

Fire Hall #32 Replacement Project



No New Tax Increases With Long-Term Borrowing to Partially Fund the Fire Hall #32 Replacement Project

January 2024

The City of West Kelowna will be launching an Alternative Approval Process (AAP) for long-term borrowing up to \$8 million to partially fund the Fire Hall #32 Replacement Project. As a requirement under the *Community Charter*, this process ensures the community has an opportunity to submit an elector response form should an individual oppose long-term borrowing.

No New Tax Increases For This Project

Council has directed staff to ensure that **no new tax increases to the community will result from the project**, including for long-term borrowing. The funds currently being transferred into reserves for this project will pay the annual payments on the borrowing.

The Need For This Priority Project

For many years, Fire Hall #32 has been identified in poor condition with several studies, plans and documents demonstrating the need for its replacement westkelownacity.ca/firehall32. This project has been elevated to the top of Council's Strategic Priorities to move forward with the assurance that no new tax increases to the community will result. This project also includes integrating the Lakeview Heights Community Centre, park area space and amenities.

Project Value and Funding Sources

The project value is \$14,314,900 with funding sources identified from:

- Long-term Borrowing of up to \$8,000,000 – this is where the AAP is required
- Reserve Funds \$3,800,000
- Parks Development Cost Charges \$1,187,000
- Growing Communities Fund \$1,177,900
- Developer Contribution \$150,000



Elector Response For The AAP









An individual who is opposed to long-term borrowing may complete and submit an elector response form that will be available during regular business hours at West Kelowna City Hall, or available on the City's website at westkelownacity.ca/aap. Subject to Council approval, the AAP period is being scheduled from February 15 through March 15, 2024. The details of the AAP will be widely communicated following the January 23, 2024 Regular Council Meeting.

Once the AAP is launched, the 30-day period to obtain, complete and submit an elector response form to the City will occur. If less than 10 per cent of approximately 28,098 electors (e.g., less than approximately 2,810 people) object to long-term borrowing, the certification process, Council consideration and Certificate of Approval process would occur. Further, long-term borrowing would only be required in the later stages of the project, such as in 2025.

Fire Hall #32 Replacement Project



- 
 As a West Kelowna property owner, if you have no objections to long-term borrowing with no new tax increases **you do not have to do anything.**
- 
 As a West Kelowna property owner, if you object to long-term borrowing you will need to complete and submit an elector response form within the statutory 30-day period.

 <p>IF YOU SUPPORT LONG-TERM BORROWING FOR THE FIRE HALL #32 REPLACEMENT PROJECT</p>	 <p>IF YOU DO NOT SUPPORT LONG-TERM BORROWING FOR THE FIRE HALL #32 REPLACEMENT PROJECT</p>
<p>There is nothing you need to do.</p>	<p>Complete and submit the Elector Response Form and return to the City within the 30-day period.</p>
<p>A few highlights of your support means:</p>	<p>A few consequences of not borrowing means:</p>
 <p>NO NEW TAX INCREASES ARE REQUIRED TO REPLACE THE FIRE HALL, COMMUNITY CENTRE AND PARK AMENITIES</p>	 <p>THE PROJECT WILL NOT PROCEED WITHOUT THE FUNDING IN PLACE</p>
 <p>THE COMMUNITY THE WILL BE SERVED BY THE MAIN FIRE HALL THAT MEETS REGULATORY STANDARDS FOR FIRE AND LIFE SAFETY</p>	 <p>THE BUILDING IS WELL PAST ITS LIFESPAN AND REPLACEMENT COSTS MAY INCREASE OVER TIME</p>
 <p>PROTECTING FIRE PROTECTING FIGHTERS FROM CONTAMINATED GEAR AND EQUIPMENT THAT MEET CURRENT SAFETY STANDARDS WITHIN THE BUILDING</p>	 <p>WEST KELOWNA FIRE RESCUE REMAINS AT RISK NOT MEETING PERFORMANCE STANDARDS THAT SERVE THE COMMUNITY</p>

For more information, visit westkelownacity.ca/aap.