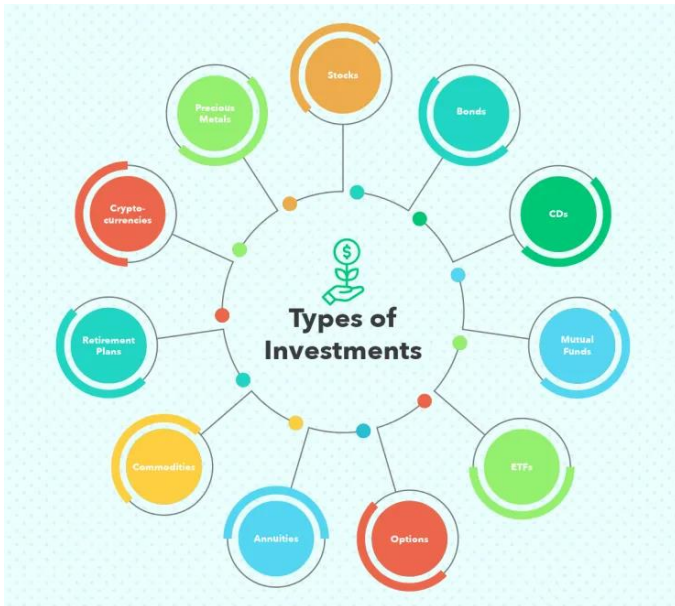
- **Most all projects involve a “capital stack” = a number of investors (equity) and lenders (debt)**
- **Our projects financed by your savings /pension**
  - Banks, pension funds, credit unions = biggest funders of housing projects.
  - Lenders want to see minimum 15% profit margin (to protect your savings).
- **The decision on whether to proceed is in the financiers’ hands.**

## CAPITAL STACK

Full Capital Stack



# Money is mobile



- **All individuals invest money in many things / geographies – and we move our money to where the risk/reward works for us.**
- **Money is fluid – it goes to the optimum investment.**
  - The bank / financiers will not risk your or their life savings on a risky, poor performing project.
  - They simply move on to the next project.
  - Or leave real estate.



# Today: many projects slowed / paused

(Cost of building and level of demand at top prices)



- **Kerkhoff – One Varsity presales**

- Paused Casorso planning.

- **Worman - 3110 Lakeshore**

- Did not build 64,000 sqft bldg.
- Renovated existing building.



- **Stober – Pandosy Original Joes site**

- 150-175 unit residential condo project put on hold in an urban center.

- **Mission Group**

# The public policy conundrum: tradeoffs.

- **We acknowledge Council is looking to achieve many public objectives.**



- **All new costs added to new housing projects:**
  - Increase prices / decreases affordability

## **Housing provision is fragile today**

- Costs are record high
- Market is at ceiling
- Easy to push construction costs past feasibility of buyers to pay.

# The political gauntlet

Existing versus future residents

- **Costs allocated to future residents (via new development)**

- Not current voters
- Not current taxpayers
- Not organized
- Represented by “the (politicized) developer”

- **Costs allocated to current residents**

- Organized and vocal voters and taxpayers



## **The “Paying for Growth Conundrum”**

- The cost of amenities (parks, etc...) to supply current and future residents need to be carefully allocated.

# Conclusion



- **Providing housing is a public/private collaboration.**
- **Clarity and mutual understanding is essential.**
- **Today: A health check on the realities of housing construction to inform Council for future decisions:**
  - Diagnosis: extremely fragile!