

1. July 24, 2023 - Council Agenda And Correspondence

Documents:

[2023 07 24 REGULAR COUNCIL AGENDA.PDF](#)  
[2023 07 24 INFORMATIONAL CORRESPONDENCE.PDF](#)

2. July 24, 2023 - Late Items 23.1

Documents:

[JULY 24, 2023 - LATE ITEM 23.1 - D. AND D. DYMOND.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - TJ WALLIS.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - J. SIMS.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - J. BIEBER.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - P. MCINTYRE PAUL.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - T. CROUCH.PDF](#)  
[JULY 24, 2023 - LATE ITEM 23.1 - D. BIEBER.PDF](#)

2.I. July 24, 2023 - Late Items 23.1 (2)

Documents:

[JULY 24, 2023 - LATE ITEM 23.1 - P. HENDERSON.PDF](#)

2.I.i. July 24, 2023 - Late Item 23.1 - L. Farrell

Documents:

[JULY 24, 2023 - LATE ITEM 23.1 - L. FARRELL.PDF](#)



**AGENDA**

**City of Salmon Arm  
Regular Council Meeting**

**Monday, July 24, 2023  
1:30 p.m.**

*[Public Session Begins at 2:30 p.m.]*  
**Council Chambers of City Hall  
500 – 2 Avenue NE  
Salmon Arm, BC**

Electronic Meeting Link: <https://meet.goto.com/931301501>  
 Phone Access: Canada: +1(647) 497-9373 / Access Code: 931-301-501

Page #	Item #	Description
	1.	<b>CALL TO ORDER</b>
1-2	2.	<b>IN-CAMERA SESSION</b>
	3.	<b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	4.	<b>ADOPTION OF AGENDA</b>
	5.	<b>DISCLOSURE OF INTEREST</b>
	6.	<b>CONFIRMATION OF MINUTES</b>
3-12	1.	Regular Council Meeting Minutes of July 10, 2023
	7.	<b>COMMITTEE REPORTS</b>
13-20	1.	Downtown Parking Commission Meeting Minutes of June 20, 2023 and July 18, 2023
	8.	<b>COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE</b>
	9.	<b>STAFF REPORTS</b>
21-26	1.	Deputy Corporate Officer - Requests for Use of City Facilities and Spaces - For Information
27-28	2.	Manager of Permits & Licensing - Appointment of Bylaw Officer
29-32	3.	Chief Financial Officer - SASCU Recreation Centre Budget Amendment Request
33-36	4.	Director of Engineering & Public Works - RFP Award for Water Master Plan Update

- 10. INTRODUCTION OF BYLAWS
- 11. RECONSIDERATION OF BYLAWS
  - 37-42 1. City of Salmon Arm Zoning Amendment Bylaw No. 4590 [ZON-1269; City of Salmon Arm; Text Amendment; Accessible Parking Regulations] - Final Reading
  - 43-48 2. City of Salmon Arm Zoning Amendment Bylaw No. 4568 [ZON-1258; Klatt, S. & A./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8] - Final Reading
- 12. CORRESPONDENCE
  - 49-50 1. Informational Correspondence
  - 51-52 2. Rotary Club of Salmon Arm - Walking Track Proposal
- 13. NEW BUSINESS
- 14. PRESENTATIONS
  - 53-66 1. Presentation 4:00 - 4:15 (approximately)  
S. Desautels, Executive Director, Salmon Arm Chamber of Commerce - Q2 Report
- 15. COUNCIL STATEMENTS
- 16. SALMON ARM SECONDARY YOUTH COUNCIL
- 17. NOTICE OF MOTION
- 18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS
- 19. OTHER BUSINESS
  - 67-68 1. Shuswap District Arts Council - City Representative Appointment
- 20. QUESTION AND ANSWER PERIOD

**7:00 p.m.**

Page #	Item #	Description
	21.	DISCLOSURE OF INTEREST
	22.	HEARINGS
69-152	23. 1.	STATUTORY PUBLIC HEARINGS Zoning Amendment Application No. ZON-1263 [City of Salmon Arm; 341 - 361 Fraser Avenue NW; M-2 to CD-20]

- 153-156      24.            **RECONSIDERATION OF BYLAWS**
  - 1.            City of Salmon Arm Zoning Amendment Bylaw No. 4594 [ZON-1263; City of Salmon Arm; 341-361 Fraser Avenue NW; M-2 to CD-20] - Third Reading
  
- 25.            **QUESTION AND ANSWER PERIOD**
  
- 157-158    26.            **ADJOURNMENT**



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Item 2

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: pursuant to Section 90(1)(d) the security of the property of the municipality; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the *Community Charter*, Council move In-Camera.

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Item 6.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor Gonella

Seconded: Councillor Cannon

THAT: the Regular Council Meeting Minutes of July 10, 2023, be adopted as circulated.

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:30 p.m. and reconvened at 2:30 p.m. on Monday, July 10, 2023.

PRESENT:

Deputy Mayor D. Cannon  
Councillor K. Flynn  
Councillor T. Lavery (participated remotely)  
Councillor L. Wallace Richmond  
Councillor D. Gonella  
Councillor S. Lindgren

Chief Administrative Officer E. Jackson  
Director of Corporate Services S. Wood  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Planning & Community Services G. Buxton  
Deputy Corporate Officer R. West

ABSENT:

Mayor A. Harrison

1. CALL TO ORDER

Deputy Mayor Cannon called the meeting to order at 1:30 p.m.

2. IN-CAMERA SESSION

0329-2023

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: pursuant to Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; (2)(b) the consideration of information received and held on confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; of the *Community Charter*, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:31 p.m.

Council returned to Regular Session at 1:51 p.m.

Council recessed until 2:30 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Cannon read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

15. COUNCIL STATEMENTS

Councillor Wallace Richmond made a statement passing on condolences to the City of Merritt and the District of Logan Lake with respect to the sudden and tragic passing of Merritt City Councillor Claire Newman.

4. REVIEW OF AGENDA

- Late Items - 22.2 - VP-580:
  - D. Koprowsky - Letter dated July 6, 2023
  - J. & D. Jones - Letter dated July 6, 2023
- Late Item - 15.1 - Council Statement

5. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with Items 22.3 and 22.4 as the applicant is a client of his firm.

Councillor Gonella declared a conflict of interest with Item 14.2 as he is employed by the Salmon Arm Folk Music Society.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 26, 2023

0330-2023                      Moved: Councillor Wallace Richmond  
  Seconded: Councillor Flynn  
  THAT: the Regular Council Meeting Minutes of June 26, 2023, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of July 4, 2023

0331-2023                      Moved: Councillor Lavery  
  Seconded: Councillor Gonella  
  THAT: the Development and Planning Services Committee Meeting Minutes of July 4, 2023 be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - continued

2. Shuswap Regional Airport Operations Committee Meeting Minutes of June 21, 2023

0332-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 21, 2023 be received as information.

CARRIED UNANIMOUSLY

3. Social Impact Advisory Committee Meeting Minutes of June 16, 2023

0333-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Social Impact Advisory Committee Meeting Minutes of June 16, 2023 be received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

9. STAFF REPORTS

1. Senior Planner – 2022 City of Salmon Arm Local Government Climate Action Program Survey

0334-2023

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the 2022 City of Salmon Arm Local Government Climate Action Program Survey, attached as Appendix 1 to the staff report dated June 22, 2023, be received as information.

CARRIED UNANIMOUSLY

2. Director of Engineering & Public Works - New Pump Purchase - Blackburn Park Sanitary Sewer Lift Station (681 - 10 Avenue SW)

0335-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the 2023 budget contained in the 2023-2027 Financial Plan be amended to reflect the replacement of a pump at the Blackburn Park Sanitary Sewer Lift Station in the amount of \$40,000.00 funded from:

- Sewer Future Expenditure Reserve - \$30,000.00; and
- A reallocation of funding from the Lift Station Soft Start and Impellor Replacement project - \$10,000.00;

AND THAT: Council approve the purchase of a new 20 HP Flygt Sewerage Pump for the Blackburn Park Sanitary Sewer Lift Station from Electric Motors & Pump Service Ltd. (EMPS) for the quoted total price of \$38,585.00 plus taxes as applicable;

9. STAFF REPORTS - continued

- 2. Director of Engineering & Public Works - New Pump Purchase - Blackburn Park Sanitary Sewer Lift Station (681 - 10 Avenue SW)

AND FURTHER THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of a new 20 HP Flygt Sewerage Pump to authorize sole sourcing of same to EMPS.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

- 1. Official Community Plan Amendment Bylaw No. 4584 [OCP4000-54; Beagle, J. & E./Franklin Engineering Ltd.; 1421 - 17 Street SE; LR to MR] - First Reading

0336-2023

Moved: Councillor Flynn

Seconded: Councillor Gonella

THAT: the Bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4584 be read a first time.

DEFEATED

Councillors Lavery, Lindgren, Flynn and Wallace Richmond Opposed

- 2. Zoning Amendment Bylaw No. 4585 [ZON-1266; Beagle, J. & E./Franklin Engineering Ltd.; 1421 - 17 Street SE; R-1 to R-4] - First Reading

Item not considered as Item 10.1 was defeated.

11. RECONSIDERATION OF BYLAWS

- 1. Zoning Amendment Bylaw No. 4579 [ZON-1264; Brentwell Construction Ltd./Crevier, L. & S.; 31 4 Street SE; Text Amendment; Addition to Definitions and to R-5 (High Density Residential Zone)] - Final Reading

0337-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Gonella

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4579 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

- 1. Informational Correspondence

For information.

13. NEW BUSINESS

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION



18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

1. June 26, 2023 Presentation: B. Healey – Request for Open Water Races and Swim Run Event

0338-2023

Moved: Councillor Flynn

Seconded: Councillor Gonella

THAT: Council approve, in principle, an Open Water Race/Swim Run Practice Event to be held at Canoe Beach and City trails in August or September, 2023, subject to the organizers working with staff and providing adequate liability insurance.

19. OTHER BUSINESS

The Meeting recessed at 3:36 p.m.

The Meeting reconvened at 3:52 p.m.

14. PRESENTATIONS

1. W. Fredette, Centre Manager, The Senior’s Resource Centre

W. Nelson, President, Board of Directors and W. Fredette, Manager, provided an overview of programs and activities at the Senior’s Resource Centre and were available to answer questions from Council.

Councillor Gonella declared a conflict and left the meeting at 4:19 p.m.

2. K. Tobin, Artistic Director, Salmon Arm Folk Music Society

K. Tobin, Artistic Director, Salmon Arm Folk Music Society, provided an overview of 2022 events and activities and was available to answer questions from Council.

Councillor Gonella returned to the meeting at 4:44 p.m.

20. QUESTION AND ANSWER PERIOD

The Meeting recessed at 4:44 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

- Deputy Mayor D. Cannon
- Councillor L. Wallace Richmond
- Councillor D. Gonella
- Councillor K. Flynn
- Councillor S. Lindgren
- Councillor T. Lavery (participated remotely)

- Chief Administrative Officer E. Jackson
- Director of Corporate Services S. Wood
- Director of Planning and Community Services G. Buxton
- Director of Engineering and Public Works R. Niewenhuizen
- Deputy Corporate Officer R. West

ABSENT:

- Mayor A. Harrison

21. DISCLOSURE OF INTEREST

22. HEARINGS

- 1. Development Permit Application No. DP-451 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]

0339-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Development Permit No. DP-451 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094, in accordance with the drawings attached as Schedule A to the staff report dated June 23, 2023.

The Planning Official explained the proposed Development Permit Application.

J. Nielsen, the applicant, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing closed at 7:02 p.m. and the Motion was:

CARRIED UNANIMOUSLY

- 2. Development Variance Permit Application No. VP-580 [Reid, D. & Verney, C.; 3821 50 Street NW; Service requirements]

0340-2023

Moved: Councillor Wallace Richmond

Seconded: Councillor Gonella

THAT: Development Variance Permit No. VP-580 be authorized for issuance for Lot 1, Section 29, Township 20, Range 10, W6M, KDYD, Plan 39577 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, to waive the upgrading of the west side of 50 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including installation of a bike lane, shoulder and drainage ditch.

The Planning Official explained the proposed Development Permit Application.

D. Reid, the applicant, was available to answer questions from Council.

Submissions were called for at this time.

D. Koprowsky - Letter dated July 6, 2023

J. & D. Jones - Letter dated July 6, 2023

Following three calls for submissions and questions from Council, the Hearing closed at 7:09 p.m. and the Motion was:

22. HEARINGS – continued

2. Development Variance Permit Application No. VP-580 [Reid, D. & Verney, C.; 3821 50 Street NW; Service requirements]

Amendment:

Moved: Councillor Lindgren  
Seconded: Councillor Wallace Richmond  
THAT: cash in lieu of 15% of the total cost of frontage works of \$189,615.23 (outlined in Appendix B in the staff report dated June 21, 2023) be provided by the applicant.

DEFEATED

Councillors Flynn, Gonella, Wallace Richmond and Deputy Mayor Cannon Opposed

Main Motion:

CARRIED

Councillor Lindgren Opposed

Councillor Flynn declared a conflict and left the meeting at 7:33 p.m.

3. Development Variance Permit Application No. VP-583 [Ellis, C./Hindbo Construction Group Inc.; 1161 19 Avenue SE; Retaining Wall]

0341-2023

Moved: Councillor Wallace Richmond  
Seconded: Councillor Gonella  
THAT: Development Variance Permit No. VP-583 be authorized for issuance for Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls – increase the maximum permitted combined height of a retaining wall from 2 m (6.5 feet) to 4.25 m (14 feet) in accordance with the drawing attached as Schedule A (Appendix 4) to the staff report dated June 23, 2023.

The Planning Official explained the proposed Development Permit Application.

C. Hindbo, Hindbo Construction Group Inc., agent for the applicant, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing closed at 7:36 p.m. and the Motion was:

CARRIED UNANIMOUSLY

22. HEARINGS - continued

4. Development Variance Permit Application No. VP-584 [LeClair, S./Hindbo Construction Group Inc.; 1121 19 Avenue SE; Retaining Wall]

0342-2023

Moved: Councillor Gonella

Seconded: Councillor Lindgren

THAT: Development Variance Permit No. VP-584 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls – increase the maximum permitted combined height of a fence in conjunction with a retaining wall from 2 m (6.5 feet) to 5.5 m (18 feet) in accordance with the drawing attached as Schedule A (Appendix 4) to the Staff Report dated June 23, 2023.

The Planning Official explained the proposed Development Permit Application.

C. Hindbo, Hindbo Construction Group Inc., agent for the applicant, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing closed at 7:40 p.m. and the Motion was:

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 7:41 p.m.

5. Development Variance Permit Application No. VP-585 [Sanderson, T.; 3450 16 Avenue NE; Setback requirements]

0343-2023

Moved: Councillor Flynn

Seconded: Councillor Gonella

THAT: Development Variance Permit No. VP-585 be authorized for issuance for Lot 27, Section 19, Township 20, Range 9, W6M, Plan EPP125424 which will vary Zoning Bylaw No. 2303, in accordance with the drawings included as Appendix 6 of the staff report dated June 21, 2023 and as follows:

- 1) Section 6.10.0 reduce the front parcel line setback from 6.0 m to 5.0 m; and
- 2) Section 6.10.3 reduce the interior parcel line setback from 1.5 m to 0.9 m;

Subject to the owner installing a 1.8 m tall fence along the west property line.

The Planning Official explained the proposed Development Permit Application.

T. Anderson, the applicant, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing closed at 7:43 p.m. and the Motion was:

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

- 1. Zoning Amendment Application No. ZON-1258 [Klatt, S. & A./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8]

The Planning Official explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing closed at 7:49 p.m. followed by comments from Council.

24. RECONSIDERATION OF BYLAWS

- 1. City of Salmon Arm Zoning Amendment Bylaw No. 4568 [ZON-1258; Klatt, S. & A./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8] – Third Reading

0344-2023

Moved: Councillor Flynn  
 Seconded: Councillor Gonella  
 THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4568 be read a third time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

26. ADJOURNMENT

0345-2023

Moved: Councillor Gonella  
 Seconded: Councillor Lindgren  
 THAT: the Regular Council Meeting of July 10, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:51 p.m.

CERTIFIED CORRECT:

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
MAYOR

Adopted by Council the      day of July, 2023.

Item 7.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Downtown Parking Commission Meeting Minutes of June 20, 2023 and July 18, 2023 be received as information.

## CITY OF SALMON ARM

Minutes of the Downtown Parking Commission Meeting held by electronic means on Tuesday, June 20, 2023.

### PRESENT:

Tim Lavery	Councillor, City of Salmon Arm
Bill Laird	Member at Large
Vic Hamilton	Member at Large
Regan Ready	Member at Large
Cathy Ingebrigston	Member at Large
Vera Chomyshen	DSA Representative
Jacquie Gaudreau	DSA Representative, Chair
Gerald Foreman	DSA Representative
Morgan Matheson	DSA Representative
Debbie Wood	Resource Personnel, City Bylaw Officer
Gabriel Bau	Resource Personnel, City Engineer

### ABSENT:

### GUEST:

The meeting was called to order at 8:00 a.m. by Chair, Jacquie Gaudreau .

1. INTRODUCTIONS AND WELCOME

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*

3. PRESENTATIONS:

4. APPROVAL / CHANGES / ADDITIONS TO AGENDA

Moved: Cathy Ingebrigston

Seconded: Regan Ready

THAT: the Downtown Parking Commission Meeting Agenda of June 20, 2023 be approved with addition.

CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES FROM MAY 16, 2023

Moved: Vic Hamilton

Seconded: Gerald Foreman

THAT: the Downtown Parking Commission Meeting Minutes of May 16, 2023 be adopted.

CARRIED UNANIMOUSLY

6. OLD BUSINESS ARISING FROM MINUTES

a) **Sidewalk Café Policy No. 1.13 – Review (Round 3)**

Gabriel Bau continued with review of the Sidewalk Café Policy. A draft of the policy will be presented to the Commission before presentation to Council.

7. NEW BUSINESS

a) **DSA - Long term on street parking (Hudson Street between 4 Street NE & 6 Street NE)**

This item was deferred to the July meeting of Commission and will be addressed by Rob Niewenhuizen, Director of Engineering & Public Works.

b) **Shaw Underground Utilities**

Received for information.



P16 Downtown Parking Commission Meeting of June 20, 2023

7. NEW BUSINESS - continued

8. OTHER BUSINESS - Correspondence (for information)

9. NEXT MEETING - Tuesday, July 18, 2023

The next meeting of the Downtown Parking Commission will be Tuesday, July 18, 2023. The Chairperson will be Morgen Matheson.

10. ADJOURNMENT

Moved: Vera Chomyshen

Seconded: Bill Laird

THAT: the Downtown Parking Commission Meeting of June 20, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:55 a.m.

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Gabrial Bau

Minutes received as information by Council at their Regular Meeting of \_\_\_\_\_, 2023.

**CITY OF SALMON ARM**

Minutes of the Downtown Parking Commission Meeting held by electronic means on Tuesday, July 18, 2023.

**PRESENT:**

Tim Lavery	Councillor, City of Salmon Arm
Bill Laird	Member at Large
Vic Hamilton	Member at Large
Jacquie Gaudreau	DSA Representative, Chair
Maurice Roy	Resource Personnel, Manager Permits & Licences
Travis Bartsch	Resource Personnel, City Bylaw Officer
Gabriel Bau	Resource Personnel, City Engineer
Rob Niewenhuizen	Resource Personnel, Director of Engineering & Public Works

**ABSENT:**

Morgen Matheson	DSA Representative
Regan Ready	Member at Large
Cathy Ingebrigston	Member at Large
Gerald Foreman	DSA Representative

**GUEST:**

The meeting was called to order at 8:00 a.m. by Chair, Jacquie Gaudreau.

**1. INTRODUCTIONS AND WELCOME**

**2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**

*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*

**3. PRESENTATIONS:**

No presentations.

Downtown Parking Commission Meeting of July 18, 2023

4. APPROVAL / CHANGES / ADDITIONS TO AGENDA

Moved: Vic Hamilton

Seconded: Bill Laird

THAT: the Downtown Parking Commission Meeting Agenda of July 18, 2023 be approved with addition.

CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES FROM JUNE 20, 2023

Moved: Vic Hamilton

Seconded: Bill Laird

THAT: the Downtown Parking Commission Meeting Minutes of June 20, 2023 be adopted.

CARRIED UNANIMOUSLY

6. OLD BUSINESS ARISING FROM MINUTES

- a) Gabriel Bau outlined the final draft of the Sidewalk Café Policy and final comments were received.

Moved: Bill Laird

Seconded: Vic Hamilton

THAT: the Sidewalk Café Policy be forwarded to Council.

CARRIED UNANIMOUSLY

- b) Bylaw Enforcement update  
Maurice Roy advised that the Agreement with Moneris for the parking meter tap readers has been finalized.

A summer parking officer has been engaged.

Travis Bartsch, Bylaw Enforcement Officer was introduced to the members of the Commission.

Maurice Roy announced that after 31 years with the City he will be retiring on August 11, 2023.

Bill Laird inquired about the Traffic Bylaw clause which permits multiple parking opportunities if moved to a location on a different block. Maurice Roy advised that this clause must remain in the Bylaw however Bylaw Enforcement will try to address violations.

Downtown Parking Commission Meeting of July 18, 2023

6. OLD BUSINESS ARISING FROM MINUTES - continued

- c) Downtown Salmon Arm – parking options on Hudson Street (4 St NE & 6 St NE)  
The Commission is not in favour of monthly parking on 6 Street NE. Rob Niewenhuizen will respond to the inquiry.

7. NEW BUSINESS

- a) Handicap Parking – Orchardview Group Home  
The Commission is not in favour of providing accessible parking stalls for individual businesses. Rob Niewenhuizen will respond to the inquiry.

8. OTHER BUSINESS – Correspondence (for information)

9. NEXT MEETING – Tuesday, August 15, 2023

The next meeting of the Downtown Parking Commission will be Tuesday, August 15, 2023. The Chairperson will be Gerald Foreman.

10. ADJOURNMENT

Moved: Vic Hamilton

Seconded: Bill Laird

THAT: the Downtown Parking Commission Meeting of July 18, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:31 a.m.

Maurice Roy

Digitally signed by Maurice Roy  
DN: cn=CA, o=D&A, dn=Maurice Roy,  
email=M.Roy@salmonarm.ca  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2023.07.20 13:56:54-0700  
East BC/Eastern Mountain -11:00

Maurice Roy

Minutes received as information by Council at their Regular Meeting of \_\_\_\_\_, 2023.

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Item 9.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Requests for Use of City Facilities and Spaces  
For Information

To: His Worship Mayor Harrison & Members of Council

Date: July 5, 2023

Subject: Requests for Use of City Facilities and Spaces

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**Recommendation:**

For information.

**Background:**

The City receives a number of requests each year for the use of City parks, facilities and spaces from non-profit organizations, community user groups, businesses and individuals for a variety of events. The practice has been to forward requests to Council for review and approval. With a goal of increasing efficiency, a number of requests can be approved by Administration and the Shuswap Recreation Society (SRS) (Attachment #1 – City of Salmon Arm Procedure #20).

Annual requests for use that have been previously approved by Council and have a proven track record, requests for road closures/parking lots and requests that align with the use of space and availability with SRS, can be approved by Administration (ie. Storytime in the Park, Parade of Veterans, Little Mountain Stomp Cross Country Run). In addition to their current inventory of fields and parks, SRS will have the ability to approve uses for Canoe Beach/Park and the Blackburn Park Gazebo. All approvals for City parks and spaces would be subject to the provision of adequate liability insurance and other conditions as Administration/SRS may deem appropriate for the use.

Non-allowable uses for City parks and spaces include:

- Wharf (exception – Annual Father’s Day Fishing Derby);
- Political events/rallies 30 days prior to Federal, Provincial and Local Government elections, or, immediately following the announcement of election results;
- Events not matching space use or that creates a nuisance or interferes with the use and enjoyment of the park or space by other persons (due to subject matter of event, number of attendees, length of time etc.);
- Exclusive events (ie. Need a ticket to get in, members or by invitation only)
- Commercial sales (ie. Pop up markets, classes/services with a fee).

The types of requests that would come to Council for review include:

- Appeals on decisions from Administration on use;
- Request for a significant event or use; or
- Requests that, in the opinion of the Chief Administrative Officer, should be reviewed by Council.

The revised process has evolved through consultation with SRS staff, the Directors of Engineering & Public Works, Planning and Community Services and the Chief Administrative Officer.

**Communication Plan:**

Communication will be provided to past and future users through the SRS and Administration.

Respectfully Submitted,

*R. West*

Rhonda West  
Deputy Corporate Officer

Attachment #1: City of Salmon Arm Procedure #20



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## Requests for Use of City Facilities and Spaces

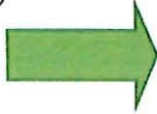
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### General

- Requests for use of City facilities and spaces will be managed by Administration and the Shuswap Recreation Society (SRS).
- Monthly calendar of community events will be included in Council Informational Correspondence.
- Approved events will include the provision of adequate liability insurance.
- Non-Allowable uses for City parks and spaces include:
  - Wharf (exception - Annual Father's Day Fishing Derby);
  - Political events/rallies 30 days prior to Federal, Provincial and Local Government elections, or, immediately following the announcement of election results;
  - Events not matching space use or that creates a nuisance or interferes with the use and enjoyment of the park or space by other persons (due to subject matter of event, number of attendees, length of time etc.);
  - Exclusive events (ie. Need a ticket to get in, members or by invitation only)
  - Commercial sales (ie. Pop up markets, classes/services with a fee).
- Requests for Council review include:
  - Appeals on decisions from Administration on use;
  - Request for a significant event or use; or
  - Requests that, in the opinion of the Chief Administrative Officer, should be reviewed by Council.

**SHUSWAP RECREATION SOCIETY:**

- Marine Peace Park Gazebo and surrounding area (ie. weddings, birthday celebrations)
- McGuire Lake Park (Willow Trees, Japanese Gates, Picnic Tables)
- Canoe Beach/ Park
- William Baker Park (Canoe Ballpark)
- Klahani Park
- Blackburn Park-Walters Field
- Little Mountain Sports Fields
- Safeway Fields
- Jackson Field
- Blackburn Park Gazebo (ie. Birthday celebrations)



- Forwards request to Director of Engineering & Public Works (or designate) for comments/approval
- Finalizes booking/scheduling of event with Applicant including insurance coverage

**CITY ADMINISTRATION:**

- Trails
- Fletcher Park
- Wharf
- Kin Park
- Road closures / temporary use of parking stalls
- Parking lots (includes Safeway Fields for parking use and camping use)
- Marine Peace Park green space



- Forwards request to Director of Engineering & Public Works (or designate) for comments/approval
- Finalizes booking/scheduling of event with Applicant including insurance coverage

**CITY ADMINISTRATION:** Local Non-Profit Organizations or Community User Groups Requests

- Shuswap Children’s Association
- Shuswap Dragon Boat Society
- Local schools
- Skookum Bike & Ski Ltd.
- Sage Orienteering
- Downtown Salmon Arm etc.



- Forwards request to Director of Engineering & Public Works (or designate) for comments/approval
- Finalizes booking/scheduling of event with Applicant including insurance coverage

Prepared by:	Rhonda West, Deputy Corporate Officer		Date: July 5, 2023
Approved by:	Sue Wood, Director of Corporate Services		Date: July 5, 2023

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Item 9.2

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: Travis Bartsch be appointed as Bylaw Enforcement Officer, in accordance with Section 36 of the *Police Act*;

AND THAT: such appointment be for the term of his contractual employment as Bylaw Enforcement Officer for the City of Salmon Arm.

**CITY OF**  
**SALMON ARM**

---

TO: His Worship Mayor Harrison and Council  
DATE: July 17, 2023  
FROM: Maurice Roy  
Manager of Permits and Licensing  
SUBJECT: Appointment of a Bylaw Officer

---

**Staff Recommendation:**

1. **THAT Travis Bartsch be appointed as Bylaw Enforcement Officer, in accordance with Section 36 of the Police Act,**
  2. **AND THAT such appointment be for the term of his contractual employment as Bylaw Enforcement Officer for the City of Salmon Arm.**
- 

**BACKGROUND:**

A summons is the legal process to summon an alleged offender to attend provincial court to appear before a magistrate. A review of the Offence Act has revealed that in order for a Bylaw Enforcement Officer to serve a "Summons" to an alleged offender, the issuing officer must appointed as an officer of the municipality under Section 36 of the Police Act.

Respectfully submitted,



Maurice Roy, RBO/CRBO  
Manager of Permits & Licensing

MR:mr

Item 9.3

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: the 2023 Budget contained in the 2023-2027 Financial Plan Bylaw be amended to include an allocation for the replacement of the SASCU Recreation Centre HVAC Direct Digital Control (DDC) system in the amount of \$120,000.00 funded from the Community Centre Major Maintenance Reserve Fund.



---

To: His Worship Mayor Harrison and Members of Council  
Date: July 17, 2023  
From: Chelsea Van de Cappelle, Chief Financial Officer  
Subject: SASCU Recreation Centre Budget Amendment Request

---

### Recommendation

THAT: The 2023 Budget contained in the 2023 - 2027 Financial Plan Bylaw be amended to include an allocation for the Replacement of the SASCU Recreation Centre HVAC Direct Digital Control (DDC) system in the amount of \$120,000.00 funded from the Community Centre Major Maintenance Reserve Fund.

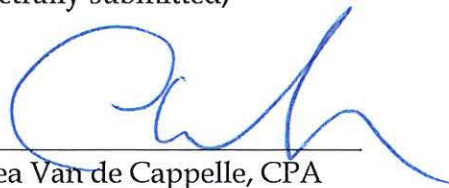
### Background

As per the attached request from David Knight, Operations Manager of the Shuswap Recreation Society, staff are requesting a budget amendment to undertake the replacement of the SASCU Recreation Centre DDC system. The upgraded DDC system is not expected to provide any direct reductions to GHG emissions or improve energy efficiency, however it may identify areas of concern more quickly. As a result, it is proposed to fund the replacement from the Community Centre Major Maintenance Reserve Fund. Eligible expenditures from this reserve include:

- Expenditures for or in respect of capital projects and land, machinery or equipment for capital works and extension or renewal of existing capital works at the Community Centre;
- The purchase of machinery and equipment to maintain municipal property and to protect persons and property at the Community Centre; and
- Depreciation and obsolescence of machinery and equipment at the Community Centre.

The Community Centre Major Maintenance Reserve Fund has an approximate balance of \$966,000.

Respectfully submitted,



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Chelsea Van de Cappelle, CPA




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**TO:** His Worship Mayor Harrison and Members of Council  
**FROM:** David Knight, Operations Manager, Shuswap Recreation Society  
**PREPARED BY:** David Knight  
**DATE:** June 26, 2022  
**SUBJECT:** HVAC Control Replacement

---

**RECOMMENDATION:**

**THAT:** Council approve the upgrade to the current HVAC Controls for the SASCU Recreation Centre.

---

**Background**

The Recreation Centre's current Heating, Ventilation, and Air Conditioning (HVAC) Systems direct digital controls (DDC) operates through a software program that is hosted on a Windows XP virtual operating system. Windows XP stopped receiving operating support in April 2014, but continued to receive security updates until March 2019. Up until recently, there was still access to versions and access codes to allow us to continue to use virtual Windows XP systems (September 2022) but these are no longer available today.

The HVAC system is a vital piece of equipment to the operation and safety of the SASCU Recreation Centre. Along with managing the interior temperatures for users of the facility, the ventilation component is tied to the Chlorine plant. In the case of a failure or leak of these chemicals, the HVAC system is designed to shut off all ventilation throughout the building to prevent the flow of chlorine gas to other area's of the facility. Should the DDC or operating system fail, the facility would be required to close immediately until a repair could be completed.

Our current system is hosted by KIMCO Controls and they have provided us with a quote to replace the current control system at \$120,000. We have also garnered a quote from Care Systems, who manages the HVAC system at the Shaw Centre arena for \$155,000. As the upgrade will require a complete change out of the DDC, both quotes will look at replacing all of the same digital components in the system. Both quotes noted above include an expected contingency of 15%.

It is our recommendation that we continue to work with KIMCO due to their familiarity with the operation of our current HVAC system.

Respectfully Submitted,

  
 Prepared by: David Knight  
 Operations Manager – Shuswap Recreation Society



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Item 9.4

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: Council approve the award for Engineering Services for the Water Master Plan update to AECOM Canada Ltd. for \$99,807.00 plus taxes as applicable.

TO: His Worship Mayor Harrison and Members of Council  
FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
PREPARED BY: Jenn Wilson, Service Delivery Management Coordinator  
DATE: July 9, 2023  
SUBJECT: **AWARD OF RFP FOR THE WATER MASTER PLAN UPDATE**

---

### **STAFF RECOMMENDATION**

**THAT: Council approve the award for Engineering Services for the Water Master Plan Update to AECOM Canada Ltd. for \$99,807.00 plus taxes, as applicable.**

### **BACKGROUND**

The City's current Water Master Plan is over ten (10) years old and requires updating to reflect existing development and future growth predictions. Since the selected consultant would be required to tour the water facilities, optional items were added to complete a facility inventory and condition inspection for the reservoirs and pump stations. The optional items included a detailed inventory and condition assessment (Option Alternative 1) which would include a breakdown of major items within each facility or a basic inventory (Option Alternative 2) which would include only an overall facility evaluation.

A Request for Proposals for Engineering Services for the update of the Water Master Plan was issued on May 17, 2023 and nine (9) proposals were received before the closing time on June 21, 2023.

Due to the complexity of a Water Master Plan, the evaluation criteria was weighted towards experienced teams with previous master planning experience and only 40% of the evaluation was based on cost. The experience and expertise of an engineering team greatly influences the quality of the deliverables. It is worthwhile to note that the evaluation of cost includes an evaluation on the appropriate level of effort and hours. Proposals that are the lowest cost do not necessarily get the highest 'cost' evaluation rating if they do not represent the appropriate level of effort (ie. it is reasonable to expect that either we will receive substantial requests for extra funding or the quality of deliverables would be substantially affected by the level of funding requested).

The proposals received were evaluated using our evaluation matrix, in accordance with the criteria listed in the RFP. The following is a summary.

Company	Quote (w/o GST)	Optional Alt. 1	Optional Alt. 2	Total	Evaluation
AECOM	\$ 99,807.00	\$ 34,155.00	\$ 12,195.00	\$ 146,157.00	1
Aplin Martin	\$ 92,000.00	\$ 20,000.00	\$ 14,500.00	\$ 126,500.00	3+
Associated Engineering	\$ 88,888.00	\$ 20,869.00	\$ 7,189.00	\$ 116,946.00	3+
Dillon	\$ 98,709.00	\$ 124,843.00	\$ 70,974.00	\$ 294,526.00	3+
ISL	\$ 93,692.00	\$ 21,079.00	\$ 47,502.00	\$ 162,273.00	3+
Parsons	\$ 44,608.00	\$ 6,760.00	\$ 3,760.00	\$ 55,128.00	3+
Stantec	\$ 96,606.65	\$ 49,246.00	\$ 12,928.60	\$ 158,781.25	2
Water Street	\$ 61,264.50	\$ 55,806.00	\$ 15,167.00	\$ 132,237.50	3+
WSP	\$ 88,585.00	\$ 58,020.00	\$ 10,830.00	\$ 157,435.00	3

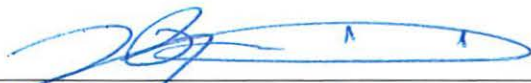
The highest ranked proposal, taking into account project methodology, team and costs, was the AECOM Canada Ltd. proposal of \$99,807.00. The proposal is within the \$100,000.00 budget allocated in 2023; however, does not allow for the completion of either of the optional initiatives. Staff will consider including this work in future annual budgets.

**STAFF COMMENTS**

The City's Purchasing Policy No. 7.13 requires council approval where purchases are not awarded to the lowest price. Due to the complex nature of the work, staff recommend awarding the project to the highest ranked proposal. The proposal rankings considered price in the evaluation of the overall best value.

We are recommending award to AECOM Canada Ltd. for \$99,807.00 plus taxes as applicable, in accordance with their submitted proposal.

Respectfully submitted,



Robert Niewerhuizen, AScT  
Director of Engineering and Public Works

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Item 11.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4590 be read a final time.

[Accessible Parking Regulations]

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1269 [City of Salmon Arm; Text Amendment; Accessible Parking Regulations]

The Planning Official explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing closed at 7:11 p.m. followed by comments from Council.

## CITY OF SALMON ARM

### BYLAW NO. 4590

#### A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 26, 2023 at the hour of 7:00 p.m. was published in the June 14, 2023 and June 21, 2023 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended by adding:

i) To Section 2.0 Definitions, after "Accessory Use" and before "Accommodation Unit", the following:

**Accessible Car Space** means a car parking space designated for individuals with mobility limitations, who hold a valid accessible parking permit.

**Accessible Van Space** means a parking space designated for those with mobility issues designed to allow room for people to load or unload a wheelchair, scooter, walker or similar device that is used to transport a person who has limited ability and hold a valid accessible parking permit.

**Accessible Parking Stall** means either an Accessible Car Space or an Accessible Van Space.

ii) After Section 11 of Appendix I: Off – Street Parking and Loading, the following:

12. Accessible Parking Stalls

.1 Accessible Car Spaces are a minimum of 5.8m depth x 2.4m width. Accessible Van Spaces are a minimum of 5.8m depth x 3.3m width, with an additional minimum aisle width of 1.5m. The additional aisle may be shared between neighbouring Accessible Van Spaces.

.2 Accessible Parking Stalls must be:



- (a) clearly identified by both paint markings on the parking space and a freestanding Sign in front of the space that is not less than 1.2m above ground measured to the bottom of the Sign and incorporating the international symbol of accessibility for persons with disabilities. Accessible Van Spaces signage shall also include the words "van accessible";
- (b) treated with a firm and slip-resistant surface;
- (c) provided with a curb letdown from the shared access aisle to any raised pedestrian sidewalk that provides connectivity to the Building;
- (d) constructed with a slope not exceeding 2%; and
- (e) marked with high-colour-contrast diagonal pavement lines on the access aisle

.3 Of the required stalls for all permitted uses, the minimum number of Accessible Parking Stalls shall be provided in accordance with the following table:

Total Number of Parking Spaces required	Total Number of Accessible Parking Stalls to be Provided	Accessible Car Spaces to be provided	Accessible Van spaces to be provided
0-5	0	0	0
6-25	1	1	0
26-50	3	2	1
51-100	4	3	1
100+	6	4	2

- .4 Should Accessible Parking Stalls be provided that are in addition to those in Section 12.3 then those Accessible Parking Stalls must be in addition to the required number of parking stalls.
- .5 Parking facilities that are used exclusively for buses, trucks, delivery vehicles, law enforcement vehicles, and vehicular impound are not required to include accessible spaces. However, if such lots are accessed by the public (e.g., impounded vehicle retrieval), one (1) Accessible Parking Stall is to be provided.

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

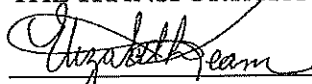
This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4590"

READ A FIRST TIME THIS 12<sup>th</sup> DAY OF JUNE 2023

READ A SECOND TIME THIS 12<sup>th</sup> DAY OF JUNE 2023

READ A THIRD TIME THIS 26<sup>th</sup> DAY OF JUNE 2023

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE 06 DAY OF July, 2023



For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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Item 11.2

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4568 be read a final time.

[ZON-1258; Klatt, S. & A./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8]

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1258 [Klatt, S. & A./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8]

The Planning Official explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing closed at 7:49 p.m. followed by comments from Council.

## CITY OF SALMON ARM

### BYLAW NO. 4568

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on July 10, 2023 at the hour of 7:00 p.m. was published in the June 28, 2023 and July 5, 2023 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 1, District Lot 6412 and Section 5, Township 21, Range 9, W6M, KDYD, Plan KAP69981 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4568"

READ A FIRST TIME THIS 26<sup>th</sup> DAY OF JUNE 2023

READ A SECOND TIME THIS 26<sup>th</sup> DAY OF JUNE 2023

READ A THIRD TIME THIS 10<sup>th</sup> DAY OF JULY 2023

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE 12<sup>th</sup> DAY OF July, 2023

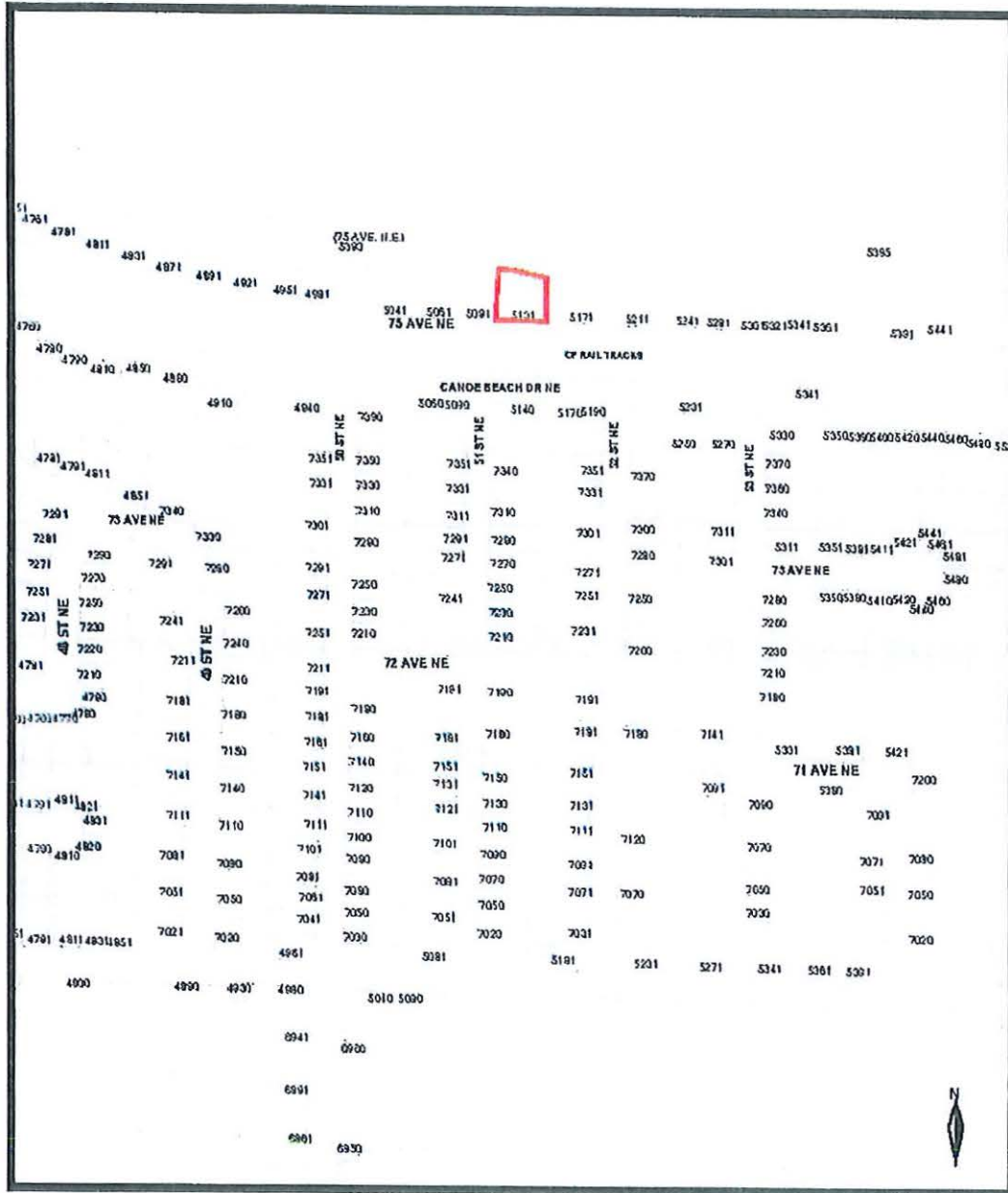
B. Bell  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule "A"





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**INFORMATIONAL CORRESPONDENCE – July 24, 2023**

- |    |  |   |
|----|--|---|
| 1. | J. Pattinson, Shuswap Naturalist Club – Letter dated July 3, 2023 – Tree removal at 2391 26 Avenue NE  | N |
| 2. | M. Kaufman – Email dated July 17, 2023 – Boat Launch and Parking   | N |
| 3. | A. Horton, Publisher, Salmon Arm Observer – Email dated July 14, 2023 – Bill C-18 and request for support for local news media   | A |
| 4. | A. Munro and C. Mead – Letter dated July 16, 2023 – Traffic safety in the community of Canoe   | N |
| 5. | J. Broadwell, Manager, Downtown Salmon Arm – Letter dated July 13, 2023 – Request for street closure and extension of Noise Prevention Bylaw – Loud and Proud Concert – October 14, 2023               | A |
| 6. | J. Booth, Education and Outreach Program Coordinator, Columbia Shuswap Invasive Species Society – Email dated July 18, 2023 – Request to use Marine Peace Park – Interactive Trailer – August 14, 2023 | A |
| 7. | S. Bird, Creative Writing and English teacher, Salmon Arm Secondary – Letter of thanks received June 21, 2023 for grant funding  | N |
| 8. | D. Abbott, President, Shuswap Vintage Car Club – Letter of thanks dated July 11, 2023 for Vintage Car Club Show  | N |

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required

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Item 12.2

**CITY OF SALMON ARM**

Date: July 24, 2023

Rotary Club of Salmon Arm  
Walking Track Proposal



## Rotary Club of Salmon Arm

District 5060

P.O. Box 224, Salmon Arm, British Columbia, Canada, V1E 4N3

*The Profits Most Who Serves Best*

June 30, 2023

City of Salmon Arm  
500 2<sup>nd</sup> Ave NE  
Salmon Arm BC V1E 4N2

Attn: Erin Jackson, CAO

Dear Erin,

It was a pleasure for Winston Lee-Hai and I to meet with Darby Boyd and yourself this morning. As you know we represent the "Walking Track Committee" for the Rotary Club of Salmon Arm.

To confirm our conversation, the Rotary Club of Salmon Arm (Monday noon club) is prepared to commit the amount of \$200,000 towards the installation of a rubberized walking track at the Shaw Centre. We anticipate that we will have the required funds available for this project to be completed in the summer of 2024, as discussed.

We look forward to receiving confirmation that CSA City Council is supportive of this initiative, as well. Winston and I would be pleased to meet with the City Council to discuss further details of this proposal.

We believe this project would be a wonderful partnership opportunity between the City of Salmon Arm, Salmon Arm Recreation and the Rotary Club of Salmon Arm, and well supported by the community at large.

Once the City Council has confirmed their support, we look forward to discussing further details of how this project can move forward.

Best Regards,

A handwritten signature in black ink, appearing to read "Rob Marshall".

Rob Marshall  
Walking Track Committee Chair

Item 14.1

**CITY OF SALMON ARM**

Date: July 24, 2023

S. Desautels, Executive Director  
Salmon Arm Chamber of Commerce  
Q2 Report

President's Address:

The Salmon Arm & District Chamber of Commerce is dedicated to providing leadership and vision to support strategic economic growth within our community. We continue to work towards our vision and 2023 has been the start to a successful year. The success is achieved through the hard work of many dedicated individuals including our Board members, volunteers, members, and our outstanding Executive Director, Shelley Desautels.

Our city has always been a hub of innovation, entrepreneurship, and community spirit. As the Chamber, we are focusing on several key initiatives this year including organizing networking events to facilitate collaboration and exchange of ideas among businesses, advocating for policies that promote business growth, and expanding member benefits to provide more value to our dedicated members.

We are excited to be starting an initiative on building an inclusive workforce, helping to create a vibrant economic community in Salmon Arm. We believe that diversity and inclusion are vital components of a thriving economic community, and we are eager to play our part in making this vision a reality for Salmon Arm.

Collaboration is key, and we are thrilled to partner with the Salmon Arm Economic Development Society and Community Futures to host a business forum this Winter, with a focus on Change Management. By discussing the challenges and opportunities of change, we hope to equip our businesses with the tools and knowledge to adapt and thrive in an ever-changing landscape.

We are grateful for our relationship with the City of Salmon Arm and continue to work with our council representative, David Gonella, and are thankful for the dedication to the Chamber. Our board and executive look forward to continuing to grow this relationship and thanks you all for your ongoing support. Together, we will continue to build a brighter future for Salmon Arm and leave a lasting legacy for generations to come.

Candace Hosseini  
President, 2023-2024  
Salmon Arm & District Chamber of Commerce

**CHAMBER OF COMMERCE**  
**SALMON ARM**  
**In Business. For Business.**

**Q2 Report**



# Message from our President

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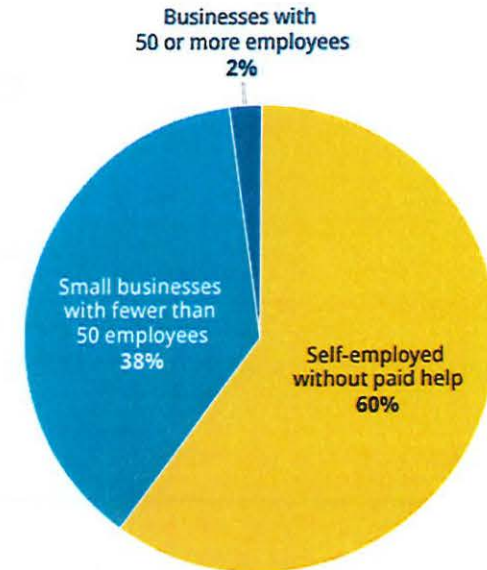
Candace Hosseini  
President, 2023-2024  
Salmon Arm & District Chamber of Commerce

# Small Businesses Overview

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- 98% of businesses in BC are small businesses
- 1 in 10 British Columbians are entrepreneurs
- \$100 spent at a small business --> \$63 stays in the community
- \$100 spent at a large retailer --> \$14 stays in the community
- Small businesses produce 8.4 times more jobs and 8.1 times more revenue than larger companies
- Small businesses donate up to 24 times more per dollar back to local charities

Share of Businesses by Employment Size in British Columbia, 2021



Source: BC Stats using data supplied by Statistics Canada

Sources:  
2022 BC Small Business Profile  
BC Buy Local

# About the Salmon Arm Chamber

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## Mission:

*"The Salmon Arm & District Chamber of Commerce is dedicated to providing leadership and vision to support strategic economic growth within our community"*

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- Started as the Salmon Arm Board of Trade - 1909
- Became the Salmon Arm & District Chamber of Commerce in 1933
- Membership funded organization
- 4 pillars:
  - Networking & Marketing Events
  - Advocacy
  - Member Benefit Programs
  - Business Development



# 2023/2024 Board of Directors

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**President:** Candace Hosseini - BIGArmin Real Estate

**Past President:** Mark Thio - SASCU

**President Elect:** Ryan Scorgie - Ryan M. Scorgie Law Corporation

**Treasurer:** Danielle Tighe - Okanagan College

**Secretary:** Manni Narwan - Brooke, Downs, Vennard LLP

Joel Rooke - Rooke Constuction

Jenna Robins - Trilogy Solutions

Christine Jontz-Barbour - Mamas for Mamas

Sarah Botter - Dinoflex

Nathan Grieve - Homelife Realty

Gord Querin - Fair Realty

## COMMITTEES

**Governance Committee:** Ryan Scorgie (Chair)

**Policy Committee:** Joel Rooke (Chair)

**Membership Committee:** Shelley Desautels (Chair)

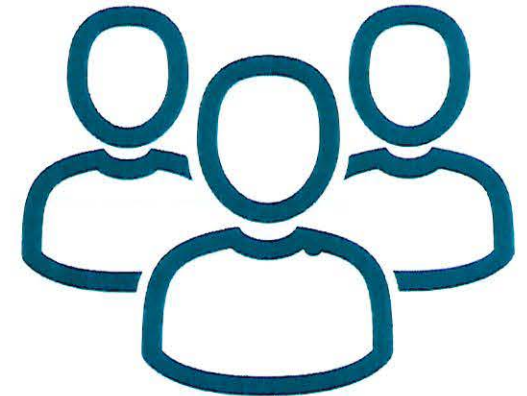
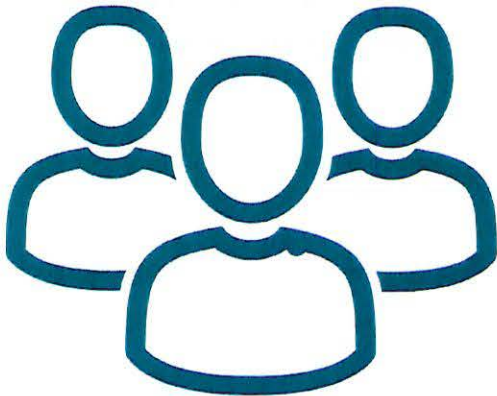
# Membership Statistics

**Total Chamber Members at  
June 30, 2023**

**189**

**6.2% growth from 2022**

**2023 Membership Goals = 225**



# 2023 SO FAR...

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## EVENTS

- Business After Business - Monthly
  - **February** - DeMille's Farm Market
  - **March** - Salmon Arm Economic Development
  - **May** - Gratitude Hot Yoga
  - **June** - Shuswap Cider Co.
  - **July** - Arbor Lodge Independent Living
- Bi-Monthly Luncheons
  - **January** - Okanagan College
  - **February** - State of the City
  - **April** - MLA Greg Kylo
  - **June** - MP Mel Arnold
- AGM - April

## COMMUNITY COMMITTEE INVOLVEMENT

- Shuswap Workforce Council
- Salmon Arm Economic Development Board

## PROJECTS

- Building an Inclusive Workforce
- 2023 Business Forum - with SAEDS

# Upcoming Networking Events

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## EVENTS

- Business After Business - Monthly (2nd Tuesday of the Month)
  - **August** - TBA
  - **September** - Jungle Mania
  - **October** - Andre's Electronics
  - **November** - Community Futures
- Bi-Monthly Luncheons (Last Friday of the Month)
  - **August** - Digital Marketing 101
- **December 12** - Christmas Party





# Building an Inclusive Workforce

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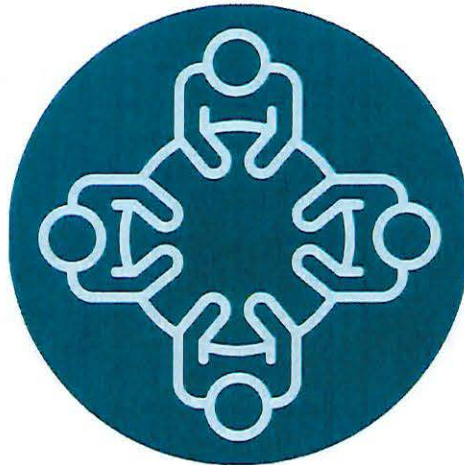
- Working with Purppl in Kelowna to develop an educational package (Social Media deliverables, Panel Discussions, Speakers)
  - To take place at the Fall Hiring Fair with WorkBC in October
- Developing an initiative to address the increasing difficulty to build and retain labour
- Building a resource guide for businesses that is relevant and utilized - to be hosted on the Shuswap Workforce Hub
- Connecting businesses with Social Enterprises that have untapped labour pools
- Educating businesses on best practices when dealing with folks with diverse abilities or those facing adversity



# City / Chamber Relations

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- Greater communication and collaboration between City and the Salmon Arm Chamber
- Opportunity to sit on Committees to understand the needs within the community where the Chamber could potentially offer supports





**THANK YOU**

**Shelley Desautels - Executive Director**  
**admin@sachamber.bc.ca**  
**250-832-6247**

**Located in the Community Futures Building**  
**101 - 160 Harbourfront Drive.**

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Item 19.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Shuswap District Arts Council  
City Representative Appointment

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Item 23.1

**CITY OF SALMON ARM****NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, July 24, 2023 at 7:00 p.m.

1) **Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Rezoning** of a Portion of Parcel A, Block B, Section 14, Township 20, Range 10, W6M, KDYD, Plan 1523 and a portion of Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 38914 from M-2 (Light Industrial Zone) to CD-20 (Comprehensive Development Zone-20).

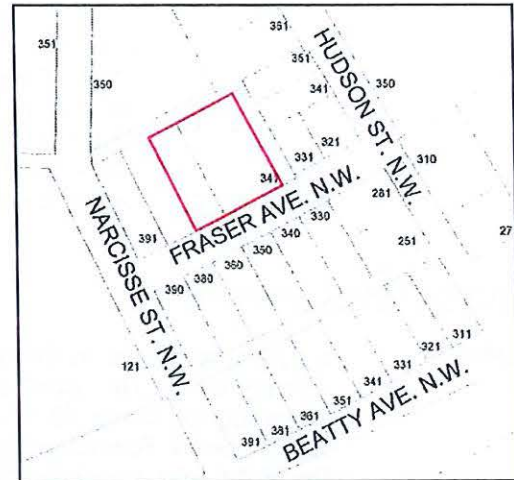
**Civic Address:** 341- 361 Fraser Avenue NW

**Present Use:** Vacant Industrial land

**Proposed Use:** Community shelter

**Owner / Agent:** City of Salmon Arm

**Reference:** ZON-1263 Bylaw No. 4594



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from July 12, 2023 to July 24, 2023 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. If you wish to attend virtually, a link to the virtual meeting is available in the Agenda section on our website [www.salmonarm.ca](http://www.salmonarm.ca).

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Sue Wood, Director of Corporate Services

July 12 and July 19





To: His Worship Mayor Harrison and Members of Council

Date: June 16, 2023

Subject: **Zoning Bylaw Amendment Application No. 1263**

Legal: **A portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 38914**

Civic: **341 – 361 Fraser Avenue N.W.**

Owner/Agent: **City of Salmon Arm**

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### MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning a portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 38914 from the M-2 (Light Industrial Zone) to a new CD-20 (Comprehensive Development Zone - 20).

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### STAFF RECOMMENDATION

**THAT:** The motion for consideration be adopted.

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### PROPOSAL

This proposal is to rezone the parcel from the M-2 (Light Industrial Zone) to a new CD-20 (Comprehensive Development Zone -20) to accommodate the construction of a shelter to accommodate unhoused individuals in the community. BC Housing is funding and managing the construction of the shelter, while the Canadian Mental Health Association (CMHA) will operate the shelter once constructed. The shelter aims to provide up to 25 beds, as well as daily meals and support services. The land is owned by the City and will be leased to BC Housing. A separate Council decision is required with respect to a lease.

### BACKGROUND

The subject parcel is located at 341-361 Fraser Avenue NW (Appendix 1 and 2), is approximately 1,900 square metres in area, and is currently vacant industrial land. The parcel is designated Medium Density Residential and outside Residential Development Area A in the City's Official Community Plan (OCP), within the Urban Containment Boundary, and zoned M-2 (Light Industrial) in the Zoning Bylaw (Appendix 3 & 4). A shelter would be consistent with the Medium Density Residential designation.

The rezoning is supported by the following OCP policy:

8.3.27 - Support community support services and uses, such as shelters, transition / youth homes and other forms of social housing within the Urban Containment Boundary in locations near local services.

15.3.4 - Community support services and uses, such as shelters, transition / youth homes and other forms of social housing, are supported within the Urban Containment Boundary.

Congregate Housing is also allowed in the C-2 Zone (Town Centre Commercial Zone), which is consistent with an adjacent property.

The subject parcel is located an area with a diversity of current zoning:

- R-4 (Medium Density Residential Zone) to the north (currently vacant)
- R-1 (Single Family Residential Zone) to the north (currently vacant)
- C-2 (Town Centre Commercial Zone) to the south (currently vacant)
- R-1 (Single Family Residential Zone) to the south
- CD-7 (Comprehensive Development Zone (single family with suites)) to the east

The proposed CD-20 Zone is separated from the adjacent CD-7 by a strip of land that is 7.0m (23 feet) wide, that will allow for separation and potential buffering of the proposed shelter from the adjacent dwellings in addition to any efforts undertaken on the CD-20 (shelter) site.

## COMMENTS

### Engineering Department

No objections to the proposed rezoning.

### Building Department

No concerns. Building Permit application required for development.

### Fire Department

No objections to the proposed rezoning.

### Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. A Notice of Development sign will also be posted at the site. It is expected that the Hearing for this application will be held on July 24, 2023.

### Planning Department

The future development as proposed is a shelter for unhoused members of the community. While the number of unhoused members of the community is not clearly understood, it appears to be a growing problem that has, at times, manifested itself in homeless encampments located on municipal lands. Currently the City has accommodated an encampment just to the north of the proposed location of the rezoning, immediately adjacent to Peter Jannink Nature Park.

Common law precedent in BC municipalities has established that if there are no (or inadequate) shelter facilities in a community, then unhoused individuals are allowed to use municipal lands and parks for erecting temporary shelters. A municipality may limit the location and duration of the use of public lands for temporary shelter, but cannot simply prohibit it. This entails the municipality actively moving unhoused individuals around the community, and requires substantial bylaw enforcement funds and resources (as has been seen in 2022 and 2023). However, if shelter facilities do exist in adequate numbers (and it is anticipated that the shelter can meet local needs), then a municipality may partially or completely prohibit the use of parks for temporary shelter. If the City therefore wants to effectively manage the location of unhoused individuals in the community, having an adequate shelter is a necessary pre-cursor.

A shelter is likely to:

- Reduce the likelihood of unhoused individuals camping or creating encampments in public spaces
- Increase dignity and quality of life for vulnerable people



- Reduce social isolation for vulnerable people
- Reduce disruptive behaviors, such as late night noise and fires
- Manage disruptive behaviors through on site support services
- Fill current gaps in the housing continuum
- Reduce impacts on policing services and health services

The particular site was selected based on the fact that the City has very few land assets to choose from, and that for a shelter to be successful it needs to be close to daily needs and services for unhoused individuals, and close to a transit route. This is the only site that effectively meets those criteria. The site also avoids concentrating social support functions in one area of the community, and should lessen the impact that the current encampment creates. Based on research that BC Housing has undertaken in other communities, there is no evidence that supportive housing such as shelters reduces property values in their vicinity.

The uses permitted in the CD-20 zone encompass a range of living options for unhoused individuals that are defined in the Zoning Bylaw:

- *community shelter*
- *congregate housing*
- *shelter*

BC Housing is proposing the construction of a modular building for the shelter. Modules that comprise the building are constructed in 3.66m by 18.3m (12 feet x 60 feet) dimensions, and are proposed to be assembled in a 18.3m by 18.3m (60 feet x 60 feet) single storey structure that will be about 4.0m in height above existing grade. The site dimensions are approximately 42.0m width and 45.0m depth, so the 18.3m module will fit onto the site and allow for generous setbacks. The proposed building would have a site coverage of less than 20%, allowing for ample landscaping and other outdoor elements. The setbacks have been established to allow the building considerable flexibility to locate on the site (e.g. for an accessory storage building). The height limit has been set at 11.0m to allow for possible vertical expansion as needed in the future. Parking requirements have been established at 1 stall per 10 shelter beds, meaning that 3 parking stalls would likely be required for the proposed structure. Given that unhoused individuals likely do not have personal vehicles, the parking requirement covers staff needs.

Given the proximity to the TransCanada Highway, the rezoning will need to be ratified by MoTI. Staff will submit the bylaw to MoTI when approved by Council.

#### CONCLUSION

The proposed CD-20 zoning of the subject parcel is consistent with the OCP. The rezoning would also facilitate the development and construction of a housing form that is critically needed in the community.

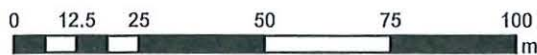


Prepared by: Gary Buxton, MCIP, RPP  
Director of Planning & Community  
Services

# Subject Property Map

APPENDIX 1

P73



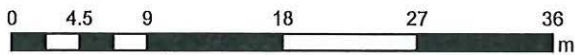
-  Subject Property
-  Parcels



P74

OrthoMap

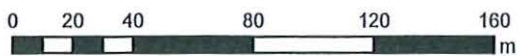
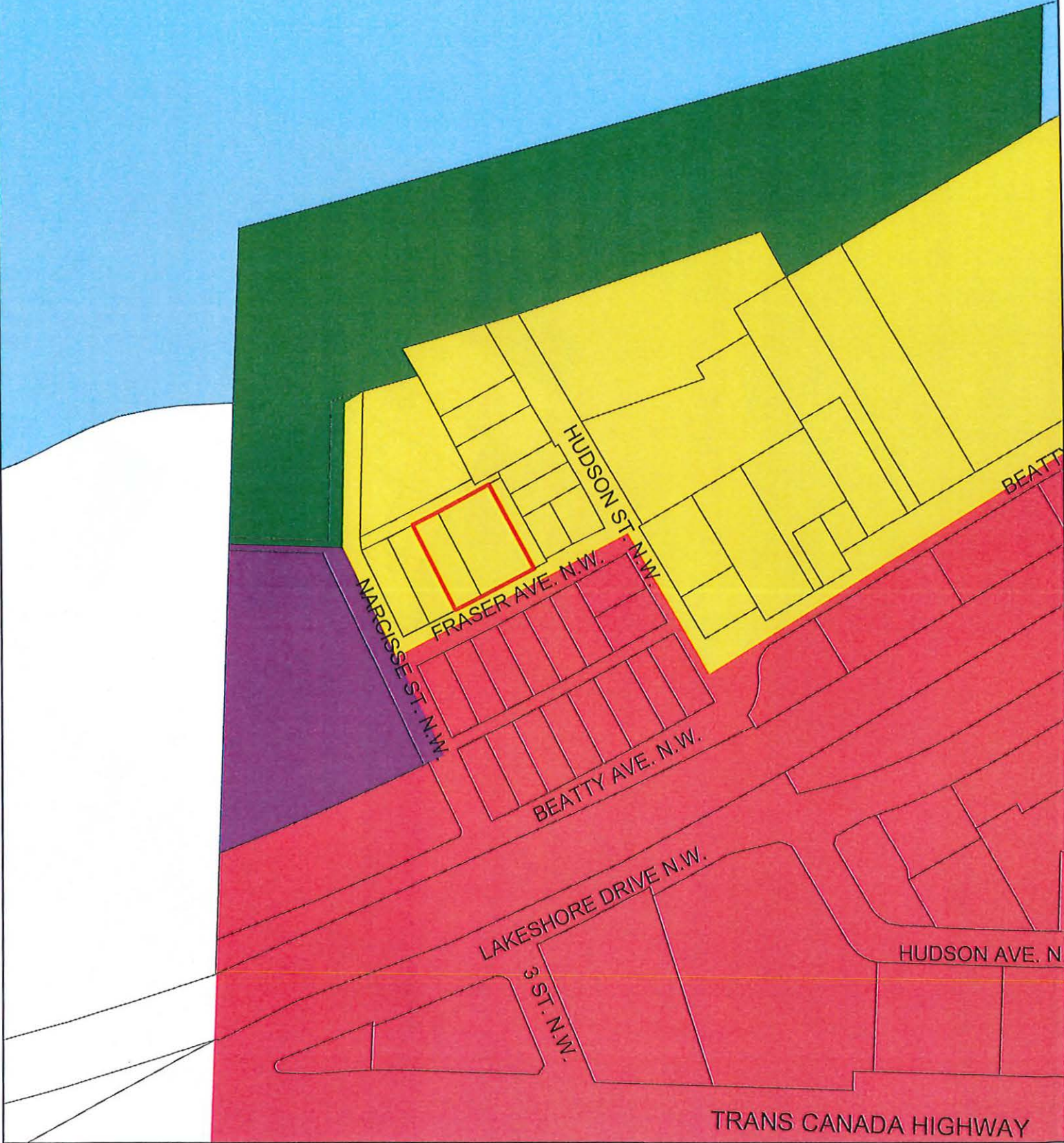
APPENDIX 2



- Subject Property
- Parcels

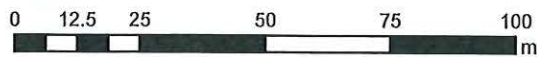
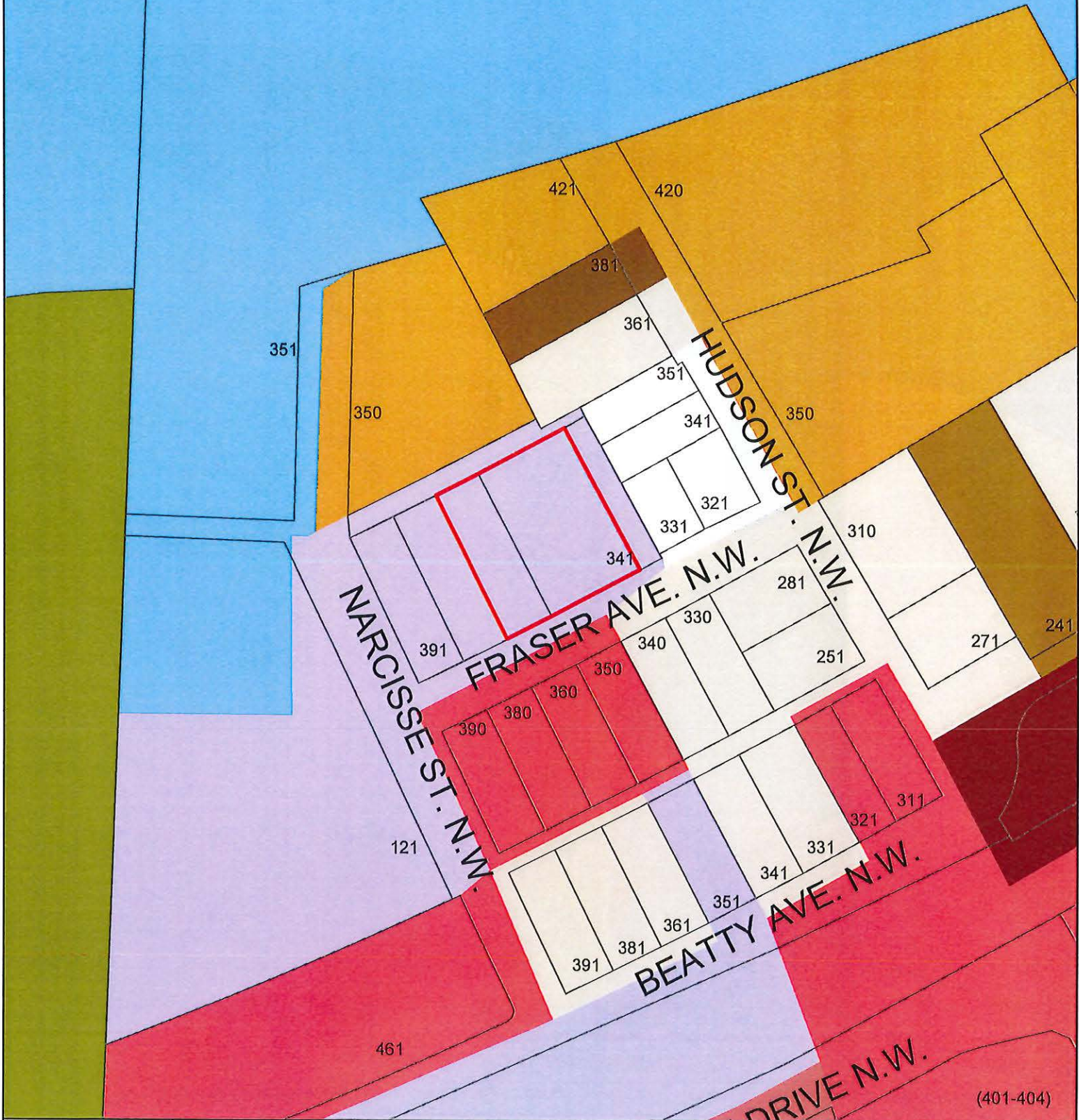
Aerial Photo Date: 2021





- Subject Property
- Park
- Environmentally Sensitive Lake Areas
- Institutional
- Residential - Medium Density
- Commercial - City Centre
- Parcels





Subject Property	C-2	P-1
Parcels	C-3	R-1
	C-6	R-4
	IR	R-5
	M-2	R-8

(401-404)



**SUMMARY OF FEEDBACK**  
**Community Engagement: June 14 – July 20, 2023**  
**Proposed Fraser Avenue NW Shelter Site, Salmon Arm**

BC Housing and the City of Salmon Arm wish to thank the community members who participated in the public Information Session on July 12, 2023, as well as all who participated digitally from June 14 – July 20, 2023 via the website or email. Your feedback provides a key and valued contribution to this process.

July 21, 2023

## Overview

BC Housing and the City of Salmon Arm are proposing to build a 25-bed shelter at **341-361 Fraser Avenue NW** to respond to an urgent need for people experiencing homelessness in Salmon Arm. We are aiming for the shelter to be open by **Winter 2023**.

Community input has been facilitated through multiple avenues beginning June 14: direct outreach to neighbours, a dedicated project web page, questions & answers via email, an in-person community engagement session held on July 12, 2023, and a Public Hearing to be held on July 24, 2023.

### Key Participation Metrics:

- Over 420 people visited the dedicated project webpage: <https://letstalkhousingbc.ca/salmon-arm-fraser-ave>
- 17 questions via the Q&A portal, and 15 emails sent to [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)
- 127 people participated in the Community Information Session, providing over 75 questions and comments, both in writing and verbally

Community members have contributed significant input and questions about the proposed site for a 25-bed shelter for people experiencing homelessness in Salmon Arm. Through this report, BC Housing has compiled the questions and comments gathered at the Information Session through written post-it notes, and verbal questions. We have also included feedback provided via email received through our Community Relations inbox.

As many of the questions duplicated or overlapped, questions and comments have been grouped by theme with responses provided for each theme. To provide further context, the percentage of total community feedback related to each theme is provided.

### Themes Emerging:

1. Site Selection and Process (26%)
2. Safety & Security (13%)
3. Shelter Operations, Rules, and Services (23%)
4. Relationship between Current Encampment & Proposed Shelter (6%)
5. Broader Plan to Address Homelessness (12%)
6. Additional Comments (21%)

### Purpose:

The purpose of the community engagement session was to provide a space for conversations, and active listening so that the community could learn, engage, and provide feedback, and BC Housing and the City of Salmon Arm can be informed by community engagement and incorporate that in any project plans moving forward.

Through the comments and questions received, the community demonstrated a clear concern about the ongoing and increasing homelessness situation in Salmon Arm. The need for a new shelter to support people on their journey has been identified, especially given the closure of the previous temporary shelter at the Downtown Activity Centre, and the lack of any other organized shelter within Salmon Arm. Without a permanent shelter, including an experienced operator, funding, and supports, there is a lack of capacity to respond to the needs of the community.



## Summary of Responses:

While listening and receiving community feedback was the primary and most important goal of the engagement session, many responses to questions were provided in person over three hours on July 12, 2023 during both the Open House and the Moderated Q & A section of the event. Responses have also been provided via email through the Community Relations inbox, and included here from June 14 – July 20, 2023.

To inform decision-making and share the learnings from the engagement with the broader Salmon Arm community, responses are summarized by theme in this report.

### 1. Site Selection & Process

Many community members, particularly adjacent neighbours, ask questions relating to the need for a shelter and reasons for proposing this site specifically. The need for a new shelter was identified in response to the closure of the previous temporary shelter at the Downtown Activity Centre, and the lack of any other organized shelter within Salmon Arm. For a shelter to be successful it needs to be close to daily needs and services and to transit. After an extensive search, the proposed site was selected to be brought forward for community consideration. This site was determined to be the most viable option based on the fact that public land was needed to ensure long-term stability, and the City has very few land assets to choose from. The City does not have any pre-existing available buildings or other locations that would be suitable. Other privately-owned buildings where shelters have been located in the past were not available or not suitable. After extensive research and analysis, this was determined to be the only site that meets all criteria, including adequate lot size, geo-technical requirements, and access to services.

Without a permanent shelter, the community has witnessed the instability of temporary shelters, the need to use less suitable locations due to an emergency response to winter weather, barriers to access for unhoused residents, and the expense required to support multiple transitions. In addition, the emergence of encampments requires considerable public resources (City, RCMP, social services) to support and address needs. When a shelter facility is in place, we can:

- Reduce the likelihood of new encampments and camping in public spaces
- Create dignity and quality of life for vulnerable people, connecting them with necessary services
- Reduce disruptive behaviors (late night noise, fires) through on-site support services
- Reduce impacts on policing services and health services

Questions were asked about the number of beds, how that number was chosen, and whether 25 beds would be enough. The proposal of 25 beds was determined in collaboration with experienced local social service providers, the City and BC Housing. The current proposed number is based on community need, prior experience with the temporary shelters, site capacity, and funding available.

Community members provided feedback about the potential to preserve greenspace and trees. BC Housing recognizes the important of greenspace for shade, privacy and enjoyment of shelter guests and neighbours. Final site design is not complete yet, but the feedback is valued and will be incorporated to the extent possible.



Residents asked questions related to construction methods, lighting features, and fencing. These site details are still being finalized but feedback will be taken into consideration to ensure minimal light pollution, appropriate fencing, and best practices to minimize any inconvenience due to construction.

Some questions were raised about the future need for enlargement of the wastewater treatment plant, which was the original intention of the City for the land that is being proposed for this lease. City staff responded with information that shows, with recent the expected timeline for any enlargement of the treatment plant is at least 10 years from now. The nature of the lease and the modular construction will allow the shelter to be moved when and if the renovations to the treatment plant are necessary.

Many residents had questions about the process, including who had been involved in bringing the process to this stage, the timing of neighbourhood and community notification and engagement, and whether other stakeholders such as social service organizations would be involved in the future. The 8-week community engagement process began as soon as possible once the project received funding approval from BC Housing, which is a key benchmark. A proposed site must go through extensive site and geotechnic inspections, as well as budgeting, planning and renderings before reaching the funding approval and public engagement phase. Adjacent neighbours were notified first in writing and in person, followed by broader community awareness through:

- news articles
- Council meetings and minutes
- a BC Housing public announcement
- a dedicated web page through BC Housing's Let's Talk Housing website
- a print and digital announcement in the Salmon Arm Observer
- social media channels through City of Salmon Arm and CMHA – Shuswap/Revelstoke
- individual emails received and responded to by BC Housing and City of Salmon Arm

The significant participation of the community, both in person and through digital channels, is sincerely recognized and valued.

## 2. Safety & Security

Community members asked several general questions about safety and security. Safety of the community, guests, and staff is a priority. BC Housing, and the City of Salmon Arm are committed to building a safe community for both shelter guests and neighbours with:

**Design Features:** BC Housing Design and Construction Standards consider Crime Prevention through Environmental Design (CPTED) of all new purpose-built supportive housing / shelters. This approach includes an assessment to ensure optimized sightlines, lighting improvements, security cameras, staffed reception, locking gates & fenced perimeter.

**Property Maintenance:** Regular sweeps of property and immediate area to ensure cleanliness. Shelter guests will be encouraged to help with property cleanup and maintenance.

**Experience:** CMHA is an experienced and trusted housing provider, currently operating over 300 affordable and supportive housing units in the local area.

**Staffing:** Minimum of two experienced and skilled staff on-site 24/7 to support residents, manage the building and serve as primary points of contact for the building. Staff will also be available to respond to concerns from community members.

**Support Services:** Shelters provide a safe centralized hub to connect people with services, health care, case workers, and important supports to help them on their journey

Neighbours will be given a resource sheet of direct contacts for any concerns. Contacts will include Shelter staff, RCMP, and ambulance. Staff will be on site and available to respond in a timely manner regarding safety concerns.

For concerns unrelated to shelter guests or the property, including nearby parks or private property, people should call the RCMP non-emergency line or municipal bylaw staff. Always call 911 when someone's health, safety or property is in jeopardy, or a crime is in progress.

Staff will help address any problematic behavior directly related to the shelter site and guests such as: requesting people tidy up after themselves, keep noise to reasonable levels, and ensuring that rules and good neighbour agreements are followed. Site services and maintenance will include safety and security monitoring, conducting regular health and wellness checks, and cleaning up the space and surrounding areas of any debris. None of this is currently possible without a shelter, a professional experienced operator, and funding.

### 3. Shelter Operations, Rules, and Services

The proposed shelter is still at an early stage of rezoning and site design / planning, leading to construction. At this time, operational details are not yet finalized. While specific operations are not part of this rezoning process, we recognize it is important to respond and share as much high-level information as is possible at this stage.

The primary concerns about shelter operations related to drug use. BC Housing operates on a Housing First model, where shelter guests are permitted to make their own choices regarding lifestyle. BC Housing, the CMHA as non-profit operator, and Interior Health work together to provide a harm reduction model to support people when they are ready to make a change. No one can start their journey to a healthier life until they have a roof over their heads.

Within that framework, typical policies and operations would include:

- Meeting people where they are at – housing first, then support for harm reduction and healthy life choices. This will include overdose prevention support and supervision which has been proven to save lives. This will benefit both shelter guests and the community.
- Emergency shelters are temporary accommodation. While there are no specific time limits, stays can range from one night to a few months or longer. During each person's stay, a case worker will work with them to find more appropriate permanent housing. Access to the shelter will be on a first-come, first-served model, with support for shelter guests to have stability over the short-to-medium term. Shelter staff will work one-on-one with each guest to determine a time frame that best supports them. The goal will be to help shelter guests transition to supportive housing or other options along the housing continuum.
- Both staff and guests will be committed to keeping the property maintained with a daily clean-up, just as any other resident in the neighborhood would keep their own property clean and tidy.



- All shelter guests sign agreements regarding appropriate and respectful behavior as it relates to the health and safety of themselves, other guests, staff and neighbours, and will be expected to abide by it.
- The site will be staffed 24/7, which will include safety and security monitoring within the building, conducting regular health and wellness checks, and cleaning up the building and property of any debris.
- Shelter guests have access to showers, laundry facilities and meals. There will be communal indoor space, as well as outdoor amenities such as shade, garden beds, seating areas.
- Storage will be provided to allow guests to store their belongings in a tidy, safe way.

#### 4. Relationship between Current Encampment & Proposed Shelter

We can confirm that individuals living in the current encampment will be prioritized for the shelter. While we cannot force an individual to come inside, every effort will be made to support their transition from an encampment to a shelter and then further along the housing continuum.

It is the goal of the City to help anyone currently unhoused meet their basic needs through appropriate shelter, hygiene facilities, meals, and a safe space. This is especially important during the winter months. Shelter is a critical first step toward alleviating the impact of the encampment, and helping individuals connect to services, health care, and healthy life choices.

#### 5. Broader Plan to Address Homelessness

Questions surrounding a broader plan to address homelessness were a common theme amongst the community. Responses included the fact that people experiencing homelessness are not all the same. They can be young people, seniors, or people with physical or mental disabilities. Anyone who has experienced trauma, poverty, or struggled with the high cost of housing.

BC Housing shelters follow an evidence-based and internationally-demonstrated Housing First model, by first providing safe shelter, and then working with a resident to promote recovery and well-being.

We recognize that people without homes struggle to deal with anything beyond basic survival. By moving people into shelter, they have a bed, shower facilities, and meals. Once basic necessities are met, connections to other vital services and supports can be offered. No one can start their journey to a healthier life until they have a roof over their heads.

BC Housing, service providers, and the non-profit housing operator will all work together to ensure that needs will be met by the support services provided, and guests are connected to local health care providers and community-based programs as appropriate.

We recognize shelters are not a long-term solution to homelessness and we know that there is a need for more affordable housing and supports in the region. That's why BC Housing has worked with partners to open 38 supportive homes, and more than 130 affordable homes in Salmon Arm since 2017. We are also working with the Province and partners on comprehensive solutions to address root causes of homelessness and its many challenges.

Questions were also received about the impact of homelessness on nearby walking trails and parks. Maintenance and safety of public parks is the responsibility of City bylaw officers and, when related to specific crimes, the RCMP. However, a permanent shelter can provide unhoused people with a safe space, hygiene facilities, and connections to services that may reduce the impact of camping and other activities in public parks. If a shelter is built, staff will be available 24/7, and resources will be allocated toward security and property maintenance. Shelter staff are committed to being good neighbours and encouraging shelter guests to treat the property and surrounding neighbourhood with respect.

Questions surrounding a change in property values were also brought up by members of the community. It is common when new non-market housing is announced for neighbours to ask about the impacts on surrounding property values. BC Housing's Research Centre undertook a recent study and reports that residential property value trends (sale/assessed values) in comparison to areas surrounding case study sites followed similar trends at almost all sites, suggesting the introduction of non-market housing to an area does not affect property values. Global and local economic factors are the main drivers of residential real estate trends rather than the introduction of non-market housing to the area. <https://www.bchousing.org/research-centre/library/community-acceptance-series-and-toolkits/property-values-case-study-series>

## 6. Additional Comments

We received comments in addition to questions. This feedback can be categorized as 37% positive or supportive, 19% neutral or educational, and 44% negative or critical. Examples of feedback included suggestions about site placement, height of building, and the need to protect greenspace, comments about other international housing models as examples, and local neighbours who wanted to know more about the project and how they could support the successful integration of it within their community.

Complete comments (redacted for privacy and length) are included in the Appendix. Some examples are included below:

*"I am beyond thrilled to hear that our city is thinking progressively and with compassion to rehome the unhomed. Taking a forward step to support ALL of our residents makes us a stronger and more enriched community."*

*"My most important concern is Dignity for all. I am so pleased at the Housing First model. I hope this is the beginning of long term change."*

*"Putting a roof over their head won't cure the main problems with homelessness. The only real long term solution is to address drug use and mental health."*

*"There are many concerned citizens, from all economic groups, that want to help address these issues but don't know how to help and also have concerns. Salmon Arm has many different programs such as food banks, community gardens, soup kitchens, etc. that address our social issues. A number of these cost the city very little money and do a lot of good with volunteers."*

*"Instead of the millions/billions spent on housing, how about building and staffing institutions that can assist those with mental illness and addiction. That just might go a long way to improve the situation and get them back on their feet."*



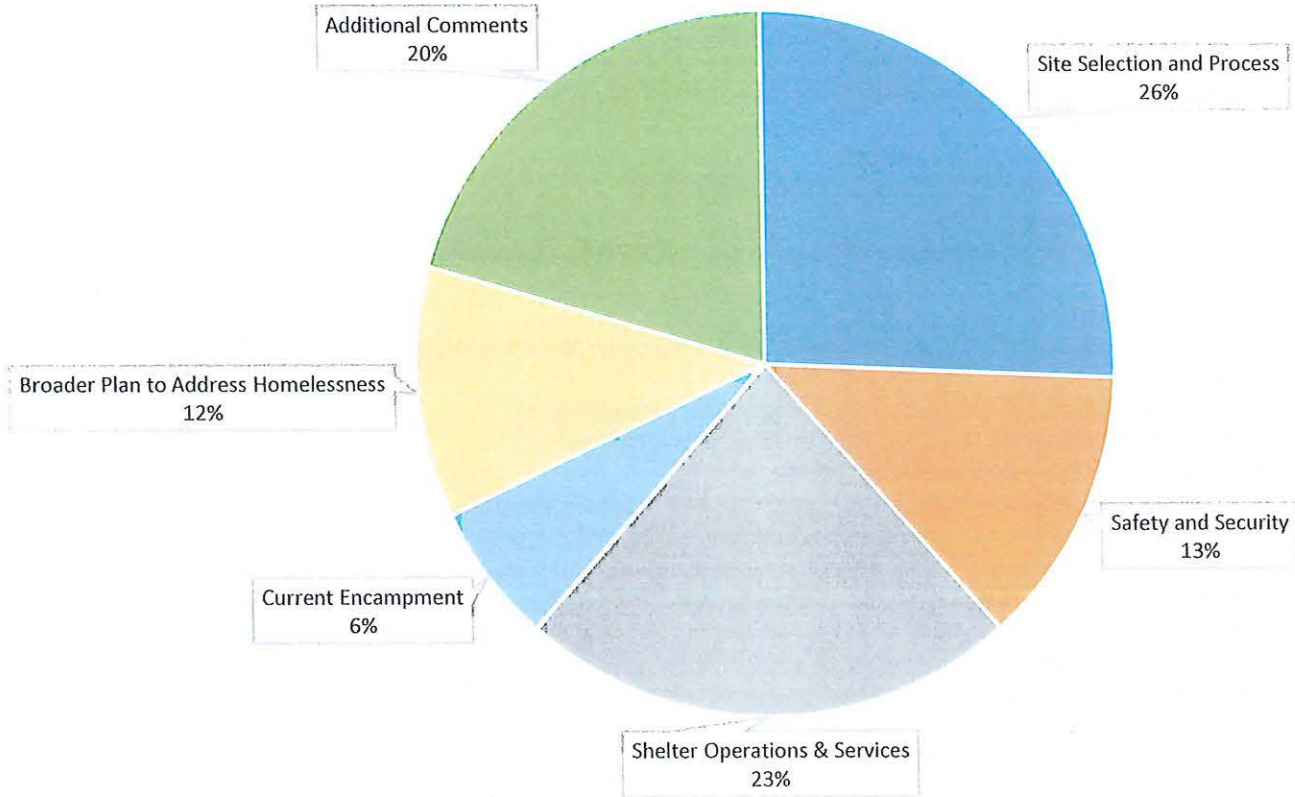


Salmon Arm Community Engagement:  
Proposed Shelter Site  
Feedback Summary

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## Findings at a Glance

### Percentage of Total Questions Asked by Theme



Theme	Number of Questions	Percentage of Total Questions Asked
Site Selection and Process	20	26%
Safety and Security	10	13%
Shelter Operations and Services	18	23%
Current Encampment	5	6%
Broader Plan to Address Homelessness	9	12%
Additional Comments	16	21%
<b>Totals</b>	<b>78</b>	<b>100%</b>

## Appendix of Questions by Theme:

### Site Selection and Process

*Questions:*

1. Who has been involved in bringing the proposal to this point?
2. How much funding is allotted, and where does it come from?
3. How was this site chosen? Were other sites considered? Couldn't they find a better location?
4. Can you put the shelter on a different site, not near a park, and make it fenced with a shuttle to services?
5. What other properties were considered? Why were the neighbours not included until after the 2nd Bylaw Reading?
6. Why 25 accommodations, is that enough?
7. When will the next 25 bed building come into the community?
8. Why not use an existing building?
9. Who has been involved in bringing the proposal to this point? Do they live within 1-5km of the proposed site?
10. Is 25 beds enough?
11. I support this location but is it possible to move the building closer toward the treatment plant to preserve green space?
12. If the site goes ahead, will construction be during regular business hours?
13. Will there be significant light pollution from exterior lights on fences?
14. Why was there a wait before consulting with the public?
15. Will the green space backing Hudson Street be preserved? Those are nice trees.
16. What other stakeholders will be included? ie food bank, social service organizations, community
17. The land the proposed location for the homeless shelter was purchased because our sewage plant was needing improvement. Now.... the tent encampment was moved to its current location with no notice at all to the residents of our neighborhood. So, what happens when the sewage plant needs enlargement?
18. Why not a location like the old Motor Hotel or Salvation Army building?
19. Has the City thoroughly searched out other locations that may be more suitable for the shelter?
20. Wouldn't a more commercial area make more sense as it will not have as great of an impact on residents and families?

### Safety & Security

*Questions:*

1. Who will provide security? What rules will be there for signing in and out?
2. How will you control the criminal element?
3. What will happen to the parks in the area? How can we keep these safe and pleasant for all residents?
4. Who is going to enforce the rules, ie no drug-dealing?
5. Is it possible to get RCMP and Security Company to provide incident reports since the tent city started?
6. How will our community stay safe and secure?
7. Will residents have security checks?
8. Who will provide security?
9. What if we have concerns moving forward?
10. I am already scared to go on the walking trails nearby because of the encampment, isn't this going to make it more dangerous? What can be done about that?

## Shelter Operations and Services

### Questions:

1. Will all be accepted? Who decides?
2. Who will do the upkeep?
3. Will shelter guests be required to be drug/alcohol free?
4. Where will residents keep their belongings? Will there be storage? Will it be tidy?
5. On average do people in these shelters stay for months, years? Is there a time limit? Is there a program in place that will set people up for success and be able to stand on their own two feet?
6. Will there be a safe / supervised injection site?
7. Who will the shelter staff be and what qualifications will they have?
8. Is the building going to be smoke-free?
9. Do shelter residents need to pay anything for a bed, meals, etc.?
10. If this goes through, will there be a curfew for the people living there? This is a necessity for nearby neighbours in my opinion.
11. If folks are asked to leave the shelter, what happens then?
12. Is there a time limit for how long residents can stay at the shelter? If so, what is it?
13. What supports will you have for people so they are actually helped?
14. Will there be pets allowed?
15. Will residents be expected contribute to the upkeep/maintenance of the facility if they are able?
16. How many days/months can residents stay at the shelter? Do the residents need to leave the shelter during the day? Will drug and alcohol use be permitted? Will it be a safe consumption site? Where will residents be able to keep their belongings?
17. Are potential residents required to be drug/alcohol free?
18. I am wondering if the new shelter proposed for Salmon Arm is providing long term homes for these individuals or is this an overnight bed with additional services such as showers, laundry, meals?

## Current Encampment

### Questions:

1. Will this replace the tent city? Will the tents stay once the shelter is built?
2. If the tent encampment can't be moved, what is the purpose of this? What will happen if the camp population doesn't want to move in?
3. Has anyone asked the tent city population if they are interested in moving into this shelter?
4. Will the tents remain once the shelter has been erected? Will there be a safe injection site?
5. Is this to replace tent city? What if these residents don't want to move into this facility? What if there are more folk than 25 this winter, will we still have a tent city?



## Broader Plan to Address Homelessness

### Questions:

1. Will there be a plan to connect shelter residents to employment/reintegration in the community?
2. What is the transition plan to move from shelter to next-stage housing?
3. How will you address addicted people impacting those with mental health issues?
4. Is the new proposed shelter going to provide long-term homes for these individuals or is this an overnight bed with showers, meals but night by night?
5. What is the overall plan considering the community has a shortage of rentals? Homelessness is only part of the problem. We need to address the whole range of housing issues.
6. After these 25 beds are full, where do the rest go?
7. Are we planning for any potential influx of homeless folks from elsewhere?
8. Seniors housing in Salmon Arm has staffing shortages. Seniors who have invested in Salmon Arm for years are not able to be cared for here when the time comes. Could we not put some of these funds into creating housing for Healthcare workers so that we can care for our seniors?
9. Do you have any reports or statistics about how this will impact property prices?

## Additional Comments

1. My most important concern is Dignity for all. I am so pleased at the Housing First model. I hope this is the beginning of long term change.
2. I suggest using the Salvation Army location. They are already experienced in this area. And then use the money proposed for the Salvation Army location.
3. Consider other models – like Denmark.
4. I need a Resource Sheet (who to call, when to call) on paper, not just online.
5. Get a better idea provincially to address homelessness. Just spreading the inevitable problems to local areas like us is not a solution.
6. Thank you for this thoughtful and compassionate low barrier approach to addressing the needs of individuals who are homeless.
7. Preserving the greenspace and trees would go a long way toward making us neighbours feel that we have more privacy.

*Longer comments received via CR email. Minimal redaction for length & tone.*

8. I would like to request that the maximum height for both of these buildings; principal and accessory, be reduced to adequate for single story buildings. Should the City of Salmon Arm wish to expand the shelter's capacity, instead of growing vertically and increasing capacity at one shelter, I propose that the Council, with the aid of BC housing, find a new lot to create another 25 unit shelter. This will help with the distribution of the challenges that comes with having a shelter in the local neighbourhood as well as provide a choice of location to those who are experiencing homelessness.
9. I am happy to see that Salmon arm is trying to be proactive in addressing our many social issues like this Housing project. There are many concerned citizens, from all economic groups, that want to help address these issues but don't know how to help and also have concerns. Salmon Arm has many different programs such as subsidized housing, food banks, community gardens, soup kitchens, etc. that address our social issues. A number of these cost the city very little money and do a lot of good with volunteers. An example is the Food Hut in Enderby. I think that if there was more understanding and more ordinary citizens had an opportunity to be involved we as Salmon arm residents would become more unified and feel we were contributing to the solutions.
10. Why is taxpayer money being used to set up a base of operations for thieves and break in artists so that they can then prey on the very same taxpayers?
11. Why not set up facility in park next to City Hall so that they can more closely monitor the situation? Did not acquire this premium property so that I could be forced into being the hall monitor.

12. Putting a roof over their head won't cure the main problems with homelessness. The only real long term solution is to address drug use and mental health. Gov't seems to be shying away from this (and paying for it) but instead promoting band-aid solutions such as this one, which will do nothing to cure the real problem.
13. As a property owner nearby, I am very much opposed to this site. I do not believe a homeless shelter should be inflicted on any residential area. A more commercial area makes more sense as it will not have as great an impact on residents/families, such as the empty lot next to Rona.
14. People are worthy of gaining meaningful employment, not housing. That way, they are capable of paying for their own food and rent/or mortgages. There are a few things in life that must be worked for. People and organizations like yours do nothing but ENABLE these people. Safe injection sites... That is a laugh. Instead of the millions/billions spent on housing, how about building and staffing institutions that can assist those with mental illness and addiction. That just might go a long way to improve the situation and get them back on their feet.
15. Another location needs to be located. As a resident in this area I do not feel safe anymore and that is sad because this was a great place.
16. I am beyond thrilled to hear that our city is thinking progressively and with compassion to rehome the unhomed. Taking a forward step to support ALL of our residents makes us a stronger and more enriched community

**Rhonda West**

---

**From:** Rhonda West  
**Sent:** Friday, June 30, 2023 8:12 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, June 29, 2023 4:22 PM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>; David Gonella <[dgonella@salmonarm.ca](mailto:dgonella@salmonarm.ca)>; Debbie Cannon <[dcannon@salmonarm.ca](mailto:dcannon@salmonarm.ca)>; Kevin Flynn <[kflynn@salmonarm.ca](mailto:kflynn@salmonarm.ca)>; Louise Wallace-Richmond <[lwallacerichmond@salmonarm.ca](mailto:lwallacerichmond@salmonarm.ca)>; Sylvia Lindgren <[slindgren@salmonarm.ca](mailto:slindgren@salmonarm.ca)>; Tim Lavery <[tlavery@salmonarm.ca](mailto:tlavery@salmonarm.ca)>; Erin Jackson <[ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)>  
**Subject:** [External] Online Form Submittal: Mayor and Council

**Mayor and Council**

**First Name** Jim  
**Last Name** Neustaeter  
**Address:** [REDACTED]  
**Return email address:** [REDACTED]  
**Subject:** homeless shelter  
**Body**

Dear Council members,  
I am writing to you to express my disapproval of the proposed location for the homeless shelter.  
I do not feel that a shelter should be inflicted on any residential neighbourhood in Salmon Arm.  
The fact that the council is limiting it's choices of location to city owned property is short sighted and shows a complete lack of creativity in finding a suitable location. I can be quite sure no council members live any where near the proposed shelter.  
Our tenant has experienced several thefts from his property as well as vandalism. If you go to other cities in the interior and inspect what the spillover into the neighbourhood looks like, it would be ridiculous to say it won't have an impact on the nearby properties.  
I would prefer that the shelter not be located in a residential area. There is an empty lot next to Rona that would be more suited as it is across from Walmart and not far from other shopping amenities as well as transit.  
I urge council to look beyond city owned property to find a more

suitable location.  
Regards,  
Jim & Wendy Neustaeter  
[REDACTED]

Would you like a response:  Yes

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**Rhonda West**


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**From:** Rhonda West  
**Sent:** Tuesday, June 27, 2023 9:09 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** June 25, 2023 9:15 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>; David Gonella <[dgonella@salmonarm.ca](mailto:dgonella@salmonarm.ca)>; Debbie Cannon <[dcannon@salmonarm.ca](mailto:dcannon@salmonarm.ca)>; Kevin Flynn <[kflynn@salmonarm.ca](mailto:kflynn@salmonarm.ca)>; Louise Wallace-Richmond <[lwallacerichmond@salmonarm.ca](mailto:lwallacerichmond@salmonarm.ca)>; Sylvia Lindgren <[slindgren@salmonarm.ca](mailto:slindgren@salmonarm.ca)>; Tim Lavery <[tlavery@salmonarm.ca](mailto:tlavery@salmonarm.ca)>; Erin Jackson <[ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)>  
**Subject:** [External] Online Form Submittal: Mayor and Council

Mayor and Council

First Name: Becky  
Last Name: Kuczwal  
Address: *Field not completed.*  
Return email address:   
Subject: Long term plan for Peter Janick park for us tax payers  
Body: Hello,

I understand that homelessness is a very multi layered situation/issue.

However, permitting a large amount of homeless people on our public park while pushing out the tax payers is not a long term solution and is unreasonable . The group of people living in tents have been there for numerous months and I'm hopeful that the tents won't be there for much longer .? As we do enjoy utilizing the park that WE pay for . It is currently in a state that I don't feel safe nor would I allow my dogs to walk there I fear of needles etc being strewn about .

What IS the city's plan about the removal of this tent city.? As us tax payers NEED to have a say and I know having a permitted tent city in a public park is NOT the answer .

Sincerely a very concerned tax payer

Becky Kuczwal

Would you like a  
response:

Yes

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**Rhonda West**

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**From:** Erin Jackson  
**Sent:** Sunday, July 16, 2023 8:43 PM  
**To:** Rhonda West  
**Subject:** Fwd: [External] Online Form Submittal: Mayor and Council

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Sunday, July 16, 2023 8:02 PM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

Mayor and Council

First Name Brian  
Last Name Stroud  
Address: [REDACTED]  
Return email address: [REDACTED]  
Subject: Homeless Proposal

Body I have grave concerns that no-one has thought this through. 25 rooms c/w meals and services for 10, maybe 15 years, must sound like Utopia for the other homeless in BC. Won't a bunch of these folks come visiting to get on the band wagon, only to find all rooms taken? What happens then? We'll have a bigger tent city, more crime, more property damage and more stabbings, more policing costs and more aggravation for those unfortunate home owners who live nearby. I hope you and council think long and hard before even thinking of going along with this proposal. Thanks.

Would you like a response: Yes

Disclaimer  
*Written and email correspondence addressed to Mayor and Council may become*

July 17-2023

From: James Young

Att: City of Salmon Arm Mayor and Council

Subject: Proposed Shelter on Fraser Avenue

While the intentions of all agencies to shelter the homeless is both empathetic and admirable, the idea of the proposed location at Fraser Avenue is completely untenable.

In an effort to 'house' and 'serve' the homeless in our city, the idea for Fraser Avenue as a proposed location to locate a shelter knowingly and significantly compromises the daily lives of people in the immediate surrounding community. This I view as completely unacceptable and hugely unfair. I implore you to find an alternate location.

Additionally, please develop an action plan that will result in the 'campers' currently occupying the adjacent property being removed/relocated as early as humanly possible.

Thank you.

James Young



**Rhonda West**

---

**From:** Alan Harrison  
**Sent:** Monday, July 17, 2023 11:29 AM  
**To:** lien1935@gmail.com  
**Cc:** Rhonda West; Erin Jackson  
**Subject:** FW: [External] Homeless Shelter

Dear Mr. Reynolds,

Thank you for your letter of input regarding the proposed rezoning at 341/361 Fraser Ave.

Your letter will be included in the information for Council to consider at the public hearing on July 24<sup>th</sup>.

Sincerely,

Alan Harrison  
Mayor,  
City of Salmon Arm

---

**From:** Neil Reynolds [REDACTED]  
**Sent:** July 10, 2023 12:39 PM  
**To:** Alan Harrison <aharrison@salmonarm.ca>  
**Subject:** [External] Homeless Shelter

Attention;  
Mayor Alan Harrison and Council

With regards to the proposed homeless shelter for 341/361 Fraser Ave I advise that I am totally against such a proposal..

We all unfortunately, understand that a homeless shelter is needed but a better location could be found. This city owned property was purchased from the Askew family for the purpose of upgrading the water treatment plant after a study found that it was by far the most economical (by many millions) over two other other choices . If this does not proceed then the tax payers would be on the hook for many more millions. A suggestion is that the native band be contacted to lease a portion of property west of Brady Motors or Canadian Oil change.. This property would well satisfy all the requirements needed as well as being away from residential area.

Thank you  
Neil Reynolds  
Park and Waters Edge.  
[REDACTED]

Sent from my iPad

**Rhonda West**

---

**From:** Rhonda West  
**Sent:** Monday, July 17, 2023 11:39 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Amendment Request for the Proposed Amendment to the Zoning Bylaw N0.2302

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**From:** K8 theartist [REDACTED]  
**Sent:** Sunday, July 16, 2023 7:30 AM  
**To:** [cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca) <[cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca)>  
**Cc:** Community Relations <[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)>  
**Subject:** Amendment Request for the Proposed Amendment to the Zoning Bylaw N0.2302

Dear Salmon Arm City Council and Kris Foster (BC Housing),

I would like to request two changes to the rezoning proposal for Parcel A, Block B, Section 14, Township 20, Range 10, W6M KDYD, Plan1523// Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 314, from M-2 to CD20.

In the proposed amendment document provided to the neighbourhood that will be affected by this rezoning, section 58.3 (Maximum Height of Principal Building) advises that the maximum height of the principal building shall be 11.0 meters (36.1 feet tall), and in section 58.4 (Maximum Height of Accessory Buildings), advises that the maximum height of accessory buildings shall be 6.0 meters (19.68 feet) tall.

I would like to request that the maximum height for both of these buildings; principal and accessory, be reduced to ~5.0 meters (17 feet), adequate for single story buildings. Should the City of Salmon Arm wish to expand the shelter's capacity, instead of growing vertically and increasing capacity at one shelter, I propose that the Council, with the aid of BC housing, find a new lot to create another 25 unit shelter. This will help with the distribution of the challenges that comes with having a shelter in the local neighbourhood as well as provide a choice of location to those who are experiencing homelessness.

If it takes a whole village to raise a child, then it takes more than one neighborhood to help resolve the crisis that is homelessness.

Thank you for your time and consideration,

Kate Hamilton (resident of Hudson Street)

**Rhonda West**

---

**From:** Barb Puddifant  
**Sent:** Tuesday, July 18, 2023 8:02 AM  
**To:** Rhonda West  
**Subject:** FW: Rezoning of 341-361 Fraser Ave NW

**From:** Christina Harisch <[REDACTED]>  
**Sent:** Sunday, July 16, 2023 1:24 PM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>  
**Subject:** [External] Rezoning of 341-361 Fraser Ave NW

Attention: Salmon Arm City Council.

I would like to add my voice in strong support of the rezoning of the properties 341-361 Fraser Ave NW for the proposed 25 bed shelter. The proposal from BC Housing and CMHA is a thoughtful and compassionate project that will provide vital shelter, support, and dignity to the unhoused in our community.

As a parent and educator, I am proud to support the proposal, which will show our children and youth that Salmon Arm is a community that cares about all residents. Treating the unhoused with care and dignity, instead of as criminals or a problem, helps destigmatize homelessness, mental health, and addiction support. A permanent shelter will make the entire community safer, including the unhoused.

I hope that Council will approve the rezoning and the project can proceed.

Sincerely,  
Christina Tompkins

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**Rhonda West**

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**From:** Rhonda West  
**Sent:** Tuesday, July 18, 2023 8:46 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Letter in the Observer this morning

**From:** Donna Irwin <[REDACTED]>  
**Sent:** Tuesday, July 18, 2023 7:52 AM  
**To:** Erin Jackson <ejackson@salmonarm.ca>  
**Cc:** Kevin Flynne <kflynne@salmonarm.ca>  
**Subject:** [External] Letter in the Observer this morning

Erin, I have cut and pasted a letter found in the Observer this morning.  
Everyone that I have spoken to and there have been many, share the sentiment of this letter.  
We feel totally duped by 'the process'. And I probably speak for many when I say that all trust of our local government has been broken.

Donna

## Letter: Public welcomed late to process for proposed Salmon Arm shelter

"People aren't stupid – they know when a decision has been made behind closed doors..."

- Jul. 18, 2023 5:00 a.m.
- LETTERS
  - 
  - 
  - 
  - 
  - 
  - 
  -

## P100

"This is the process," repeated city and BC Housing representatives at the July 12 town hall-style forum about the shelter proposed for Fraser Avenue. As if all they needed to do was say it enough times they could make folks feel like they had a say.

Both parties selling the idea that consultation has been done or will continue admitted the location selection process began 18 months ago. Where is the analysis of other locations, options or prior consultation with potential neighbours?

Notifying citizens of a major development two days before a first reading, a month before final decision, less than six months to project completion, is not good community engagement. People aren't stupid – they know when a decision has been made behind closed doors and are being invited to watch the dog and pony show.

Nothing could have been clearer than when a city representative claimed it was impossible and even inappropriate for the mayor or council to attend the forum. His statement insinuating if the council were all present it would constitute a council meeting, and if only some attended it would create an "unfair advantage" for certain councilors, is absurd. Should we be asking Mayor Harrison, Counc. Cannon, Flynn and Wallace Richmond for the minutes from their council meetings at the Silverbacks games since their mere presence in a public space somehow creates a decision-making body?

The moment bureaucrats deter and even advise elected officials not to do the work they were elected to do (engage and represent citizens), we need to be very concerned about the state of democracy in that institution.

To be clear, Salmon Arm needs a shelter. But perhaps if the city hadn't dragged its feet, hoping someone else would solve the problem until the point of emergency we saw this past winter, and perhaps if our elected officials had the forethought to advocate for and participate in real community engagement, we wouldn't be forcing one down a community's throat.

Maybe there is a way to make decisions that assumes the average citizen is intelligent and worthy of meaningful consultation instead of just managed and performed to by a small group of people.

**Re: permanent shelter for Homeless**

**I congratulate council's foresight, cooperation and direction to assist the vulnerable individuals connected to this 21st Century social problem. As an individual with experience in the social services and education sector I recognize the fact there is a segment of our citizens reluctant to acknowledge the housing problem as well as those fearful of change which might impact their current lifestyle and routines. Also those angry feelings may expand and overwhelm the social media networks. As a result, the current plan for a permanent Homeless Shelter, could be in jeopardy. If this unfortunate conclusion occurs we may once again see the potential of individuals freezing to death in winter. At this point in time, there are no alternatives. The shelter concept as presented by BC Housing appears sound, security measures seem adequate, the Fraser St. Property meets requirements and the trained CMHA outreach staff in attendance are all safeguards for cautious citizens. Will these measures ensure a problem free environment? Probably not, but they will ensure any evident problems will not be ignored.**

**I support the implementation of this facility.**

**Dave Martinuk**

## **Proposed rezoning of 341/361 Fraser St. for new Homeless Shelter**

To: The Mayor and Council of the city of Salmon Arm

I am writing to express my strong opposition and outright anger at the proposed Homeless Shelter at 341/361 Fraser St. The residents in our area have already been dealing with the tent encampment that was quietly constructed without any notification to the residents nearby. When we heard of it through the grapevine, we arranged a meeting with Erin Jackson who assured us that this was a short term arrangement. Now the long term solution is to build a homeless shelter on the adjacent lots in our residential area.

On June 15, city staffed dropped a letter off at area resident's front door, as their initial notification of the proposed shelter. This letter clearly showed that the planning, costing etc. with BCH and CMHA had been completed. City Council, shortly after, proceeded with 1<sup>st</sup> and 2<sup>nd</sup> readings of the rezoning bylaw. No further information was received other than what was reported in the local newspaper. This showed everyone in the neighbourhood that the city's so-called consultation process was nothing but a joke.

The home owners in this area are predominately seniors, with many being single females. However, in saying that, we do not feel that a Homeless Shelter should be placed in any residential area. We have continually heard from city staff that this is the only "city owned" property that meets the requirements for a shelter due to the central location. To us, this is a quick, short term solution to a long term problem. Anyone attending the B.C. housing information meeting should have received the message loud and clear that most residents, even those not living in the proposed area, are against putting a shelter in any residential area.

We strongly feel that any Homeless shelter should be located in a commercial/light industrial area where homeowners will not have to deal with the 24/7 problems associated with people with mental health issues and drug addiction. We have experienced thefts, fires, assaults, drug use and paraphernalia and loud screaming at all times of the day and night. A shelter will not in our opinion change a lot of this behavior. As taxpayers and homeowners, we have the right to the peaceful use of our property and as our elected city council, you have the obligation to provide that.

The character of our neighbourhood has already been negatively impacted as to its livability and many feel we be living with and fighting the problems and issues associated with a Homeless Shelter for the rest of our lives should this proposal be approved. Please reconsider this plan so the city motto doesn't have to be changed to "Small City, Bad Ideas".



P104

Kent Johnston

 St. N.W.

V1E 1P4

**Rhonda West**

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**From:** Barb Puddifant  
**Sent:** Tuesday, July 18, 2023 12:59 PM  
**To:** Rhonda West  
**Subject:** FW: [External] Homeless Shelter

**From:** Gary Buxton <gbuxton@salmonarm.ca>  
**Sent:** Tuesday, July 18, 2023 12:56 PM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>  
**Subject:** FW: [External] Homeless Shelter

For the public hearing record.  
Gary

**From:** [joeb@mjbconsulting.net](mailto:joeb@mjbconsulting.net) <[joeb@mjbconsulting.net](mailto:joeb@mjbconsulting.net)>  
**Sent:** July 16, 2023 11:31 AM  
**To:** Morgan Paiement <[mpaiement@salmonarm.ca](mailto:mpaiement@salmonarm.ca)>  
**Subject:** [External] Homeless Shelter

If I may, I would suggest shifting the development to the west to Narcisse St. That would create a buffer between the development and the properties (homes) along Hudson St and Fraser Ave. The outdoor space has the potential (and therefore likelihood) of being noisy. What appears to be about a 50' buffer would help.

A buffer to the west makes no sense to me.



**Rhonda West**

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**From:** Erin Jackson  
**Sent:** Tuesday, July 18, 2023 4:13 PM  
**To:** Rhonda West  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, July 18, 2023 3:59 PM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

**Mayor and Council**

**First Name** Irene  
**Last Name** Rogers  
**Address:** [REDACTED] Beatty Ave. NW Salmon Arm BC  
**Return email address:** [REDACTED]  
**Subject:** July 24 Public Hearing re Rezoning for Shelter  
**Body** I would like this email to be included in the official agenda on this matter.

My name is Irene Rogers. I have lived in Salmon Arm most of my life. The temporary camp is a one minute walk from my house and I can see it from my front yard. I did not expect to live out my senior years worrying about my personal safety, having to lock up my possessions and sleeping with weapons beside my bed. When most of us built or purchased homes in this area we thought we knew what to expect - knowing the sewer plant would expand eventually. While I recognize the need for a shelter in Salmon Arm, I do not think this is the right location for the following reasons.

The proposed shelter is not providing homes for these people, merely a temporary bed with additional services. Many of the homeless people in the tent city do not want housing - that was the original reason the original 5-7 people were moved here in

the spring. At last count there were 11 tents with 2-3 occupants in each. BC Housing stated that while they would have security inside the shelter and on their grounds, they had no control over the surrounding area. As well BC Housing stated this a low threshold entry shelter which means drugs and alcohol will be permitted. Which brings me to the most troubling aspect of the tent city as the occupant of the main tent is the drug dealer. Some of us spoke to the original group and they did not want him moved here. He now controls the camp and will likely continue to do business with those in the shelter. Mr. Buxton stated that the tent city will not disappear overnight - in my opinion it will never disappear. The blatant crime I see almost daily angers me. These people seem to be above the law. I know you will throw back at me that the law prevents you from moving then out as you are infringing on their rights - but what about our rights?

Many of the residents in the area are seniors with a lot of us living alone. Would you want your parents or grandparents spending their remaining years worrying about their safety? The anxiety level increased substantially after the home invasion in our subdivision. As well we are told by realtors our properties will be devalued by approximately \$100,000 - that is asking for a big contribution to the public good for many of us.

There is very limited waterfront access for citizens and limited park space in the downtown area. To remove Peter Jannink Park as a place for families, dog walkers, tourists on the walking trail and birdwatchers is unacceptable. Out of town birdwatchers add considerable tourist dollars to our economy. The park has been virtually deserted since the arrival of the tent city

I do not have an alternate suggestion as it is very difficult to find out what property the City owns. I asked the question "what other sites were considered" at the BC Housing info session and did not get an answer. I do know private property has been offered for a shelter - BC Housing confirmed they would lease from a private individual. I would be interested to know what sites were considered. The usual answer is they need to be close to services but why not take services to them and get them out of residential areas?

There is a safety issue for the people living in the tent city crossing the tracks. One has already lost his life and I personally have seen a near miss. Trains are blowing their whistles a lot more at this crossing presumably to warn someone.

We are fortunate in West Harbour Village to have a good security team from the Adams Lake Indian Band. It is my understanding that this security team advised you before the tent city was moved here that in their opinion this was not a good location and also advised this is not a good location for the shelter. The head of our security team is ex-RCMP.

We are not helping these people - at this point we are enabling them to live as they choose wherever they choose. I also asked a question of BC Housing as to why we are not looking to a different model as what we are doing now is not working. I know some European countries deal with the homeless situation and appear to be more successful. Again I did not get an answer to my question.

We as law abiding taxpayers should have the right to enjoy the peace, enjoyment and safety of our property. This right has been taken away by a small group of people. The increase in personal attacks is alarming - a resident assaulted in the new underpass, a resident beaten in his car near the Thrift Shop, a neighbour threatened with death to her and her dog, verbal insults which I personally received waiting for an individual to cross in front of me at the Thrift Store intersection, to say nothing of the incidents of violence in the camp itself.

I am asking you to defeat this rezoning application as this is the wrong place for the shelter.

Irene Rogers

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Would you like a response:

No

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**Disclaimer**

*Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.*

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## CONSENSUS OF A STRATA 1479 MEETING ON JULY 17, 2023

The purpose of this meeting was to generate a consensus of the Strata 1479 concerns for the proposed rezoning of 341-361 Fraser Avenue NW and to determine our direction moving forward. It is our contention that a permanent shelter at this site is inappropriate and we need to take our grave concerns to the Public Hearing on 24 July 2023.

### REASONS FOR STRATA 1479 OPPOSITION TO THIS REZONING.

1. It needs to be understood by council that the majority of residents of this strata and of this neighbourhood are seniors, most living alone, and with a high preponderance of female persons. Any rezoning of these properties to allow an unhoused persons shelter creates huge anxiety, fear and a sense of vulnerability in the neighbourhood.

With the presence of the tent encampment since mid March, there has been a dramatic increase in theft, fire calls, ambulance responses, disturbance calls and assaults.

We have been told that the presence of a more permanent shelter would allow the residents of the tent camp to be housed in this shelter and the tent camp would then be removed.

2. We believe that a council decision to rezone this property will very adversely affect the quality of life and the character of the neighbourhood we saw and desired when we purchased here. Council has previously told us any change in zoning that would alter the character of the neighbourhood would not be approved.

3. It was suggested in the 15 June 2023 correspondence from BC HOUSING, CITY OF SALMON ARM and CMHA that this proposed shelter "could include" seniors, people with disabilities, people who have experienced trauma or poverty, or who are struggling with the high cost of housing. We suggest the reality is that the shelter will be occupied primarily by the same clientele that exists in the current unhoused persons tent camp.

4. The CITY OF SALMON ARM has repeatedly told us that this site is the best site available for this facility and that a ten year lease is being considered with an option to extend. We are curious and want to know which other sites were considered and why they were deemed less ideal than 341-361 Fraser Ave. NW?

5. We remain concerned that CMHA, who will be administering the operation of the proposed new shelter, will be unable to provide enough trained personnel 24/7 and thereby not be able to deal with the many complex issues these residents will present.

6. The long term entrenchment of this shelter will continue to render Peter Jannink Park almost valueless to the many local residents, tourist bird watchers and walkers that previously used the park on a regular basis.

7. We remain concerned, with confirmation from local real estate agents, that despite the comment from the Director of Planning and Community Services, our real estate value will be negatively impacted by rezoning to allow this shelter.

Sincerely,

Jack Foulkes  
President, Strata 1479



**Rhonda West**

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**From:** Rhonda West  
**Sent:** Wednesday, July 19, 2023 12:01 PM  
**To:** Rhonda West  
**Subject:** FW: [External] : Concerns Regarding the Positioning of the Homeless Shelter and Its Impact on the Local Neighborhood

**From:** Sheila Amey <[REDACTED]>  
**Sent:** July 19, 2023 10:28 AM  
**To:** Alan Harrison <aharrison@salmonarm.ca>  
**Subject:** [External] : Concerns Regarding the Positioning of the Homeless Shelter and Its Impact on the Local Neighborhood

Dear Mayor Harrison

I hope this letter finds you well. I am writing to express my deep concern regarding the tented village and recently proposed establishment of the homeless shelter in our local neighbourhood. While I understand the importance of providing support and assistance to individuals experiencing homelessness, I believe that the chosen location of the shelter and tent village has had significant negative impacts on our community. I kindly request your attention to this matter and urge you to reconsider its current positioning.

Firstly, it is crucial to acknowledge that homelessness is a complex issue that demands compassionate and comprehensive solutions. I wholeheartedly support efforts to address homelessness and ensure the well-being of all members of our community. However, I believe that the location of the tented village and proposed shelter in its current form has had unintended consequences that require immediate attention.

One of the primary concerns raised by residents in the neighbourhood is the impact on public safety. Since the relocation and establishment of the tented village, there has been an increase in incidents involving vandalism, theft, and public disturbances in the vicinity. This has resulted in feelings of insecurity among residents, especially after dark, adversely affecting their quality of life and property values. It is vital to strike a balance between providing essential services for the homeless and maintaining the safety and security of the local community.

Additionally, the presence of the tented village has led to a significant accumulation of litter and waste in the area. As a result, our neighborhood, once known for its cleanliness and charm, has become increasingly unkempt and uninviting. This deterioration in the overall aesthetic appeal has a direct impact on our community's pride and the likelihood of attracting potential visitors or new residents.



P112 Moreover, the positioning of the shelter in such close proximity to Peter Jannink Park and the surrounding residential area is a matter of concern. While I recognize the importance of inclusivity and creating an environment of empathy, it is essential to prioritize the safety and well-being of vulnerable members of society, particularly to the elderly home owners. Ensuring that the homeless shelter is located in an area that minimizes potential risks and disturbances to these residents and visitors to Salmon Arm should be a priority.

In light of these concerns, I respectfully request that you reconsider the current positioning of the homeless shelter. Collaborating with community members, local organizations, and experts in the field can help identify alternative locations that are better suited to accommodate the needs of the homeless population while mitigating the adverse impacts on the local neighbourhood.

Furthermore, I encourage the establishment of an open dialogue between the local government, residents, and stakeholders to address these concerns collectively. By fostering effective communication and actively involving community members in the decision-making process, we can work towards finding a solution that benefits both the homeless population and the neighbourhood as a whole.

I appreciate your attention to this matter and your dedication to the well-being of our community. I remain hopeful that by working together, we can find a resolution that upholds the principles of compassion, fairness, and the preservation of our local neighbourhood.

Thank you for your time and consideration.

Sincerely,

Sheila and Keith Amey

**Rhonda West**

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**From:** Rhonda West  
**Sent:** Wednesday, July 19, 2023 12:42 PM  
**To:** Rhonda West  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** July 19, 2023 12:16 PM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>; David Gonella <[dgonella@salmonarm.ca](mailto:dgonella@salmonarm.ca)>; Debbie Cannon <[dcannon@salmonarm.ca](mailto:dcannon@salmonarm.ca)>; Kevin Flynn <[kflynn@salmonarm.ca](mailto:kflynn@salmonarm.ca)>; Louise Wallace-Richmond <[lwallacerichmond@salmonarm.ca](mailto:lwallacerichmond@salmonarm.ca)>; Sylvia Lindgren <[slindgren@salmonarm.ca](mailto:slindgren@salmonarm.ca)>; Tim Lavery <[tlavery@salmonarm.ca](mailto:tlavery@salmonarm.ca)>; Erin Jackson <[ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)>  
**Subject:** [External] Online Form Submittal: Mayor and Council

Mayor and Council

**First Name** Kristine  
**Last Name** Wickner  
**Address:** [REDACTED] 24th St SE  
**Return email address:** [REDACTED]  
**Subject:** Regarding the Fraser Ave Rezoning Public Hearing  
**Body** Dear Mayor and Council,

I was among several citizens surprised that none of you attended the BC Community Housing information session and was even more surprised that it was explained to the audience as if it would have been inappropriate for you to be. It almost sounded like council had been discouraged from attending. I can't really adequately describe how deeply uncomfortable I am at the thought that anyone especially staff would lead elected officials to believe that being in the same space as concerned citizens as information is being presented to them on an issue that will have a direct effect on them and you have decision making power over is not a good or appropriate use of your time. In fact, I think it's probably the best use of your time and the job that you were elected to do. This disconnect from what staff sees as the role of elected officials is alarming. Since I think it's important that you know what happened at the meeting from a somewhat outside perspective because I'm sure you were given an inside perspective by now here's what I

saw:

1) The process and timeline were brought up numerous times. Please see my letter to the editor for more on my thoughts about the process. As someone that has known about the need for Salmon Arm to be proactive on a homeless shelter for years it's really shocking to see this decision unfolding in this way and it really only serves to further marginalize and harm the people I'm assuming we are trying to help with this shelter. How are they supposed to feel comfortable existing in that space that is supposed to be a home when they know their neighbours do not welcome them and have been petitioning against their existence there?

2) I heard very real concerns about safety and accountability to keep people safe, which I could tell were not assuaged. And I'm not talking about ignorant assumptions about the unhoused, it's clear that people's experience thus far with the tent city has not been positive and they are looking for more reassurance. I heard from one citizen the experience that so many of us have had on health and safety issues where we call interior health, who tells us to call the police, who tells us to call bylaw who tells us to call interior health or some other infuriating version of hot potato accountability that makes it clear that there really isn't any. When I asked the person from BC Housing who on multiple occasions said her job would be to create a "who to call when" sheet what she was going to do about that problem she had no answer and in fact said "I don't think there's anything I can do about that". This was again pretty shocking.

3) The last shocking thing I witnessed was when an outreach worker got up to the mic and repeated several times that she had been "sent" to the town hall by the very unhoused community the shelter is being designed for and the moment she started to speak about how they too felt the location was not ideal the paid "unbiased" facilitator of the event literally pulled the microphone out of her hand to silence her. I actually couldn't believe what I was seeing it was so uncomfortable. I've heard members of council espouse values like "nothing about us without us" and yet what I saw in that moment was that clearly there was a lot decided about people without them.

4) The general vibe from people in the room that I assume are in favour of this project was really very dismissive and at times downright aggressive regarding people's concerns from my perception. I get it, those of us that are educated in and understand issues of social justice are easily frustrated by people that aren't. But it's becoming increasingly exhausting

watching progressives in Salmon Arm act as if the responses to some of these issues aren't predictable and worse that there isn't anything we can do about it. Rather than rolling our eyes, or scoffing every time someone says something that challenges our worldview what if we listened with open hearts and minds and took the time to educate and orientate folks to our point of view? Are we so disconnected and divided into echo chambers that we can't recognize someone with a different opinion than us as human enough to be worth a conversation? The beauty of the progressive label is that it has always been inextricably linked to education and democracy. It seems we don't take the time to do either anymore and I firmly believe this is why we see so much polarization in our community and beyond right now.

What if instead of handing \$50,000 in consulting fees over to Urban Matters for a "poverty awareness" campaign last October we had awarded a contract to an outreach/community organizer to engage Salmon Arm in a joint education and consultation process about the unhoused in Salmon Arm? What has come of that contract even? To that end are you willing to course correct? If you approve this are you willing to invest in a real community engagement process that ensures everyone in the community is onboard by the time this shelter is open so we don't spend millions of dollars in a shelter that doesn't get used?

Because that is what I heard from the outreach worker that spoke up at the meeting this morning. That it won't get used. The key thing I took from that conversation is that it was presented as if people just need shelter to self-actualize, get a job, and become a thriving members of society. She doesn't feel that is realistic and neither do I. Maslov's hierarchy of needs is clear that humans need connection, belonging, and respect on top of physical safety needs. In that location, they feel surveilled, they feel attacked, and they feel unwelcome. So you have two populations competing for different requirements for self-actualization. You have one population feeling physically unsafe (mostly senior women- which is alarming), and one that feels they don't belong. Again, what are we doing to bridge this gap so we don't disadvantage either of these vulnerable populations further?

I do not need a response but will instead be at the public hearing where I expect this will be on record and my questions addressed.

Please note that I have made numerous inquiries with current

and former councilors and local government officials across the province and none are aware of any bylaw or policy that would preclude Mayor and Council from attending such a forum. If Salmon Arm has some kind of unique bylaw or policy I am happy to concede to it upon presentation of it at the Public Hearing. Otherwise, I think someone should clarify what was meant by that statement at the forum. I will also add that the outreach worker I spoke to was unclear about the format of the public hearing and if there would be an opportunity to speak so perhaps some communication from the city about what that looks like for folks between now and then would be helpful.

Would you like a response:

No

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We the undersigned, are petitioning the City of Salmon Arm to defeat the proposed rezoning of Lots 341-361 Fraser Avenue NW, Salmon Arm for the following reasons:

- We are very concerned that our real estate value will be negatively effected by the proposed rezoning of 341-361 Fraser Avenue NW, Salmon Arm to allow the construction of a long term unhoused persons shelter.
- We also believe the proposed rezoning referred to above will have a very adverse impact on the character of our neighbourhood made up almost exclusively of seniors, often women, living alone.

	Name (print)	Signature	Address
1	Maryann Chabot	M Chabot	241601 Beatty NW <sup>Salmon Arm BC</sup>
2	LARRY KNUGL	Larry Knugl	26 601 BEATTY AVE NW
3	LARRY WATSON	L Watson	23-601 - - -
4	LORRAINE WATSON	L Watson	23-601 - Beatty Ave NW
5	HELEN CHEESMAN	H Chees	28-601 BEATTY AVE NW
6	Harold McBurney	H McBurney	27-601 Beatty Ave NW
7	WARREN McBurney	W McBurney	27-601 BEATTY AVE NW
8	Elizabeth Lutz	E Lutz	29-601 Beatty Ave NW
9	JIM SORENSEN	J Sorenson	29-601 Beatty Ave N.W.
10	Jody Moran	J Moran	31 601 Beatty Ave NW
11	Jane Moran	J Moran	31 601 Beatty Ave NW
12	Paula Osborne	P Osborne	33-601 Beatty Ave NW

We the undersigned, are petitioning the City of Salmon Arm to defeat the proposed rezoning of Lots 341-361 Fraser Avenue NW, Salmon Arm for the following reasons:

P118

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	Name (print)	Signature	Address
1	JULIA BOWLBY	<i>Julia Bowlby</i>	#3 - 420 HUDSON ST NW SALMON ARM VIEIP4
2	Linda Ham	<i>Linda Ham</i>	198 2 Avenue S.E., Salmon Arm
3	Kent Johnston	<i>Kent Johnston</i>	#1 - 420 Hudson St NW S. Arm VIEIP4
4	TED CROUCH	<i>Ted Crouch</i>	#8 - 420 Hudson St NW S. Arm VIEIP4
5	KARIN CROUCH	<i>K. Crouch</i>	#8 - 420 Hudson St NW, SA VIEIP4
6	Bernadette Jordan	<i>Bernadette Jordan</i>	#4 420 Hudson St NW SA VIE IP4
7	JACK FOULKES	<i>Jack Foulkes</i>	#2 420 HUDSON ST NW SA VIEIP4
8	LYUN MCKENZIE	<i>Lynn McKenzie</i>	#5 420 HUDSON ST NW SA VIEIP4
9	NEIL REYNOLDS	<i>Neil Reynolds</i>	#6 - 420 HUDSON ST NW VIEIP4
10	ELAINE HARKIN	<i>Elaine Harkin</i>	#7 - 420 Hudson St NW VIEIP4
11	Blaine Cason	<i>Blaine Cason</i>	#11 420 Hudson S NW VIEIP4
12	DOREEN Mc CULLOCH	<i>Doreen McCulloch</i>	#12 420 HUDSON NW VIEIP4

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	Name (print)	Signature	Address
1	Jeff Willyden Biesen	<i>Jeff Willyden Biesen</i>	#3-350 Hudson St NW
2	MARGARET J. McCARNEY	<i>Margaret J. McCarney</i>	#2-350 Hudson St. NW
3	BILL WOOD JOANNE WOOD	<i>Bill Wood Joanne Wood</i>	#4-350 Hudson ST NW
4	<i>Carole E. McEwen</i>	<i>Carole E. McEwen</i>	#1-350 Hudson St NW
5	DANIS McEwen	<i>Danis McEwen</i>	12-350 Hudson St
6	GEORGE EVANESHEN	<i>George Evaneschen</i>	11-350 Hudson St NW
7	PETER HENDERSON	<i>Peter Henderson</i>	10-350 Hudson St NW
8	Kathy Henderson	<i>Kathy Henderson</i>	10-350 Hudson St NW
9	SHARON EDWARDS	<i>Sharon Edwards</i>	9-350 Hudson St NW
10			
11			
12			

(11)



We the undersigned, are petitioning the City of Salmon Arm to defeat the proposed rezoning of Lots 341-361 Fraser Avenue NW, Salmon Arm for the following reasons:

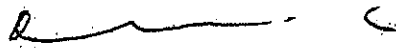

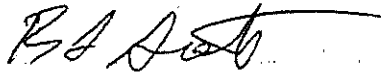
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	Name (print)	Signature	Address
1	W.T. Rolfe	<i>[Signature]</i>	402-160 Harbourfront Dr
2	Cheryl Katten	<i>[Signature]</i>	401-160 Harbourfront Dr
3	Don Toddubny		202-160 Harbourfront Dr. NE
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	Name (print)	Signature	Address
1	PAUL HAACK		308, 640 3rd St W, SA
2	Brian Scott		307-131 - Harbor Court Dr. SA
3	Brian Scott		X U
4			
5			
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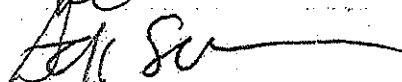
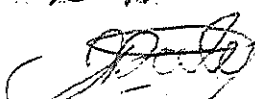
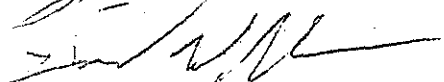
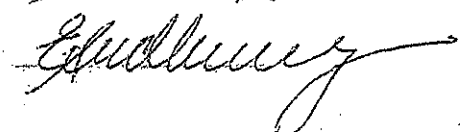
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- We also believe the proposed rezoning referred to above will have a very adverse impact on the character of our neighbourhood made up almost exclusively of seniors, often women, living alone.

	Name (print)	Signature	Address
1	Dennis Beaulieu		202 131 Harbourfront Dr.
2	Karen Hoover		#301, 131 Harbourfront Dr. SA.
3	Janice Turner		#501 131 " " " "
4	LOUISE KRIESE		#303 131 " " " "
5	MANBY SAYERS		*403 " " " "
6	KETRA AMET		#401 " " " "
7	OHEDON EGGEN		#601 131 " " " "
8	Denise Marin		" " " " " "
9	Marcia Sherman		101-131-11 " " " "
10	Dennis Nylt		102 131 " " " "
11	HANS WINKELMAN		402 " " " "
12	Johanna Gerwitz		602 " " " "

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	Name (print)	Signature	Address
1	Jonathon Johnston		341 Hudson street N.W.
2	Kate Hamilton		341 <sup>Hudson</sup> <del>Hudson</del> street NW.
3	ADITYA SETHI		361 HUDSON ST. NW
4	Jayden Dale		381 Hudson Street NW
5	DAVID MUELLER		420 HUDSON ST. NW #9
6	Erin Sudbury		420 Hudson St. NW #9
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We the undersigned, are petitioning the City of Salmon Arm to defeat the proposed rezoning of Lots 341-361 Fraser Avenue NW, Salmon Arm for the following reasons:

- We are very concerned that our real estate value will be negatively effected by the proposed rezoning of 341-361 Fraser Avenue NW, Salmon Arm to allow the construction of a long term unhoused persons shelter.
- We also believe the proposed rezoning referred to above will have a very adverse impact on the character of our neighbourhood made up almost exclusively of seniors, often women, living alone.

	Name (print)	Signature	Address
1	PETER MORRIS	PF	321 FRASER AVE NW
2	JUNE BOTC	June Botc	351 HUDSON NW
3	CHRISTINE CLOSE	Christine A. Close	201, BEATTY AVE., N.W.
4	JAMES GERARDT	Jim Gerardt	7-171 BEATTY AVE N.W.
5	Nicole Murdoch	Nicole Murdoch	331 Fraser Ave NW.
6	DOROTHY SCHLEY	Dorothy Schley	281 HUDSON ST NW S.A
7	June Vander-Hoek	June Vander-Hoek	251 Hudson St NW S.A VIEWS
8	Adam Lauze	Adam Lauze	391 Beatty Ave
9	Sarah Wallensteen	Sarah Wallensteen	391 Beatty Ave.
10	Bill Olson	Bill Olson	341 BEATTY Ave.
11	Jasm Young	Jasm Young	321 Beatty Ave
12	CLIFFORD HOFFER	Clifford Hoffer	310 HUDSON ST.

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	Name (print)	Signature	Address
1	MYRNA CALVER	<i>Myrna Calver</i>	#8 121 Harbourfront DR. S. A
2	RON DEWICK	<i>Ron Dewick</i>	#5-121 Harbourfront DR. N.W
3	Lorraine Hume	<i>L.Hume</i>	3-121 Harbourfront S. N.E.
4	DICK HUME	<i>Dick Hume</i>	3-121 HARBOURFRONT AVE
5	DEANNA DUE DALE	<i>Deanna Due Dale</i>	#6 121 HARBOURFRONT DRIVE S
6	RICK ANCHIKUSKI	<i>Rick Anchikusi</i>	SALMON ARM
7	FRED BIRD	<i>Fred Bird</i>	#7-121 HARBOURFRONT DR. N
8	<del>Fred</del> DOROTHY BIRD	<i>Dorothy Bird</i>	#7-121 Harbourfront Dr. N.E.
9	Teresa Young	<i>Teresa Young</i>	#8 121 Harbourfront Dr. S. A
10	BOYD ALPERSON	<i>Boyd Alperson</i>	SALMON ARM B.C.
11	Marion Turner	MARION TURNER	5530 20th AVE SE S. ARM.
12	Layne Wash	LAYNE WASH	1741 9TH AVE NE S.A
	ROBERT NASH	<i>Robert Nash</i>	1741-9TH AVE NE S.A

We the undersigned, are petitioning the City of Salmon Arm to defeat the proposed rezoning of Lots 341-361 Fraser Avenue NW, Salmon Arm for the following reasons:

P126

- We are very concerned that our real estate value will be negatively effected by the proposed rezoning of 341-361 Fraser Avenue NW, Salmon Arm to allow the construction of a long term unhoused persons shelter.
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	Name (print)	Signature	Address
1	SUSAN PELVEY	<i>[Signature]</i>	#5 151 BEATTY AVE N.W.
2	GARTA PELVEY	<i>[Signature]</i>	" " " "
3	CINDEE REMPEL	<i>[Signature]</i>	#1 151 Beatty Ave NW
4	CLIFFORD REMPEL	<i>[Signature]</i>	" "
5	LYNNE M <sup>o</sup> CARTNEY	<i>[Signature]</i>	#4 - 157 BEATTY AVE NW
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	Name (print)	Signature	Address
1	Janet Mcnelly	300-360 TCH	Salmon Arm
2	W. G. Kelly	#4 1620-12th ST.	Salmon Arm
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	Name (print)	Signature	Address
1	IRENE ROGERS	Irene Rogers	# 57 601 BEATTY AVE NW
2	Karolyn Wait	Karolyn Wait	# 44 601 Beatty Ave NW
3	Darren Wait	Darren Wait	# 44 601 Beatty Ave NW
4	Nif Smith	Nif Smith	# 40 601 Beatty Ave
2 -	JEAN-ALAN SCOLLAR	A Scollar	# 35- 601 BEATTY AVE. WEST HARBOR VILLAGE
2 -	Heather & Daryl King	Heather King	# 32- 601 Beatty Ave. WHV
7	SILVIA VARALEVA	S Varaleva	# 36- 601 Beatty Ave WHV
8	SANDY SMITH	S Smith	# 40 601 Beatty #W WHV
9	Mary Rollow	M Rollow	# 39 601 Beatty Ave
10	Wayne March	W March	# 39a 601 Beatty Ave NW
11	MARJORIE SCHARF	M Scharf	# 53- 601 Beatty Ave NW
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(12) TOTAL PAGE

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	Name (print)	Signature	Address
1	J. AIPLE		3311 - 28 <sup>th</sup> AVE NE
2	B JORDAN		1414 VELLA RD
3	K Tapp		5020 50 <sup>th</sup> ST NE
4	JANE SPARROW		2680 GOLF COURSE RD.
5	ALEX ROBINSON		168 3350 12 <sup>th</sup> AVE SE
6	Laquestene Godman		#12-1120-12 <sup>th</sup> AVE NE - (unimproved) Terrace
7	N. Godman		#12-1120, 12 <sup>th</sup> ST N.E. SALMON ARM BC
8	Sharrelle Lalonde		413 1100 - 12 <sup>th</sup> ST. NE. Salmon Arm, BC
9	Gene Lalonde		"
10	Nathan Byers		1473 Salmon River RD
11	DALE UKRAINEC		3161 16 <sup>th</sup> AVE SA
12	SUE TRAND		210 HTL AVE SE SA

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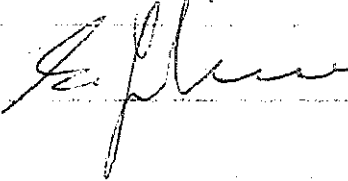
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	Name (print)	Signature	Address
1	SAM LASHUK	Sam Lashuk	#6-1120 12 <sup>ST</sup> NE-1/2 E 1/2 B2
2	RANDY DAVIS	[Signature]	300-760 TCH. S.E.
3	TONY GAY	ALCOVE	#7-1120 12 <sup>th</sup> ST. NE
4	Pauline Gay	P.A. Gay	7-1120-12 <sup>th</sup> NE SR.
5	Brie Tribe	[Signature]	#11-1120 12 <sup>ST</sup> NE SA
6	MARIA GLAZENBURG	[Signature]	#9-1120-12 <sup>th</sup> ST NE S.A.
7	[Signature]	[Signature]	#5-1120-12 <sup>ST</sup> NE
8	BEV LASHUK	B. Lashuk	6-1120-12 <sup>ST</sup> NE
9	T. GLAZENBURG	[Signature]	9-1120-12 <sup>ST</sup> NE
10	L. CAMPBELL	[Signature]	5161-63 <sup>RD</sup> NW N.Y.
11	Enca Wiley	[Signature]	3763 Malakwa Loop Rd.
12	Wes Piccotti	Wes Piccotti	1591 11 <sup>TH</sup> AVE SE

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	Name (print)	Signature	Address
1	Ed Johnson		25-601 Beatty Ave NW
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	Name (print)	Signature	Address
1	DONNA IRWIN	<i>Donna Irwin</i>	#19-601 Beatty Ave NW S WEST 36
2	JACK IRWIN	<i>J. Irwin</i>	#19-601 Beatty Ave NW S WEST 36
3	Cheryl Coleman	<i>Cheryl Coleman</i>	#5-601 Beatty Ave NW S
4	LYNDA HOOPER	<i>Lynnda Hooper</i>	#9-601 Beatty Ave NW SA
5	AL HOOPER	<i>Al Hooper</i>	#9-601 Beatty Ave NW SA
6	WAYNE BATH	<i>Wayne Bath</i>	#16-601 Beatty Ave NW SA
7	GWEN LITTLE	<i>Gwen Little</i>	#17-601 " " " "
8	KAREN NOBLE	<i>Karen Noble</i>	#10-601 " " " "
9	TERRY NOBLE	<i>T. Noble</i>	#10-601 " " " "
10	Mary Ann Matuga	<i>M. A. Matuga</i>	#8-601 " " " "
11	DEWEE APELDOORN	<i>D. Apeldoorn</i>	#6-601 Beatty Ave NW
12	ELEANOR SHANNON	<i>E. Shannon</i>	#4-601 Beatty Ave NW

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- We are also very concerned that the real estate value of properties in the area will be negatively effected by the proposed rezoning.

	Name (print)	Signature	Address
1	HOLLY HOLLIHAN	Holly Hollihan	3690 30 <sup>TH</sup> ST. NE. SALMON ARM
2	ROD Hollihan	Rod Hollihan	3690. 30 ST NE Salmon Arm
3	SEAN HOWARD	Sean Howard	207. 8 <sup>TH</sup> AVE S.W.
4	Harry Welton	H.W. Welton	1581 15 <sup>TH</sup> ST SE Salmon Arm
5	JANE BIRNIE	Jane Birnie	
6	RUDY SCHUBERT	Rudy Schubert	5340-50 <sup>TH</sup> ST N.E. S/A
7	WILLIAM D SMITH	W.D. Smith	3590 16 <sup>TH</sup> AVE NE S/A.
8	Bonnie Ward	Bonnie Ward	1451 15 <sup>TH</sup> ave SE. S.A.
9	LANCE EWAN	Lance Ewan	940 9 <sup>TH</sup> AVE NE SA
10	Leo Patenaude	Leo Patenaude	970 8 <sup>TH</sup> Ave. N.E. S.A.
11	Diana Scarini	Diana Scarini	940 9 <sup>TH</sup> AVE N.E. S.A.
12	Cindy Crombie	Cindy C	1490 16 <sup>TH</sup> ST NE SA.

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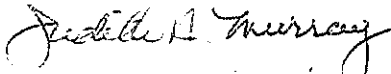
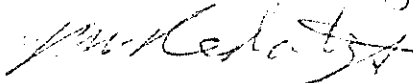

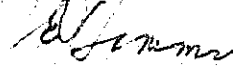
	Name (print)	Signature	Address
1	<del>Barb Peterson</del>	Barb Peterson	1681 2nd Ave S.E
2	Tara Hlina	Tara Hlina	761 3 Ave N.E
3	Rita Chu	Rita Chu	1611 - 15th ave SE
4	Doug Hlina	Doug Hlina	961 - 8 Ave NE
5	Jane Elliott	Jane Elliott	2230 28th NE
6	CHRIS ELLIOTT	<del>CHRIS ELLIOTT</del>	2230-28th St NE
7	M. J. Zappone	M. J. Zappone	3121 16th Ave NE
8	Rochelle Dale	Rochelle Dale	381 Hudson St NW
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	Name (print)	Signature	Address
1	DOUG HARKIN		#4- <del>420</del> <sup>7</sup> HUDSON ST NW SALMON ARM BC
2	JUDITH MURRAY		#11-420 St Hudson St NW SALMON ARM, BC V1E 1P4
3	RONALD W. REIDCLIFF		#10 420 HUDSON ST NW SALMON ARM, BC
4	STEVE HAMMER		120 OROLOGAN AVE. SALMON ARM, BC
5	Ellen Hansen		#73 3350 10th Ave NW Salmon BC
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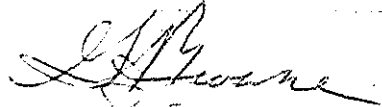
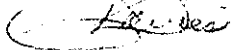
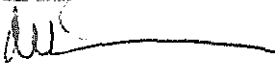


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	Name (print)	Signature	Address
1	David BATEMAN	<i>D. Bateman</i>	14-900 10 Ave S4
2	Jon Meyer	<i>Jon Meyer</i>	2081 1ST AVE NE
3	E.R. (Ted) BRECKNELL	<i>E.R. Brecknell</i>	1150 10th AVE NE S/A
4	DOUG FLEETHAM	<i>D. Fleetham</i>	124 CROSSVIEW RD
5	Veronika Wirschni	<i>V. Wirschni</i>	5633 Eagle Bay RD / Eagle Bay
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	Name (print)	Signature	Address
1	GREG BROWN		4180 AUPD Rd S.A.
2	CLIFF DAVIES		1641-22ND ST. NE S/A
3	MIKE MAIN		3761 20TH AVENUE S/A
4			225 AUPD Rd.
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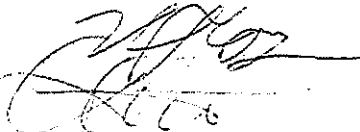
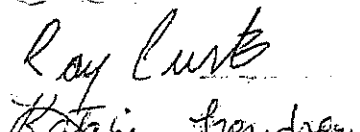
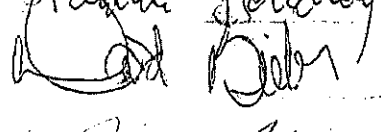
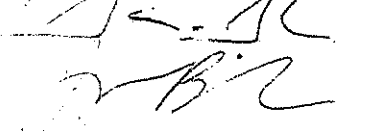
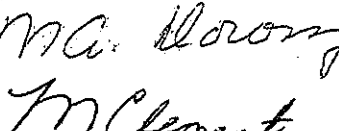
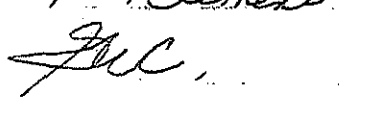
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	Name (print)	Signature	Address
1	MADÉLINE Houle	M Houle	306 611 8th Ave NE Salmon Arm BC
2	Kem Neilson	Kem Neilson	VIC 398.
3	ROBERT BUREKAWICZ	R. Burek	2521-10th Ave. S.E. S. Arm
4	Doug Murray		2130 13th St SW SA.
5	Barb Puetz	B. Puetz	1331 Shuswap St. S.A.
6	Brenda McClellan	B. McClellan	2360 28th St. NE SA.
7	DONNA SHULTZ	Donna Shultz	1951-19 Avenue SE
8	NICOLE REICH	Nicole Reich	771-16th St SE
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	Name (print)	Signature	Address
1	CHARINE BERRY		#2-421 HUDSON NW
2	V. Tim Berry		#2-421 Hudson NW
3	K. Curtis		#5-421 Hudson St NW
4	Ray Curtis Ray CURTIS	Ray Curtis	#5-421 HUDSON ST NW
5	K. SZENDREY	Katrin Szendrey	5-421 Hudson St NW
6	DAVID BIBBER		#4-421 HUDSON ST NW, Salmon Arm
7	SANDRA SEALE		#1-421 HUDSON ST. N.W., SALMON ARM
8	Jean Murdoch-Buebel		#4-421 Hudson St NW, Salmon Arm
9	MARGE DOROSZ	Marg Dorosz	#6 421 HUDSON ST. N.W.
10	MARGARET CLEMENT	M. Clement	#3 421 HUDSON STREET NW
11	GARY CLEMENT		#3 421 HUDSON STREET NW
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	Name (print)	Signature	Address
1	Marion Campbell	[Signature]	#4 1344 357 NE SA
2	IRMA CAMPBELL	[Signature]	"
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**Rhonda West**

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**From:** Erin Jackson  
**Sent:** Thursday, July 20, 2023 3:14 PM  
**To:** Rhonda West  
**Subject:** FW: [External] Homeless shelter/camp

-----Original Message-----

**From:** Daryl Dorosz [REDACTED]  
**Sent:** Wednesday, July 19, 2023 10:29 PM  
**To:** Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Homeless shelter/camp

I am very concerned about what is happening with this issue.  
 My elderly Mother lives right next to the current camp.

Could not the City of Salmon Arm purchase or lease a commercial property for the shelter.

If the City needs money, to do either of these choices, they could continue to rezone the current space, sell it, for quite a high price, to developers who would build much desired homes centrally, near the lake and next to the park. As a lease example, the old Re-Store is empty and is not beside any homes, is near amenities and bus routes. There are likely other vacant places without homes next door.

BC Housing says that property values will not be affected by this shelter... I would say that is IMPOSSIBLE. Will the City pay for owners for home devaluations?

Property owners paying taxes are legitimate neighbours who CARE about their neighbours and community. People have bought properties in this area because it's central, near paths, parks, shoreline and amenities. It's a great area to live.

Now they are being subject to thefts, drug dealings/paraphernalia, trespassing, noise, assaults, a general eyesore and are afraid to go out walking, even in the daytime. This is a safety concern for everyone in the area or uses the area. It's likely to get WORSE not better. There are many elderly and regular folks here and can't imagine how worried parents with children nearby must feel.

There are not many people using Peter Jannink Nature Park these days, which adjacent to the camp, a favourite local birding and dog walking park. It was well used before the camp moved in. Such a shame. "It began as a city lot which was overgrown with weeds and had been used as a landfill dump. Peter was the head city gardener who had an infectious passion for bird watching and was a valued and beloved club member. On the initiative of the Shuswap Naturalist Club the area was converted to a city park in 1999. Its location on the marshy shore of the lake makes it a wonderful area for birdwatching. The park was named in Peter's honour after his passing in 2003."

Many, if not all, of the people in the tent camp do NOT want to be in a shelter. Housing has apparently been offered to them but rules must be followed that they do not want to adhere to like no drinking, drugs or prostitution. They WANT to be in tents. Initially the the City said the camp would only be for 5 tents. Many more there now... The City said it "may" be able to have the tents removed if a shelter is built. That leaves way too much room for "may not"... My guess is there will be a shelter AND a tent city at this location... Apparently there is no curfew at the shelter either. 24/7 come and go...



**P142**

The photo used in the news articles was very old and does not accurately show the homes that are next to the camp as of today. The City said they have been working on this idea for 18 months. Why were the nearby residents not informed until the tents were initially moved. It was a complete surprize. Residents were first told the tents would be moved by October. Nothing was said about a shelter. Not fair City Hall! You knew there would be backlash and have been trying to avoid it.

Many, many citizens of Salmon Arm are rightfully upset. Home owners didn't signed up for this mess when the properties were bought. Nature lovers, dog owners and walkers don't feel safe in the park.

I sympathize with the homeless. Government supports, in such areas of mental health and substance abuse, have been wrongly taken away. There is a solution somewhere, but this isn't it. Must be somewhere that does not directly impact home owners and their daily life.

Everyone deserves to feel safe in their home and community. Especially contributing members to this society we call home.

Every council member needs to ask themselves if they would, or want their families, to live next door. Seriously!

Daryl Edwards

Sent from my iPhone

**Rhonda West**

---

**From:** Rhonda West  
**Sent:** Friday, July 21, 2023 7:52 AM  
**To:** Rhonda West  
**Subject:** FW: Rezoning proposal for Shelter Services

---

**From:** Dawn Dunlop <[dawn.dunlop@cmha.bc.ca](mailto:dawn.dunlop@cmha.bc.ca)>  
**Sent:** Thursday, July 20, 2023 4:50 PM  
**To:** Barb Puddifant <[bpuddifant@salmonarm.ca](mailto:bpuddifant@salmonarm.ca)>  
**Cc:** Erin Jackson <[ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)>; Dawn Dunlop <[dawn.dunlop@cmha.bc.ca](mailto:dawn.dunlop@cmha.bc.ca)>  
**Subject:** [External] Rezoning proposal for Shelter Services

Dear Mayor and Council,

We have been working with the community over several years to have a permanent year round 24 hour Homeless Shelter service in our community. We have been actively working with BC Housing and the City for the last few years to find a longer term location.

We currently provide over 300 units of housing in our community. This includes a 24/7 Supportive Housing site (Cedar Place), we also operate the Homeless Outreach Program and deliver Homeless Prevention Services. Last year we worked with BC Housing, the City of Salmon Arm and community partners to provide a temporary winter shelter at the Downtown Activity Centre (DAC). Safety is important to us; for our guests, staff, neighbours and community. We worked very closely with some tenants at the DAC to address their concerns and work collaboratively. Working with neighbours and community is important to us, and we want to be a good neighbour at the Fraser location.

As the temporary winter shelter was closing in April, we had guests complete a survey. This gave us an opportunity to learn more about what was helpful about the shelter and what would make the shelter more helpful. Many guests responded that they appreciated having a warm, safe place to sleep, eat and connect to caring staff. What guests thought would be more helpful would be having a 24/7 space where they could leave their belongings, a secure outdoor space, and a long term, year round shelter.

If the re-zoning is approved we will be moving forward quickly on working to get the shelter operational by this winter. A significant amount of work is required which includes hiring staff, developing policy and procedures, and getting the building operational. We have done this before with Cedar Place as well as the temporary winter shelter and we feel confident in our team and partners ability to work together.

Thank you, Dawn Dunlop

Dawn Dunlop, (she/hers), MA

Executive Director  
Canadian Mental Health Association (CMHA) – Shuswap/Revelstoke  
Box 3275, 433 Hudson Ave. NE., Salmon Arm, BC, V1E 4S1

**Rhonda West**

---

**From:** Erin Jackson  
**Sent:** Friday, July 21, 2023 7:53 AM  
**To:** Rhonda West  
**Subject:** Fwd: [External] Proposed shelter/homeless camp

Get [Outlook for iOS](#)

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**From:** Jaimie Linda Nielson [REDACTED]  
**Sent:** Friday, July 21, 2023 6:30:51 AM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Proposed shelter/homeless camp

After attending the public meeting on July 12th we have some major concerns regarding the proposed Shelter in our neighborhood. Prior to this meeting we researched, we followed and gained as much information as possible as we did not want to be the "not in my backyard" property owner.

With past experience working with Mental Health clients and losing family members to addiction we know the need for a shelter and services in our area but also know placing it in a residential area is not the best choice for residents of the neighborhood or the shelter.

The proposed site IS NOT the proper place to be putting the shelter!

When we first heard about the homeless camp being relocated to our backyard we had concerns but felt with the guarantee of security and police presence it was only fair that we gave it time to see what happened. Although we saw security drive by and police presence (only when called to a situation) at the beginning, we see them a lot less now.

We as homeowners have had to install security cameras, build new fencing, rebuild our back door and install new locks for more security and hire a house sitter when we go away. We have also had theft from our property, drug dealing beside our home, stolen property dumped beside our property and nightly disturbances that have involved those living at the homeless camp. This has all started in the last year.

The original letter from City of Salmon Arm stated that the camp would have approximately 5 people moving to this location. Since then that number has increased significantly with a regular arrival of new people.

One of our biggest concerns with the location of the homeless camp and now the proposal of the shelter is the public loss of use of Peter Jannick Park. Residents no longer feel safe or comfortable visiting or using this public park because of drug use, public urination and aggressive behaviour towards visitors. It saddened us to hear that friends and family that visited a memorial bench in the park can no longer visit there. Salmon Arm has very few park areas where residents can visit for bird watching, painting, photography and other enjoyment. By locating the camp and shelter there, you have given the homeless population this park! Yes they should be allowed to use it but not when their actions create an unsafe environment for those that use it with respect and consideration for others.

A huge concern that came out of the meeting on July 12th was residents were under the understanding that the homeless camp was temporary and when a shelter was available it would be taken down. That was not the information provided to us at the meeting! We were actually told that that was not a guarantee so we will now have a homeless camp AND a shelter in our neighborhood! We also watched closely the growth, what went on and the affect of neighboring residents and businesses when the camp was located across from Centenoka Mall.

The same is happening now, only in a different area and affecting different neighbors.

We can be told to call Bylaw or call the RCMP whenever there is a problem but in reality we know that both of these departments are understaffed and too busy to deal with everything so our complaints get passed around and response time is very long, if at all.

BC Housing could not answer many questions/concerns regarding rules or operation of the shelter. We believe this caused many people that were willing to hear the information and give it a chance to decide they did not want the shelter to be located here, us included. The information presented by BC Housing was mainly about what the shelter and property would look like, IE: Portable units, fenced, parking area etc. What they were unable to tell us was how the shelter would operate in regards to rules etc. The information given was very vague and it appears there are few rules for shelter users. To build a shelter and staff it does not offer any sense of security to neighboring residents. If problems occur within the shelter, they would call RCMP or Bylaw just as citizens would and just as residents in this area have been doing without much success.

It was also noted that there has been discussion for 18+ months regarding a shelter location however when asked if private property was considered we were told there was not enough time to negotiate leases etc. We now believe this site was chosen long ago without consideration for the surrounding neighborhood.

We moved to Salmon Arm 7 years ago to enjoy a quieter lifestyle. We chose this neighborhood even though some questioned our choice. We enjoyed that we could walk a short distance to a beautiful park. We enjoyed the quiet area and great neighborhood. We felt safe in our home and in our yard. This has changed drastically this past year since the homeless camp relocated to our neighborhood. We no longer feel that and feel by locating the shelter here, the problems we have been dealing with will continue and possibly more issues as there will be more homeless in our area.

We are saddened and very disappointed how the City of Salmon Arm Council has dealt with this very important decision. As homeowners and owners of a local business we give back to our community supporting many non profit organizations that help many of the less fortunate. We are proud to do this. We are now rethinking if Salmon Arm is the place that we want to retire and continue to live.

We ask that you reconsider the decision to rezone this property and look for another location for the shelter.

L. Thompson

**Rhonda West**

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**From:** Barb Puddifant  
**Sent:** Friday, July 21, 2023 7:59 AM  
**To:** Rhonda West  
**Subject:** FW: Proposed Amendment to Zoning bylaw No.2303

**From:** June Vander-Hoek [REDACTED]  
**Sent:** Thursday, July 20, 2023 7:15 PM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>  
**Subject:** [External] Proposed Amendment to Zoning bylaw No.2303

To whom it may concern,

As a resident and homeowner in the area i have some true concerns of having the homeless shelter, that is being proposed for this area.

I have personally experienced issues with the homeless camp. I no longer feel safe in my neighborhood. I no longer feel safe using the Peter Jannick Park, to take my dog for a walk. I have experienced vulgarity; I have experienced being yelled at. I found drug paraphernalia on my property. I have experienced theft of personal items from my property. I work part time and walk to work. I carry my cell phone with me in case I need to phone the RCMP. There are no businesses open at the time I am walking to work. After have a gentleman in his car, getting physically assaulted on July 13, 2023 has heightened my anxiety, I would not stand a chance.

When the City of Salmon Arm sent out their first letter, that letter was put in my front door frame. That letter stated that the homeless camp would be moving here, and that there would be 5 - 7 homeless people living there. On July 12, 2023 i attended the BC Housing information meeting. At that meeting it was stated that there are 15 homeless people living at the camp. And in the fall, if this proposal for rezoning the area goes through, that number will double again to 25.

I feel this rezoning application is being fast track. I do understand that the City of Salmon Arm hope to have a shelter in place before winter. I cannot begin to imagine the difficulties experienced by the homeless this past winter. At least, at this location there is an outhouse for the homeless to use. Which I understand, is cleaned once a week. I do not know if the homeless have any running water.

I do not believe that the proposed area for the future shelter a good choice. there are numerous seniors living in the area, of which, I am one. I would like to know from the City of Salmon Arm what other areas were available for this proposed shelter. No one wants a shelter in their neighbourhood. I believe there should have been more input from the stakeholders, residents of this area prior to their being a rezoning application. The RCMP make regular visits to the area in question, and get out of their vehicles to chat with the homeless. Vadium Security, also does regular rounds, however, i have never seen Vadium Security exit their vehicle. I have also seen the City By-law officer vehicle patrolling the area. At least now, with the underpass, this area has 24-hour access to emergency services, when need ed.

I have contacted the City by law officer regarding issues that I have had since the homeless camp has moved to the area, I was told, if I felt threatened to phone the RCMP. When I discovered the drug paraphernalia on my property, and phoned the RCMP, i was instructed to call the City By-law officer.

I understand from the information meeting I attended on July 12, 2023 that there will be 24-hour staffing, at this low barrier shelter. There will be contact information about who to contact when a issue with there are issues regarding the residents of this proposed shelter. That the residents of this shelter will be offered a bed,

however, the homeless can choose not to take a bed, and continue to live in tents. From attending the meeting, a community member stated that they had spoken to the homeless, and that the homeless don't want to be in this location either.

I respectfully request that you reconsider the proposed shelter, and seek another site.

Sincerely,

June Vander-Hoek

[REDACTED] Hudson St NW

Salmon Arm, BC

V1E 1W3

[REDACTED]

[REDACTED]

July 20, 2023

To whom it may concern,

I am writing in support of the proposed Fraser Avenue Shelter at 341 – 361 Fraser Avenue, Salmon Arm.

First though, I feel that the elephant in the room needs to be addressed. That is the lack of public education and consultation, and communication from the Social Impact Committee.

I'm aware that a lot was going on behind the scenes to find a suitable location and it's not as simple as finding a lot to build a house on – there is much more that needs to be included in the location of a shelter. However, NONE of this was communicated to the general public on an ongoing basis. I know the City thinks they are doing a better job of communications and in many ways they are, but in this case, they dropped the ball and this is causing bigger problems when it comes to the public accepting this location for the Shelter.

Education and Awareness around homelessness is needed on a regular basis. We have got to get rid of the stigma and ignorance that surrounds the reasons behind homelessness – and the lack has increased the stigma and bigotry and is detrimental to getting this vulnerable population housed for the winter.

Having said that, we are at an important place in our community and this shelter needs to be built. So what are you going to do about the misinformation and negative attitudes that will present themselves at the July 24 Council meeting? (you really dropped the ball with so little notice for the July 12 Open House).

A community is only as good as how they treat their most vulnerable people. I'm also keenly aware that there are a few bad eggs in our unhoused population who are responsible for some of the petty thefts and crimes we've been experiencing. Unfortunately, their actions frame the viewpoints of many of our local citizens who believe that all unhoused people are responsible for all crime in our area and are unworthy of an support, especially if it comes from taxes they pay. As a Council, you have to rise above these misconceptions and set an example that isn't led by how this will impact your political career.

We know that addressing the many and varied needs of anyone who is at risk of or experiencing housing instability or homelessness requires delivering a continuum of supports and services in the community. This new style of shelter will be able to do more than our previous overnight or temporary mat shelters. On the other hand, too often services are directed at emergency supports rather than prevention programs that help keep people from becoming unhoused, or housing and supports to help end homelessness. This proposed shelter also needs the Social Impact Committee to develop and make available prevention programs so we can begin to curtail the numbers of those that are homeless or at risk of homelessness.

If it's not within the scope of the City's mandate/budget, it's your job to 'push' the province and feds, and we're not just talking about sending a letter or two to show you are doing some advocacy – you need to roll up your sleeves and become as annoying as a mosquito in your bedroom at night time.



There is data that supports a reduced crime rate when unhoused people have shelter 24/7 (compared to just overnight) – you need to show that to the public, especially those that are concerned about the shelter being in their neighbourhood. Demonstrate your plan to keep their properties safe, what will be done to reduce noise from the shelter etc. This needs to be done in such a way that the shelter residents aren't victimized by rules that aren't trauma-informed – yes, it's a balancing act, but surely between CMHA and Interior Health, you'll be able to create a shelter that looks at each individual as a person and accords them the respect they deserve, while creating a neighbourhood of less fear mongering.

Belonging in B.C. is the Province's collaborative plan to prevent and reduce homelessness. The plan includes immediate actions backed by \$633 million in Budget 2022 (over three years) and \$1.5 billion in Budget 2023 to help thousands of people maintain and access housing and supports. Has Salmon Arm received any of this funding? And if so, how is it being used? And if not, why not? Is this proposed shelter part of the province's Rapid Response to Homelessness?

This is important information that you should be relating to the citizens of this area. Transparency is so badly needed.

Can we be assured there will be a HEART team for this Shelter and not some watered down version like Salmon Arm tends to get when we need outreach etc?

What seems to be missing in some of your materials you have provided is the inclusion of those with lived experience? Where are those you serve in this process? Where is their voice? And where are their allies in the development and opening of this Shelter? Without community support (beyond paid staff) this shelter will be the target of much venom, misinformation and in some cases, danger to those staying there.

I don't need to tell you the importance of this shelter – we get it. What is needed is damage control and better community education and engagement. Please share with Council (they all know me and how outspoken I am, however, I have no political agenda, other than to improve the quality of life for all people that live in our awesome community. I've volunteered with the homeless and other vulnerable people and they need voices like mine).

Warm regards,



Monica Kriese

██████████ 2<sup>nd</sup> Ave. NE, Salmon Arm, BC V1T 2R4

E: ██████████

July 19, 2023

Clifford F Hofferred  
████████ Hudson St NW  
Salmon Arm, BC

Administrative Department  
City of Salmon Arm

Re: Proposed Amendment Zoning Bylaw 2303  
341-361 Fraser Ave Community Shelter

I write this letter in opposition of Bylaw 2303 to facilitate BC Housing Shelter, adjacent to the encampment. I am not opposed to the shelter but the planned location, surely there is a more suitable location for the shelter away from the downtown core and residential area. Currently the encampment is causing an ongoing drug and theft problem for the area.

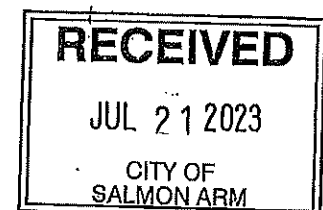
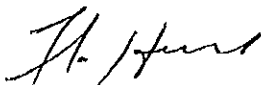
There are seniors living in the area that are in their eighties and nineties who are still paying property taxes. These seniors outnumber the encampment. Most of these seniors want to live out their golden years in peace. You wouldn't treat your parents this way by having a community shelter in their neighbourhood.

Anyone wanting to move to get away from the encampment issues is going to take a bath on devalued property values, I believe this shelter will cause more devaluation of property values. People are becoming more callused than sympathetic.

Should the shelter proceed I think it would be appropriate for all the residents in the area to have a tax holiday for tolerating the ongoing encampment issues.

Concerned Citizen and Property owner

Yours truly,



**Rhonda West**

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**From:** Barb Puddifant  
**Sent:** Friday, July 21, 2023 1:03 PM  
**To:** Rhonda West  
**Subject:** FW: Rezoning bylaw ZON-1263/ Bylaw No. 4594

**From:** Bill wood [REDACTED]  
**Sent:** Friday, July 21, 2023 12:45 PM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>  
**Subject:** [External] Rezoning bylaw ZON-1263/ Bylaw No. 4594

To Mayor Harrison and Salmon Arm City Council,

This letter is being written regarding the rezoning bylaw ZON-1263/bylaw No.4594.

We attended the meeting July 12 and felt that no matter what the public wants the decision has already been made. The meeting was a waste of time as questions were evaded, and the BC Ministry didn't even know the cost of the proposed facility. It is highly unlikely that this plan was just tabled - why were we not informed months ago?

You built the underpass so everyone could benefit from the parks and walkways on the water side and now we can't even go to Peter Jannick Park for fear of being accosted. Last week a 71-year-old man almost lost his life after being attacked in the area. There is a large population of Seniors living in this area and many are now fearful for their safety and their property.

When the homeless camp was created at 350 Narcisse Street, it was cited as being temporary, for the five remaining vulnerable people and quoting from the City's Facebook post *"The site will be fenced, monitored, and supported by City bylaw enforcement and other community partners who will continue to work on facilitating alternative arrangements for those who shelter there."* This doesn't appear to be true.

In the July 12 meeting we were told that the camp will be removed, if you pass this rezoning bylaw when will the camp be decommissioned? If you vote against the rezoning, will the camp be closed anyway as it was deemed temporary?

Our safety is at risk, we are the homeowners and taxpayers and should be the citizens with the rights and it seems like you're taking that away.

This matter will affect all the citizens in Salmon Arm, not just the people living near the facility.

Would any of you want this facility and the homeless camp in your residential neighborhood? Literally over your back fence? There must be a better solution and a better location for the vulnerable, we implore you to explore other options.

You as Mayor and Council members should seriously rethink this rezoning bylaw to protect the citizens of Salmon Arm.

Regards, Bill and Joanne Wood. (residents since 1977)

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Item 24.1

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4594 be read a third time.

## CITY OF SALMON ARM

### BYLAW NO. 4594

#### A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on July 24, 2023 at the hour of 7:00 p.m. was published in the July , 2023 and July , 2023 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended by adding as follows:

a) A new Section 58 – Comprehensive Development Zones – CD-20 - COMPREHENSIVE DEVELOPMENT ZONE – 20 (attached hereto as Schedule "A" and forming part of this bylaw), is added after Section 57; and

b) A portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 38914 from the M-2 (Light Industrial Zone) to the CD-20 (Comprehensive Development Zone - 20).

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4594".

READ A FIRST TIME THIS 26<sup>th</sup> DAY OF JUNE 2023

READ A SECOND TIME THIS 26<sup>th</sup> DAY OF JUNE 2023

READ A THIRD TIME THIS DAY OF 2023

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE DAY OF , 2023

\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**BYLAW NO. 4594**  
**SCHEDULE A**

**SECTION 58 - CD-20 - COMPREHENSIVE DEVELOPMENT ZONE – 20**

**Purpose**

58.1 The purpose of the CD-20 *Zone* is to accommodate the use of a *community shelter* as defined in the *Zoning Bylaw* on the *parcels* legally described as a portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6<sup>th</sup>. Meridian, KDYD Plan 38914.

**Permitted Uses**

58.2 The following uses and no others are permitted in the CD-20 *Zone*:

- .1 *assembly hall,*
- .2 *community shelter,*
- .3 *congregate housing*
- .4 *public utility,*
- .5 *public use, and*
- .6 *shelter*
- .7 *accessory use.*

**Maximum Height of Principal Buildings**

58.3 The maximum *height* of *principal buildings* shall be 11.0 metres (36.1 feet).

**Maximum Height of Accessory Buildings**

58.4 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.68 feet).

**Minimum Parcel Size or Site Area**

58.5 The minimum *parcel size* or *site area* shall be 0.18 hectares (0.44 acres).

**Minimum Setback of Principal Buildings**

58.6 The minimum *setback* of the *principal building* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be         | 3.5 metres (11.5 feet) |
| .2 | <i>Rear parcel line</i> shall be          | 1.0 metre (3.3 feet)   |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be | 3.0 metres (9.8 feet)  |

**Minimum Setback of Accessory Buildings**

58.7 The minimum *setback* of *accessory buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be         | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be          | 0.6 metre (1.9 feet)   |
| .3 | <i>Interior side parcel line</i> shall be | 0.6 metre (1.9 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be | 3.0 metres (9.8 feet)  |

**Community Shelter Parking**

58.8

- .1 The minimum number of parking stalls required in the CD-20 *Zone* shall be 1 stall per 10 shelter beds.

**Outside Storage**

58.9 Outside storage shall be screened as per Appendix III.

Item 26

**CITY OF SALMON ARM**

Date: July 24, 2023

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of July 24, 2023, be adjourned.

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**INFORMATIONAL CORRESPONDENCE – July 24, 2023**

1. J. Pattinson, Shuswap Naturalist Club – Letter dated July 3, 2023 – Tree removal at 2391 26 Avenue NE N
2. M. Kaufman – Email dated July 17, 2023 – Boat Launch and Parking N
3. A. Horton, Publisher, Salmon Arm Observer – Email dated July 14, 2023 – Bill C-18 and request for support for local news media A
4. A. Munro and C. Mead – Letter dated July 16, 2023 – Traffic safety in the community of Canoe N
5. J. Broadwell, Manager, Downtown Salmon Arm – Letter dated July 13, 2023 – Request for street closure and extension of Noise Prevention Bylaw – Loud and Proud Concert – October 14, 2023 A
6. J. Booth, Education and Outreach Program Coordinator, Columbia Shuswap Invasive Species Society – Email dated July 18, 2023 – Request to use Marine Peace Park – Interactive Trailer – August 14, 2023 A
7. S. Bird, Creative Writing and English teacher, Salmon Arm Secondary – Letter of thanks received June 21, 2023 for grant funding N
8. D. Abbott, President, Shuswap Vintage Car Club – Letter of thanks dated July 11, 2023 for Vintage Car Club Show N

Shuswap Naturalist Club  
2451 Sherry Road  
Sorrento, BC V0E 2W1

July 3, 2023

Mayor Alan Harrison and Councillors  
City of Salmon Arm  
Box 40, (500 - 2 Ave NE)  
Salmon Arm BC V1E 4N2

Dear Mayor Harrison and Members of City Council

It was with profound dismay that our club members heard about the cutting down of a large area of trees at 2391 26th Avenue NE early in June. There are so many reasons why this illegal act must be condemned and significant consequences be imposed.

From the point of view of the natural habitat, spring is a time of nesting and the arrival of young. We can be sure that eggs and nestlings of birds were destroyed. Other animals would have considered that space their home. Reptiles, amphibians and mammals would have been impacted. In respect of the birds, the nesting time is an important consideration in the Migratory Birds Act. The BC Wildlife Act also has requirements that should have been taken into consideration before any cutting was done.

Like other citizens we are concerned about the climate change that has impacted us all and the need to conserve the trees that store carbon and use up carbon dioxide and generally act as the lungs of the planet. Trees must be conserved for their proven ability to lower local temperatures through the provision of shade and water.

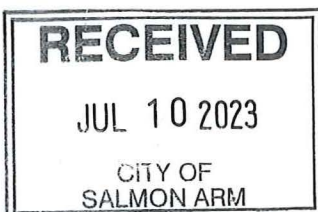
Trees help to control the erosion on slopes and the runoff of meltwater or rain that can cause landslides or flooding and impact our infrastructure.

In addition, there is the aesthetic value of trees that has proved to be important for the mental health for our citizens.

We have heard that the property owners intend to subdivide. This, however, does not mean they can ignore legislation.

We ask that the city pursue all avenues to ensure that the guilty persons in this action be held responsible and pay the price for breaking the bylaw.

Yours sincerely  
Janet Pattinson  
For Members of the Shuswap Naturalist Club



## Rhonda West

---

**From:** Erin Jackson  
**Sent:** Monday, July 17, 2023 9:32 AM  
**To:** Rhonda West; Rob Niewenhuizen  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

For next correspondence please.

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, July 17, 2023 6:55 AM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

### Mayor and Council

First Name	Mel
Last Name	Kaufman
Address:	[REDACTED]
Return email address:	[REDACTED]
Subject:	Boat launch and parking
Body	<p>Get on with it. Fix boat launch and open other side of boat launch for parking at least. It was a disappointing weekend. Send a wheel loader down to dig out the mud and sand. Don't spend any more on salmon Arm docks as with water so low and so muddy you can't even fill the marine. Thanks for your time.</p>
Would you like a response:	No

**Disclaimer**  
*Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.*

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## Rhonda West

---

**From:** Rhonda West  
**Sent:** Monday, July 17, 2023 3:09 PM  
**To:** Rhonda West  
**Subject:** FW: Bill C-18

---

**From:** Andrea Horton <[andrea.horton@saobserver.net](mailto:andrea.horton@saobserver.net)>  
**Sent:** July 14, 2023 9:52 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] Bill C-18

July 13, 2023

Salmon Arm Mayor and Council  
500 2 Ave NE,  
Salmon Arm, BC  
V1E 4H2

Dear Mayor and Council:

We are writing to ask the City of Salmon Arm to show its support for local news media by following the example of the Province of British Columbia and the Federal and Quebec governments and stop all advertising with Meta platforms Facebook and Instagram. We are also asking that you direct staff to divert the portion of your advertising budget spent on Meta to invest in local news media.

The Salmon Arm Observer needs your assistance to safeguard the ongoing ability of our journalists to continue to report freely on matters of public interest. Canadian media is facing unprecedented challenges that are affecting our ability to continue to publish journalism that readers can trust. Our huge audience growth over the past ten years isn't reflected in the advertising investment by governments and private corporations. As audience numbers continued to grow at an unprecedented pace, media investment supporting Canadian news organizations has dropped from 23.1 per cent in 2014 to a mere 5.7 per cent in a five-year span.

With the passage of Bill C-18, the Online News Act, Meta has announced it will remove all accredited news content from its pages rather than negotiate a fair deal with Canadian news media. Google has also indicated that unless its demands are met, it will deindex news organizations, making it impossible for Canadians to find local news sources using Google search.

More than ever, democratic principles are under attack from bad actors that spread information at a rate only made possible by algorithm-driven mega-companies like Meta that control almost every facet of our information networks.

Trusted news sources like The Salmon Arm Observer are an important indicator of a thriving democracy. We've gained huge audiences by adding balance in an increasingly unbalanced world and by helping to communicate the work being done by many non-profit organizations, service clubs, business associations and individuals to build a better community for all. Black Press Media averages

more than 4.1 million unique views a month on our news sites including The Salmon Arm Observer and we employ more BC-based journalists than any other BC news organization.

We ask that the City of Salmon Arm use its economic clout and join its provincial and Canadian counterparts and governments around the world that are taking a stand at this crucial time in history to proclaim that the power to decide how and what information is shared isn't the purview of an elite group of foreign-based players, but should be in the hands of democratic governments and the people who elect them.

We thank you for your time and we trust the City of Salmon Arm will side with Canadian news media and the democratic principles that have shaped our country.

Sincerely,

Andrea Horton  
Publisher  
Salmon Arm Observer  
250 430 2168

Andrea Horton  
**Publisher**  
Salmon Arm Observer | Eagle Valley News  
Shuswap Market

481 – 7<sup>th</sup> St. SW | Salmon Arm, BC | V1E 1S9  
D: 250-832-2131 ext. 9207 | C: 250-430-2168  
[Andrea.horton@saobserver.net](mailto:Andrea.horton@saobserver.net)

[www.blackpress.ca](http://www.blackpress.ca)

***#wereinthisogether #supportlocal***

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PO Box 539  
Canoe BC V0E 1K0

July 16, 2023

Mayor and Council  
and the Traffic Safety Committee  
City of Salmon Arm  
PO Box 40  
Salmon Arm BC V1E 4N2

RE: Traffic safety in the community of Canoe

Dear Mayor and Council and the Traffic Safety Committee:

Canoe is generally an idyllic community, with residents of all ages, from older adults to families with young children. Although Canoe is small, its streets are often bustling with people riding bikes and walking dogs, youngsters skateboarding and playing basketball in driveways, families strolling to the beach. For the most part, motor vehicle drivers in Canoe are respectful and watch for kids, cats, cyclists, and other road users. However, we're not without our traffic issues, and we're hoping that Mayor and Council and the Traffic Safety Committee are giving this some thought given the substantial growth expected in our community in the coming years—with up to 120 new townhouse units planned for Canoe Beach Drive and up to 120 new houses planned for Park Hill Estates, in addition to the smaller "Turtle Ridge" subdivision and new RV lots for sale between the elementary school and the highway.

We're looking at potential growth in almost every part of our community without the infrastructure to support it. Traffic-wise, we have a sprinkling of controlled intersections (stop signs and crosswalks) and a few sidewalks. Other than those marking the school zone, there are no posted speed limit signs on the main streets of Canoe. Is the speed limit 50, 40, 30 km/h?<sup>1</sup> Some people drive as though the absence of posted speeds makes Canoe the local equivalent of the Autobahn. On weekend evenings in particular, vehicles can be heard revving and screeching up 50th St NE (a residential street) and along Canoe Beach Drive (also largely residential). Canooligans' restaurant, while a great addition to the community, is also bringing in more traffic and in some cases adding alcohol into the mix.

The City of Salmon Arm could help prepare Canoe for the anticipated influx of new residents and drivers with a well-planned traffic-calming strategy to keep our streets safe. Simply posting speed limit signs on 50th St NE, Canoe Beach Drive, and 70th Ave NE would be a great first step. Supplementing this signage (at least initially) with feedback signs that alert drivers to their actual speeds could help; as could even

---

<sup>1</sup> There are precedents for reduced speed limits (40 km/h, 30 km/h, and even lower in some cases) for local roads, residential areas, and high-pedestrian zones in both smaller and larger communities in BC, Canada, and around the world. A 30 km/h residential street pilot was put forward in a 2019 UBCM resolution, and a June 2022 poll found that 72% of Southern BC residents would "definitely" (37%) or "probably" (35%) support 30 km/h speed limits in their own municipality (see links on the following page). Designation as a local road in the OCP and a reduced speed limit would be ideal in the busiest stretch of "main street" Canoe (50th Street NE) between Canoe Beach Drive and 70th Ave NE in particular.

occasional enforcement, which drivers are unconcerned about because it happens so rarely in Canoe. Crosswalks (possibly raised ones) in key locations would be useful too: from the seniors' centre walkway on 50th St NE across to the post office; from the walkway between 71st and 70th Aves NE across to the small park on 70th (residents have witnessed a number of close calls at this crossing over the years).

Ultimately, a forward-looking approach that seeks to resolve current traffic-related issues and prevent new ones associated with population growth and increased traffic in Canoe, coupled with traffic data collection (e.g., assessment of traffic volumes and speeds on the busiest roads in Canoe at different times of day and different days of the week) and an opportunity for community input could help to keep our streets safe and ensure that the needs and concerns of Canoe residents are addressed.

Thank you for your consideration.

*Adrienne Munro*

*Chris Mead*

Adrienne Munro & Christopher J. Mead

#### Related links

- Examples of reduced traffic speeds and related measures in communities of various sizes:
  - Victoria, BC: [www.victoria.ca/EN/main/news-events/news/news-archives/2023-archive/30-km-h-speed-limits-coming-to-local-streets-in-victoria.html](http://www.victoria.ca/EN/main/news-events/news/news-archives/2023-archive/30-km-h-speed-limits-coming-to-local-streets-in-victoria.html)
  - Rossland, BC: <https://www.theglobeandmail.com/globe-drive/news/trans-canada-highway/bc-town-lowering-speed-limit-to-30-kmh/article25660314/>
  - Betterton, Maryland: <https://www.governing.com/archive/col-betterton-traffic-calming.html>
  - Leduc, AB: <https://www.leduc.ca/news/residential-speeds-leduc-reduced-increase-community-safety#>
- Support for reduced speed in municipalities/residential areas in BC (UBCM, ResearchCo poll) and beyond, as well as other traffic-calming/safety methods and strategies:
  - <https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/safer-slower-streets-30-kmh-residential>
  - <https://researchco.ca/2022/06/10/speed-bc-2/>
  - <https://carsp.ca/en/news-and-resources/road-safety-information/safe-speeds/>
  - <https://nacto.org/publication/city-limits/the-need/speed-limit-changes-have-big-impacts/>
  - <https://roadsafetystrategy.ca/en/listing-directory/roadsafetystrategy/community-safety-zones-and-three-tiered-speed-limits>



Mayor and Council  
City of Salmon Arm  
PO Box 40  
Salmon Arm, BC V1E 4N2

July 13, 2023

Dear Mayor and Council

RE: PRIDE PROJECT: LOUD AND PROUD CONCERT STREET CLOSURE REQUEST

Downtown Salmon Arm, in partnership with Shuswap District Arts Council, Salmon Arm Economic Developments Society, and ROOTSandBLUES, is requesting pedestrian-use only of the SW portion of the 100 block of Hudson Avenue NE on Saturday, October 14<sup>th</sup>, from 8 am – 11 pm for the second annual Loud and Proud concert. Day-of preparation for this event is extensive, including the installation of the performance stage and sound equipment, sound check, as well as set-up for the evening of activities. The requested closure is a smaller area than last year to help create a more condensed festival space and will cause little-to-no disruption of local business parking during set-up, the duration of the event, and take-down.

In addition, we are requesting a one-time extension of the City's Noise Prevention Bylaw No. 2037 from 10:00 pm on Saturday, October 14, to 12:00 am Sunday, October 15.

Activities at this event will run from 4 pm – 10 pm and should include a live music concert and dance performances requiring a stage, space for both seated and standing audiences, exhibitor booths, portable toilets, and food truck vendors. The extension of the noise bylaw is intended to cover the movement of people from the concert area beginning at 10 pm and the subsequent deconstruction and removal of the concert stage and supporting facilities until they are cleared from the street.

We are eager to proceed with event planning. Please do not hesitate to contact me should you have any questions or concerns.

With respect,

Jennifer Broadwell  
Manager

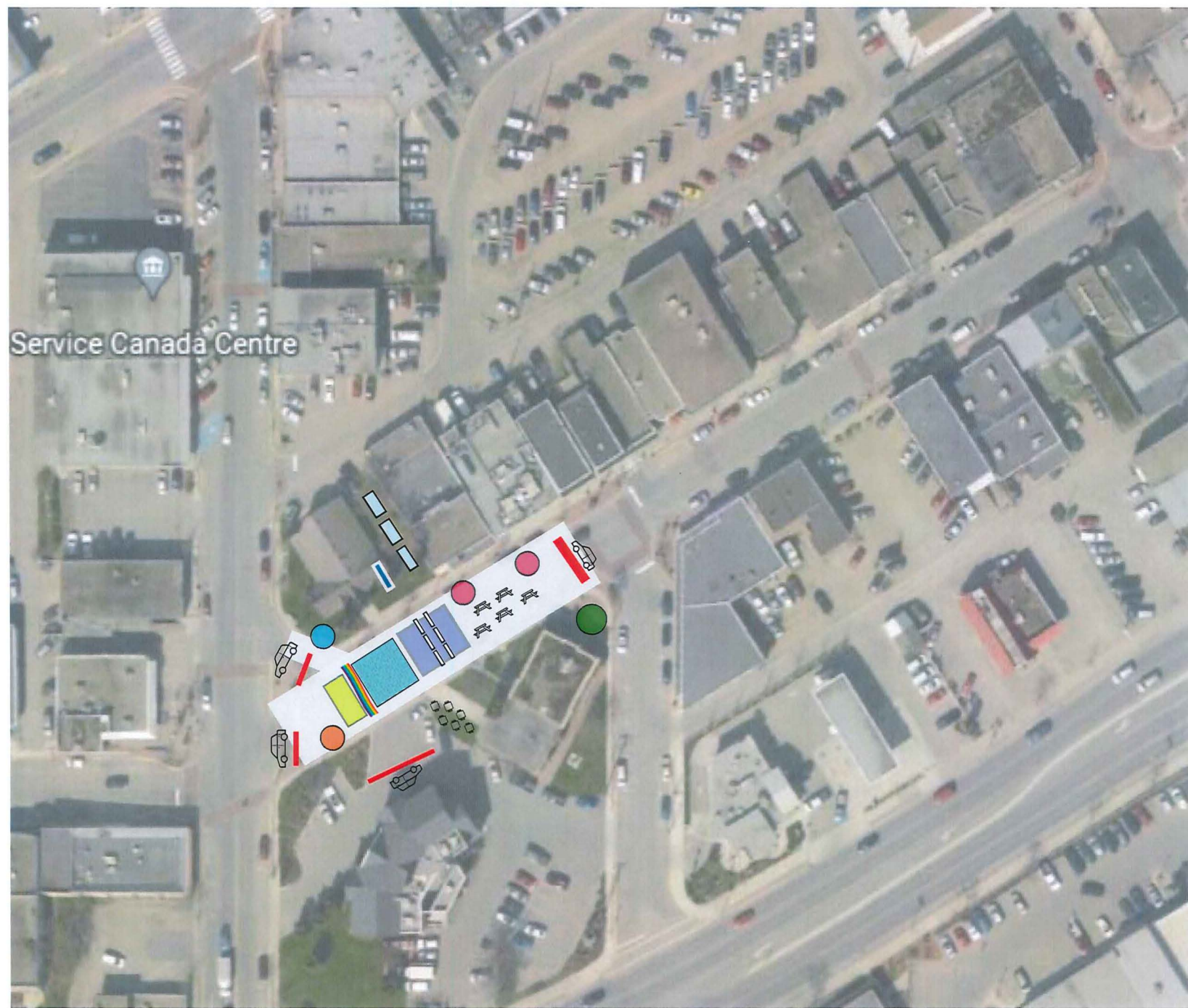
DOWNTOWN SALMON ARM  
250 SHUSWAP STREET NE, PO BOX 1928  
SALMON ARM, BRITISH COLUMBIA V1E 4P9



# LOUD and PROUD celebration

## LEGEND

- Requested Street Closure 
- Street closure / Barricades 
- Vehicle Barricade 
- Stage 
- Information / First Aid 
- Portable Washrooms 
- Dance Area 
- Audience 
- Food Trucks 
- Picnic Tables 
- Bistro Tables 
- Benches 
- KiKi / Facepaint tent 
- Sound stage tent 
- Stage Barricade 
- Performers' w/Walls 



Service Canada Centre



## Rhonda West

---

**From:** Rhonda West  
**Sent:** Tuesday, July 18, 2023 1:49 PM  
**To:** Rhonda West  
**Subject:** FW: [External] Permission request for invasive species outreach booth and trailer  
**Attachments:** Trailer Photo.jpg

**From:** Jess Booth <[jbooth@columbiashuswapinvasives.org](mailto:jbooth@columbiashuswapinvasives.org)>  
**Sent:** Tuesday, July 18, 2023 10:27 AM  
**To:** Rob Niewenhuizen <[rniewenhuizen@salmonarm.ca](mailto:rniewenhuizen@salmonarm.ca)>  
**Cc:** Darin Gerow <[dgerow@salmonarm.ca](mailto:dgerow@salmonarm.ca)>; Jon Hay <[jhay@salmonarm.ca](mailto:jhay@salmonarm.ca)>; Lara Phillips <[lphillips@bcinvasives.ca](mailto:lphillips@bcinvasives.ca)>  
**Subject:** Re: [External] Permission request for invasive species outreach booth and trailer

Hi Darin,

Thank you for the information, I imagined it would need additional approval.

Does something like this work?

I hope this email finds you well. I am writing to you on behalf of the Columbia Shuswap Invasive Species Society and the Invasive Species Council of BC with a special request. Our organizations are dedicated to raising awareness about invasive species, their impacts, prevention, and management among residents of the CSRD and BC.

We are excited to inform you that the Invasive Species Council of BC is launching an interactive trailer that serves as a mobile classroom to engage and educate the public about invasive species. This trailer features various interactive activities and informational displays, promoting best practices for stopping the spread of invasive species. While the trailer caters to people of all ages, many of the activities are specifically designed to engage and educate youth. The trailer itself measures approximately 16 feet in length, requiring additional space for the ramp at the back. We would also need access to electrical power for the duration of the event. To give you a better understanding of the trailer, I have attached a photo for your reference. Rest assured, we intend to minimize any disruption to members of the public and recreational users during our outreach activities.

In light of the above, we kindly request permission to set up our outreach booth and the trailer at the Marine Peace Park in Salmon Arm. We have carefully selected the following date and time to ensure maximum participation and minimal interference:

Date: Monday, 14th August 2023 Time: 9:00 AM - 3:00 PM

The Marine Peace Park offers an ideal location for our outreach efforts, as it is centrally located and frequently visited by residents and visitors alike. Our presence at the park would allow us to reach a diverse audience and effectively communicate the importance of invasive species management.

We assure you that we will adhere to all park rules and regulations and will be responsible for any setup and cleanup associated with our activities. Furthermore, we are open to any suggestions or recommendations from your side to ensure a smooth and successful event.

Thank you for considering our request. We sincerely believe that our outreach efforts will contribute to the well-being and preservation of the natural environment in Salmon Arm. We are eager to work collaboratively with the City of Salmon Arm to create awareness and empower the community to take action against invasive species.

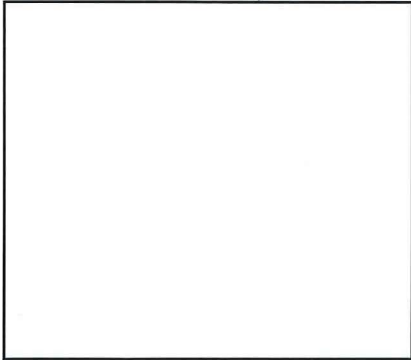
We look forward to your positive response. Should you require any further information or clarification, please do not hesitate to contact me at [your contact information].

Thank you for your time and attention.  
Yours sincerely,

**Jess Booth**, BNatResEd (Hons)

Pronouns: Her/ She

Education and Outreach Program Coordinator  
Columbia Shuswap Invasive Species Society



[jbooth@columbiashuswapinvasives.org](mailto:jbooth@columbiashuswapinvasives.org)

PO Box 2853, Revelstoke, BC, V0E 2S0

1-855-PUL-WEED (1-855-785-9333)

[www.columbiashuswapinvasives.org](http://www.columbiashuswapinvasives.org)

Executive Director, Robyn Hooper, can be reached at [rhooper@columbiashuswapinvasives.org](mailto:rhooper@columbiashuswapinvasives.org)

Field Operations Manager, Laura Gaster, can be reached at [lgaster.csiss@gmail.com](mailto:lgaster.csiss@gmail.com)

General Inquiries can be sent to [info@columbiashuswapinvasives.org](mailto:info@columbiashuswapinvasives.org)

*I humbly acknowledge that I work on the traditional lands of the Sinixt, the Ktunaxa, the Secwepemc and the Syilx.*

On Fri, 14 Jul 2023 at 16:55, Rob Niewenhuizen <[rniewenhuizen@salmonarm.ca](mailto:rniewenhuizen@salmonarm.ca)> wrote:

Hi Jess





PLAY AND PROTECT CHALLENGE

PLAY AND PROTECT CHALLENGE

STOP THE SPREAD OF INVASIVE SPECIES

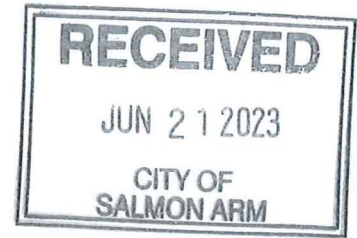
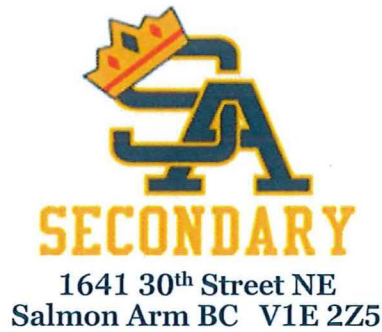
SPOTTED KANGAROO X

EUROPEAN RABBIT X

EASTERN GRAY SQUIRREL X

MADE A MISTAKE? HELPING THE BIRDY CLIMB TO THE TREE TRUNK IS A LOT EASIER THAN HELPING AN INVASIVE ANIMAL GET OFF!





City of Salmon Arm  
Box 40  
500 2<sup>nd</sup> Avenue NE  
Salmon Arm BC V1E 4N2

June 15, 2023

To Whom it May Concern:

The Salmon Arm Secondary (Sullivan) creative writing program was the beneficiary of a grant from the City of Salmon Arm, through the Shuswap Association of Writers.

Each year I compile an anthology of student writing. This year, thanks to the grant, we were able to purchase professionally bound paperbacks and hard covers at no cost to the students who submitted their poetry and short stories to the collection. Students were delighted with the resulting books which have just arrived, a quality product they will be able to cherish.

I enclose a copy of this year's anthology, *The View From Here*, in thanks for your generous contribution that made these beautiful anthologies possible.

In thanks,

Shawn Bird, BA-MEd.

Creative Writing and English teacher.





# VINTAGE CAR CLUB OF CANADA

## *Shuswap Chapter*



July 11, 2023

The City of Salmon Arm, BC

Attn: Mr. Mayor and City Council

On behalf of the Shuswap Vintage Car Club, I want to express our extreme appreciation for the use of the fabulous Marine Park for our annual car show.

The show was a great success with roughly 110 vehicles on display. Visitors from Alberta, northern BC, Kamloops, Kelowna, and all parts between took in the beauty of the park and Salmon Arm in general.

We heard of many praises for the venue location and proudly bragged up our fine city.

Again, thank you

Doug Abbott (President Shuswap Vintage Car Club)

A handwritten signature in black ink, appearing to read "Doug Abbott".

## Rhonda West

---

**From:** Erin Jackson  
**Sent:** Friday, July 21, 2023 4:00 PM  
**To:** Rhonda West  
**Subject:** Fwd: [External] Online Form Submittal: Mayor and Council

[Get Outlook for iOS](#)

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Friday, July 21, 2023 3:24:29 PM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

## Mayor and Council

First Name Doug and Debbie  
Last Name Dymond  
Address: [REDACTED] 22nd Street NE  
Return email address: [REDACTED]  
Subject: Rezoning - 341 - 361 Fraser Ave NW

Body

We wish to object to the proposed rezoning of this property. While we appreciate the difficulty of the issue for which rezoning is being considered, we submit that the issue is not a local government matter and should be deferred to the Federal and Provincial governments.

The attempt by BC Housing to draw the City into an issue that it cannot suitably address is yet another example of downloading by the province - and we have seen many. Council's own newsletter identifies Policing and Emergency Services as its single highest cost item. The proposed initiative (a band-aid on a severe wound) will only increase these costs for the City.

Amazing groups, such as the Salvation Army, Gospel Missions and other non-profit groups have repeatedly advised that short-term solutions aren't working and will not work. So why facilitate another?

If this initiative proceeds, we will, in advance, offer our sympathy to the residents of Salmon Arm who have invested dearly in homes and infrastructure in the area of the subject proposal.

Thank you for considering our submission.

Would you like a response:

Yes

**Disclaimer**

*Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.*

Email not displaying correctly? [View it in your browser.](#)

## Rhonda West

---

**From:** Barb Puddifant  
**Sent:** Monday, July 24, 2023 8:02 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Letter of Support for Proposed Fraser Ave Shelter, from Harbourfront Drive Resident

**From:** TJ Wallis [REDACTED]  
**Sent:** Saturday, July 22, 2023 3:26 PM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>; communityrelations@bchousing.org  
**Subject:** [External] Letter of Support for Proposed Fraser Ave Shelter, from Harbourfront Drive Resident

I am writing to express my support of the proposed homeless shelter on Fraser Ave in Salmon Arm.

I live on Harbourfront Drive and occasionally the residents in my building have come across someone using our outside electrical outlets to charge their cell phone. Someone used our power to boil a kettle for a cup-of-soup and left their garbage behind. For me, this is such a minor irritation.

I am not so bothered that I would deny someone housing because they've had the nerve to take shelter under cover. I share some of the neighbourhood concerns, but I believe they can be addressed by City and CMHA.

Having a shelter will mean the clients will have electrical outlets there. It will mean boiling water for soup will happen there. It will mean someone who slept rough for a long time will have a warm place to sleep. I can't object to that. In a perfect world, everyone would be housed.

My father lived on Vancouver's skid row for 8 years, not because he was a useless human being, but because he had suffered unimaginable tragedy and he coped by using alcohol and drugs. When he was ready to receive a hand up, in the form of subsidized housing in downtown Vancouver, my father recovered. He went back to work as a roofer. He remarried. He lived in that same subsidized apartment until he passed away, more than 25 years later. My father was not a failed human because he didn't have a home for so long. There is no such thing as a failed human.

I read some recent social media comments, directed toward the unhoused people who are currently set up on Fraser Ave. The commenters were reacting to a story about an assault of a man who had been looking for his granddaughter in the area. The gist of the comments was, "Those people can't be helped" or "The more you give the more they will take". There were several comments about vigilantism. Though I know Salmon Arm residents raise legitimate concerns, housed people have a duty to act within the law, too, and it is my sincere hope that what I read on social media was just hyperbole.

It is better to offer warmth and comfort than to punish those whose stories we do not know. We have a tendency to blame people for their circumstances, treat them as less than. We forget that every person has a story. Every person has value.

Surely, a shelter is the least we can do.

Sincerely

TJ Wallis

[REDACTED] Harbourfront Drive NE, Salmon Arm, BC V1E 3M3

[REDACTED]  
[REDACTED]

[Virus-free.www.avg.com](http://Virus-free.www.avg.com)

## Rhonda West

---

**From:** Alan Harrison  
**Sent:** Monday, July 24, 2023 8:00 AM  
**To:** Erin Jackson  
**Cc:** Rhonda West  
**Subject:** Fw: [External] Supporting salmon arm's emergency shelter

---

**From:** Judy Sims [REDACTED]  
**Sent:** July 22, 2023 6:14 AM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>  
**Subject:** [External] Supporting salmon arm's emergency shelter

Unhoused is a respectful shift in language to a growing crisis in pretty much every community defining people we see in tents and in doorways if we don't look away, and those we don't see who find temporary shelter without security. There are so many complex paths that can lead a person, or a family to be homeless. The time frame in which it happen can be surprisingly fast. There are multiple levels of services and shelters to hope for, the most desperate of which is safe emergency shelter in a supported, staffed environment. This isn't an act for charity, it's a responsibility of partner in government to protect vulnerable populations.

I support salmon arm moving forward in partnership with bc housing and mental health to build a shelter within walking distance to town, on municipally owned property.

Over the past many years salmon arm has been known for many things It's natural beauty, hospitality, community, comfortable livability. We've been highlighted both as a community burdened by racism and in another series of articles as a Christmas postcard. Last winter's extreme cold brought us dangerously close to being known as a town that allowed people to die of exposure for lack of a safe space. Private citizens stepped up and provided a temporary alternative.

I'm sure we all wish this wasn't an issue but it is, it is complex in causality, and it would appear it is not temporary in a societal context. Unhoused defines a state of living, how we address it, defines us.

Sent from my iPhone

## Rhonda West

---

**From:** Barb Puddifant  
**Sent:** Monday, July 24, 2023 9:14 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Re-zoning for shelter

-----Original Message-----

From: Joan Bieber [REDACTED]  
Sent: Monday, July 24, 2023 9:07 AM  
To: Barb Puddifant <bpuddifant@salmonarm.ca>  
Subject: [External] Re-zoning for shelter

Dear Mayor and city councillors,

It was disappointing to know that the city has been working on a shelter solution for the homeless for 18 months and decided not to include the citizens, especially those in the neighbourhood near Fraser Street. In March I was blind sided when the clearing began for the temporary shelter by Peter Jannick Park and was reassured it was temporary. When the first notice came out this June with the new address and it was not Narcisse Street I was momentarily relieved until I realized it was on the same lot. Also I think if the criminal issues had been dealt with at the Narcisse Street location some neighbours would be more accepting. As a tax payer I find it difficult to understand why the city enables these rough living folks by clearing and fencing a lot (that they ignore the boundaries of) providing moving services, garbage pickup, toilet and septic services, numerous fire department visits (when they start illegal fires) and security services. All this on a waterfront park and they do not pay taxes.

I agree we need a homeless shelter in Salmon Arm and ask that you consider other location options and do not pass the rezoning at this time for Fraser Street.  
Thank you for your attention.

Regards,

Joan Murdoch-Bieber  
[REDACTED] Hudson StNW  
Salmon Arm, BC  
V1E 2S1

Sent from my iPhone



**Rhonda West**

---

**From:** Erin Jackson  
**Sent:** Monday, July 24, 2023 9:25 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Online Form Submittal: Mayor and Council

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, July 24, 2023 9:15 AM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

**Mayor and Council**

First Name Phil  
Last Name McIntyre-Paul  
Address: [REDACTED] 7 Ave SE  
Return email address: [REDACTED]  
Subject: Proposed rezoning to facilitate shelter construction for unhoused individuals

Body Dear Mayor Harrison and Council,

Thank you to yourselves, City staff, and the CMHA team for all your work addressing our current crisis in housing and support for unhoused individuals and families in our community.

The complexity of the current situation was brought to a stark head this winter with our complete failure as a civic society to protect some of the most vulnerable members of our community during the coldest nights of the year. But I know an exceptional amount of work has been happening to respond, and know the solutions are not simple or without compromise.

I have reviewed the current proposal for rezoning of the site on Fraser Avenue NW and fully support the staff recommendation to rezone the property to facilitate construction of a shelter by BC Housing.

I also acknowledge the long standing, thoughtful, comprehensive, and essential work and role the Canadian Mental Health Association team here in Salmon Arm have played for our communities throughout the Shuswap. Knowing they are a key partner with us in supporting and managing the facility and programs will be essential to the long term success of the initiative. They deserve our trust, support, and gratitude.

Thank you, again, for your thoughtful and thorough consideration of this proposal. Please support it.

Sincerely,

Phil McIntyre-Paul  
Resident, Salmon Arm

Would you like a response:

No

**Disclaimer**

*Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.*

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July 24, 2023

Mayor and Council  
City of Salmon Arm  
500 - 2 Avenue NE  
Salmon Arm BC V1E 4N2

Proposed Amendment to Zoning Bylaw 2303  
341-361 Fraser Avenue NW

My name is Ted Crouch, a resident living at [REDACTED] Hudson St NW, a strata within 30 metres of the proposed rezoning application location. On Thursday June 15, 2023, a notice was delivered in person by the City's Administration Department and Planning Department staff to our residence advising the City and BC Housing were proposing a new shelter at 341-361 Fraser Avenue, NW to be open by Winter 2023.

This communication did not mention that a reading of this bylaw would take place at 8 am on Monday June 19. **This was less than 4 days before the reading and the information was actually provided from another strata in the neighbourhood.** The communication did mention that: "Working together, the City and BC Housing hope to address community concerns in advance, to help change lives for fellow residents and neighbours in critical need. The site will go through a public rezoning process this summer including a Community-Info session (early July), a Public Hearing (tentatively July 24), and other ways to be involved. Details are still being finalized'.

The communication also noted that: "If you have questions or would like to be kept informed about ways to engage, please visit [letstalkhousingbc.ca/salmon-arm-fraser-ave](http://letstalkhousingbc.ca/salmon-arm-fraser-ave) (coming soon)..." **The website link provided in the letter did not have the relevant information available at that time on this location and City staff were contacted and advised of this.**

With the limited time provided and to get up to speed on the process, I reviewed The City of Salmon Arm Zoning and OCP Amendment Process. This document provided a written overview and timeline of steps in the process. It included a site inspection of the subject property conducted by staff to identify the potential impacts of the proposal on adjacent properties. **What was written in this report?**

The process notes that after first reading of the bylaw, a Neighbourhood Meeting hosted by the Applicant may be requested by the City so immediate neighbourhood residents would be informed of the plans for the subject property. Then it could proceed to Second reading.

**Who is the Applicant for this bylaw revision? No applicant noted on sign.**

**When was the First Reading held?**

**When was the Second reading held?**

The process also clearly states that: "City Council feels strongly that neighbours of a proposed project have a valuable role to play in making suggestions which enhance development and in identifying problems which need to be addressed".

If the Applicant holds such a meeting, the City of Salmon Arm should receive written confirmation from the Applicant that the neighbourhood meeting was held. Once that is completed, then the bylaw may proceed to Second reading and if this is approved by Council it allows the process to establish a date for the Public Hearing to proceed.

**To our disappointment, a Neighbourhood Meeting was not held.**

We are now at the Public Hearing step and I believe there is a strong possibility that a critical step was missed between First and Second Reading of the bylaw rezoning application as provided in the Council Decision Process.

This oversight has left many residents with a lingering sense of unease and concern as it denies us the opportunity to express our thoughts, raise questions, and provide input on a matter that directly affects our neighbourhood's well-being and quality of life. Neglecting to hold a community meeting denies the citizens their fundamental right to participate in shaping the future of their community—an oversight we sincerely believe should be addressed and rectified.

City officials, BC Housing and CMHA representatives attending the Information Session on July 12, noted there is a sense of urgency to get something done. Bypassing one of the other essential stakeholder groups, the neighbourhood, is contrary to the City of Salmon Arm and Council's own process. This has left many of us feeling unheard and excluded from our rightful opportunity to be engaged in the decision-making process between First and Second Reading.

**For these reasons, I respectfully request that City Council reject the Rezoning Bylaw No 2303 at the Civic Address 341 - 361 Fraser Avenue NW.**

I trust in your commitment to represent the voices and interests of all your constituents and appreciate your time and attention to this matter. I look forward to continued meaningful discussion and the opportunity to foster a stronger relationship between our community and its elected representatives.

Thank you for your consideration.

Sincerely,

Ted Crouch

## Rhonda West

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**From:** Barb Puddifant  
**Sent:** Monday, July 24, 2023 10:01 AM  
**To:** Rhonda West  
**Subject:** FW: [External] Zoning Change Proposed Homeless Shelter Fraser Ave NW

**From:** David Bieber <[REDACTED]>  
**Sent:** Monday, July 24, 2023 9:59 AM  
**To:** Barb Puddifant <bpuddifant@salmonarm.ca>  
**Subject:** [External] Zoning Change Proposed Homeless Shelter Fraser Ave NW

Good morning,

I am writing city council to voice my opposition to the proposed homeless shelter at the above address. There has been a concerning lack of timely consultation with the affected residents of this neighborhood regarding this issue. Having lived next door to the current homeless camp one thing in particular has become apparent, that is a contempt for the rule of law. When the weather was cooler there was a constant need to monitor the camp for fires, the fire department would come down and extinguish the fire, and as soon as they left the homeless would relight their fire. During the shoulder season our home would fill with smoke from the fires and would smell from materials other than wood being burned. Police and Bylaw Enforcement officers are a regular presence at the camp. When we have guests we need to apprise them of the need to maintain security awareness due to opportunistic theft and break-ins that have occurred in the area since the arrival of this camp. Is there a need for a homeless shelter? Yes absolutely, however I question the criteria that serves as the foundation for the decision, the access to services could be solved by having the services required becoming more mobile. As the plan is to supply meals and cleaning services, that eliminates that need. So then why does the camp need to be in the middle of town on a premium piece of property? In closing I am disappointed that city council appears to have forgotten whom they represent and saw fit to use our tax money to build a homeless camp that in turn preys on the very taxpayers who paid for their camp.

Regards,  
David Bieber  
[REDACTED] Hudson St NW

## Rhonda West

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**From:** Erin Jackson  
**Sent:** Monday, July 24, 2023 12:21 PM  
**To:** Rhonda West; Sue Wood  
**Subject:** Fwd: [External] Online Form Submittal: Mayor and Council

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, July 24, 2023 12:15:03 PM  
**To:** Alan Harrison <aharrison@salmonarm.ca>; David Gonella <dgonella@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>  
**Subject:** [External] Online Form Submittal: Mayor and Council

### Mayor and Council

First Name Peter  
Last Name Henderson  
Address: ██████████ Hudson Way NW, Salmon Arm, BC, V1E1P4  
Return email address: ██████████  
Subject: Concerns Regarding Proposed Shelter Location (July 24 Meeting)  
Body July 24, 2023

Dear Mayor Harrison and Council,

First of all, we want to make it clear that we completely understand the complexity of our current situation, we do not have answers to put forth, but as residents of Parks and Waters Edge (#10- 350 Hudson Way NW) we can speak to the impact on our neighbourhood since the encampment has been present in our community. In an effort to make decisions that consider all community stakeholders, we would like to bring forward a number of concerns.

First of all, our neighbourhood/strata has frequently reached out asking for support as we have noticed that there has been



a noticeable absence of following current bylaws. The city of Salmon Arm clearly states, "No person shall on any day before seven (7) o'clock in the forenoon or after ten (10) o'clock in the afternoon make or cause, or permit to be made or caused, any noise in or on a public or private place which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of any person or persons in the neighbourhood or vicinity". It goes on to repeat the bylaw that commits to maintaining the, "comfort of individuals or the public." It is important to note that at this point, there has been a significant decrease in individuals (tourists and residents) using Peter Janek Park, an increase in litter and drug paraphernalia, a rise in theft, consistent noise infractions, and a lack of respect for private and public property. We are feeling unsafe, unsupported, and unwelcomed in our own homes.

These concerns don't only impact residents living near the current encampment; our businesses, tourist industry, and youth are also affected. Our daughter teaches at the local high school and has heard numerous reports about students accessing drugs and paraphernalia in the park, away from the view of the street. Should we consider having a more centralized location with higher visibility for the proposed shelter? I, Kathy, work at the Churches Thrift Store and frequently am finding people sleeping on our property, stealing items, and going through donations after hours leaving a large mess for the employees to clean up. How can we ensure that people and property are also secure and safe?

Of highest personal concern, is our neighbourhood. We moved to Parks and Waters Edge to celebrate the hard work that we put forth earlier in our lives. We are among the younger members of our neighborhood. Most gated, lake-side communities are 55+ and have chosen to retire in an environment that is peaceful and private. We have neighbours who have vision and hearing loss, dementia, and mobility issues. We are extremely concerned for the safety of people that we care about. There has been frequent theft from our private properties, aggressive interactions, and a noticeable concern for the mental wellness of our homeless community. We understand that the proposed shelter will provide security at the shelter, but what type of security will we be offered as neighbours? This needs to be considered seriously as we have not been consulted with to hear about the current encampment situation. We recognize that a facility functions much differently than an encampment, but it would be foolish and naive to assume that some of the behaviours that are currently being practiced won't carry on and need to be addressed in the

future.

Lastly, we have a number of questions that we would like you to consider as you move towards making a decision for placement of a homeless shelter in town:

How will shelter security and community supports ensure that paraphernalia and drug use don't impact residential areas?

What other sites have been considered at this point? Why were they determined to be unfit?

If this has been an 18 month search, why were community members not informed?

What type of services are being offered and added to address our current crisis with addictions in our community? What funds are being put forward to increase education, information, and prevention of drug use and mental health supports?


Will encampments still be present when a physical structure is built? What bylaws will be introduced to ensure that the safety, property, and peacefulness of lakeside parks are maintained? Have you considered the demographics of the community you are placing this shelter in? The proposed placement includes some of the most vulnerable members of our community.

Has the impact on residential property value been considered? There will be a negative impact on our housing value.

In closing, we would like to strongly request that you reconsider the placement for the current proposed shelter. We feel that the information we have brought forward demonstrates that we are not, yet, at a place to firmly decide that this is the best fit for this important addition to our community. Just because it could work, does not mean that it is a good option. In reflecting over the process, communication, and concerns it seems as though there has been limited involvement of all stakeholders and we would like to ensure that the voices of our neighbourhood are being heard, valued, and considered.

Thank you for taking time to hear our concerns. We move forward with trust and hope recognizing that we are members of a community who value each voice.

Sincerely,  
Peter and Kathy Henderson

 Hudson Way NW  
Salmon Arm, BC  
V1E 1P4

Would you like a response:

Yes

**From:** Lorraine Farrell <[REDACTED]>  
**Sent:** July 24, 2023 11:49 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] Homeless shelter

Good Morning

I am writing to express my concern over the location of the homeless shelter.  
Has council requested the planning dept to explore multiple options for the relocation?  
Has a feasibility study been done on potential options?  
This is a pretty big decision to be made and to allocate tax payers money without adequately exploring options and giving the community sufficient time to respond.  
The waterfront is home to a population that is quite a bit older and therefore more vulnerable than the average population in town.  
I feel that the city is putting their most vulnerable community members at risk as a result.

Thanks  
Lorraine Farrell  
Sent from my iPad