

TEMPORARY USE PERMIT SUBMISSIONS

(File No. TUP 19-05)

NO.	Date RECEIVED	Time RECEIVED	RECEIVED FROM
Submissions included with Temporary Use Permit Report to Council			
1.	December 1, 2019	9:49 a.m.	Jennifer Bond
2.	December 1, 2019	10:34 a.m.	Jason Lloyd
3.	December 1, 2019	10:51 a.m.	Olivia Bravi
4.	December 1, 2019	10:59 a.m.	Heather & Stephen Youl
5.	December 1, 2019	1:32 p.m.	Katherin Kim
6.	December 1, 2019	4:05 p.m.	Keri Marples
7.	December 1, 2019	6:30 p.m.	Katherine Olson
8.	December 1, 2019	7:46 a.m.	Laura Bowers
9.	December 2, 2019	12:02 a.m.	Noa Shkedy
10.	December 2, 2019	12:38 a.m.	Francine Laimana
11.	December 2, 2019	9:56 p.m.	Anthony Bowers
12.	December 2, 2019	10:22 p.m.	Christopher Gallivan
13.	December 2, 2019	10:26 a.m.	Shannon Gallivan
14.	December 3, 2019	6:07 a.m.	Susan Kirwin
15.	December 3, 2019	6:22 a.m.	Corrie Baker
16.	December 3, 2019	7:05 a.m.	Shannon Gallivan
17.	December 3, 2019	8:23 a.m.	Davin Mortier
18.	December 3, 2019	9:54 a.m.	Melissa & Derrick Kish
19.	December 3, 2019	10:49 a.m.	Jason Lloyd
20.	December 3, 2019	1:34 p.m.	Ruth Sinkevicius
21.	December 3, 2019	2:05 p.m.	Byron Cook

TEMPORARY USE PERMIT SUBMISSIONS

(File No. TUP 19-05)

22.	December 3, 2019	2:41 p.m.	Kendra Soukeroff
23.	December 3, 2019	2:44 p.m.	Trevor Lynch-Staunton
24.	December 3, 2019	3:52 p.m.	Janice Mortier
25.	December 3, 2019	4:13 p.m.	Barry Wellings
Submissions included with Late Items Agenda			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
Submission received after Late Items Agenda deadline			
35.			
36.			
Submissions received at Temporary Use Permit Meeting			
37.			

Collette Beggs

Subject: RE: Stevens Rd Winter Shelter

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Jennifer Bond

Sent: December-01-19 9:49 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Stevens Rd Winter Shelter

I would like to address my concern on behalf of myself and my community, on the proposed Stephens Rd winter shelter. This past year our community has seen a rise in issues regarding homeless camps in our area. We had a camp start up in a wooded area nearby, this camp grew rapidly and we started to find that people were using our power and water, breaking into our vehicles, stealing from our property, leaving behind garbage, needles and drug paraphernalia. We were concerned for the safety of our children, our homes, and our property. At one point their Camp caught fire and posed a major risk to our homes. Help from the RCMP was basically non-existent. Despite many calls, we were told to call West Kelowna bylaw, and despite being packed up and sent out they just kept returning. While the proposed shelter is supposed to help this issue we fear that it may perpetuated as many will head this way to seek shelter, but will find it full and be looking for a place close by to wait for it to come available. The proposed area is within close proximity to three elementary schools, Hudson Elementary, Mar Jok, and Rose Valley. This is a major concern and should be strongly considered to find a space that is not near children or schools. Having at least two staff members on site at all times for a camp with 40 or more people with drug and mental health issues is not adequate and has already been made clear that there will be no extra help from the RCMP. It is obvious that a solution is needed to help the homeless population and find a place to stay, However it needs to be considered that this location is not adequate. There not enough amenities close by for them to get food and supplies. Transit is also an issue in this area. We hope that Council will strongly consider the impact to our community and the statistics on crime in areas where the shelters are placed. More time is needed to find a better solution for both residents and the homeless population in need of help.

Origin: <https://www.westkelownacity.ca/en/index.aspx>
-----This email was sent to you by Jennifer Bond <[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: Location of west kelowna homeless tent city

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Jason Lloyd

Sent: December-01-19 10:34 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Location of west kelowna homeless tent city

Hi

I would like to Express my sincere disappointment with city administration selecting an area close to residential and commercial for this location. I purposely chose to purchase our family home in Rosevalley for the great family neighborhood location and community feel. I want to strongly Express my disagreement in having this location which will ruin our beautiful clean Rosevalley neighborhood with people that do not care about our beautiful community and will increase crime and litter the area. Please respect the tax paying citizens opposing this location and please move to another area.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Jason Lloyd<[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: homeless camp on Stevens rd

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Olivia Bravi

Sent: December-01-19 10:51 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: homeless camp on Stevens rd

Hi there,

I do not approve the camp that is supposed to go up just down the road not only by child's school, but also my in home daycare, my own home. Rose Valley has enough petty crime with break ins I don't think we need more. What makes the city think that its completely okay to put up a camp of homeless people (who do crime and drugs it is proven that is what most do) neighbours with a before and after school program and 800m from an elementary school with innocent and vulnerable children. With a partner who works for the RCMP in kelowna, and the stories he comes home with about the homeless and what they have done to not only each other but the property around them I do not want this camp anywhere near my family, my business or my neighbourhood. I do agree that they need shelter and deserve to stay warm...but not in RoseValley. Can they not set up a temporary camp where the firefighters put up their tents in the summer? That will be close to way more amenities than they will have down on Stevens rd, I do not think they need to be placed right in a beautiful residential area. Our insurance will go up, our property value will drop because why? because the city found a spot that is vacant? How is that fair to us hard working families who decided to live in a beautiful area that the Mar Jok family built us. We have no control over what the city does, but please take the hundreds of hard working families into consideration in this area before you place this tent city up. Brown rd was only supposed to be temporary..it is still up why? We know how Stevens rd will turn out "temporary" but turn into a permanent spot.

Our children do not deserve this.

Thank you for your time

Olivia Bravi
[REDACTED]-----
Origin: <https://www.westkelownacity.ca/en/index.aspx>
-----This email was sent to you by Olivia Bravi<[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject:

RE: Stevens Road Homeless Shelter

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Heather and Stephen Youl

Sent: December-01-19 10:59 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Stevens Road Homeless Shelter

Hi There, I am just writing to voice my concerns about the proposed Stevens Road location for a homeless shelter this winter.

My family just moved from Vancouver this month, so we are well aware of the difficulties cities face with homelessness and affordable housing. And therefore we are well aware that these kinds of facilities are necessary; however, I feel that this is truly not the right spot for this kind of facility. Many people in Rosevalley are NIMBY about it as they are worried about the safety of their homes and property. But I am worried because this facility is not near any possible transit, government facilities or services that are needed to support this group of people. It is just shoved away in a corner of an industrial area where out of sight is out of mind. If we want our homeless to change, beat addiction, and become part of our community, they need to be part of the community. Not hidden pariahs. If they can't access public transit easily then they are not going to be able to reach any of the services that are available such as the WorkBC office on Gordon in Kelowna or in West Kelowna on Louie Drive.

So thank you for your time, and I hope you take that insight into consideration as we feel that our homeless deserve more than just a roof over their head.

Heather & Stephen Youl

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Heather and Stephen Youl <[REDACTED]> through
<https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: Location of homeless shelter concerns

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Katherin kim

Sent: December-01-19 1:32 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Location of homeless shelter concerns

My family is worried for our safety and the threat of more break ins in rose valley. Please reconsider the location. It needs to be near supportive services and transit.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Katherin kim<[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: Stevens Road homeless shelter

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Keri Marples

Sent: December-01-19 4:05 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Stevens Road homeless shelter

I understand that the homeless need somewhere warm to sleep, but right next door to a church that provides after school care to children from the 3 elementary schools in the area?? As the mother of one of the children in after school care at Sunridge, I find this very concerning and an unacceptable location.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Keri Marples<[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject:

RE: Proposed homeless shelter location

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Katherine Olson

Sent: December-01-19 6:30 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Proposed homeless shelter location

West Kelowna absolutely needs a cold weather shelter for the homeless but putting it in a location that's near nothing but the suburbs is just asking for an increase in crime. There's a liquor store, TWO elementary schools and a daycare close to this site which is hugely alarming. There is nothing in walking distance for these people to use, such as grocery stores, resources, help etc. PLEASE reconsider this location as it's going to put many children directly in harms way and the increase in crime to residential neighbors will likely skyrocket. STOP this before it's here. There has to be a more centrally located location for this to happen.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Katherine Olson <[REDACTED]> through
<https://www.westkelownacity.ca/>.

Collette Beggs

Subject:

RE: Attention City Clerk

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Laura Bowers

Sent: December-01-19 7:46 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Attention City Clerk

The council needs to seriously consider the side effects of bringing homeless population into an area where there is currently zero homeless population. A downtown core with the appropriate facilities, services, security, grocery, food bank, and transit is the only acceptable location for a temporary or permanent homeless facility.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Laura Bowers<[REDACTED]> through <https://www.westkelownacity.ca/>.

To West Kelowna Council,

As a resident of Rose Valley, I need to express my concern and opposition to creating a winter shelter in the neighbourhood. Bringing homeless population into the Rose Valley neighbourhood, when there is no services, grocery store or adequate transit to access these services makes no sense. Crime is known to increase in areas with regular homeless population, decreasing our house values, increasing our insurance rates and claims. Not to mention the beautiful new sports facility next to Mar Jok would be at increased risk for being vandalized, and becoming a congregation spot for the homeless population. I also have concerns about attracting more homeless from the Kelowna and surrounding area considering the selected location is so close to the bridge. I want my taxpayer dollars to go towards rehabilitating the current homeless population of West Kelowna, and West Kelowna only.

The council needs to seriously consider the side effects of bringing homeless population into an area where there is currently zero homeless population. A downtown core with the appropriate facilities, services, security, grocery, foodbank, and transit is the only acceptable location for a temporary or permanent homeless facility.

Sincerely,

Laura Bowers



930 Westview Way

West Kelowna BC

V1Z 3Y9

Collette Beggs

Subject: RE: Homeless park on Stevens Rd

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Noa Shkedy

Sent: December-02-19 12:02 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Homeless park on Stevens Rd

To whom it may concern:

I've recently learned that there is a plan to open a shelter for homeless people on Stevens Rd, just next to our neighborhood- Rose Valley.

I would like to beg you to reconsider! All though I understand the importance of helping the homeless people, please reconsider the location. This is NOT a suitable location for people that are struggling with drugs and potential diseases. This location is just adjacent to an after school program and 3 elementary schools!!

There is No grocery stores near by.

There is a liquor store, a pharmacy, pain clinic and vet clinic in a walking distance. All these facilities carry alcohol/ drugs!

This location just doesn't make sense.

I was wondering if the location behind Johnson Bently pool is better, or the large field where Westside Daze carnival used to be held. This is closer to stores , medical clinics, less residential population density and no adjacent schools/daycares.

Please reconsider this decision, this catastrophic move for us residents of Rose Valley.

We love and support the city of West Kelowna and this feels like a buck stubbing.

This is not safe for our kids. This is not the right environment for homeless people.

We would love to help organize a very needed shelter but in a different location.

Please please please reconsider 🙏.

Thank you for taking the time and read. I would really appreciate your cooperation and understanding of our concerns and anxiety.

Noa Shkedy

Origin: <https://www.westkelownacity.ca/en/city-hall/contact-us.aspx>

This email was sent to you by Noa Shkedy<[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: Opposition to Homeless Shelter's Proposed Location

From: Francine Laimana <[REDACTED]>
Sent: December 2, 2019 12:38 AM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: Opposition to Homeless Shelter's Proposed Location

Dear Mayor and Council,

I am writing to voice my opposition to the site at 1160 Stevens Road being used as a homeless shelter.

This is located directly beside Sunridge Church which is home to an after-school program and daycare. My son attended here when he was younger. It's a wonderful place for children. The proposed location is also in close walking proximity to THREE elementary schools. Kids walk and bike to school and to the nearby convenience store at Chevron, located right across the street.

Bodyshop Fitness is located nearby at 1060 Stevens Road. They run programs for children and teens. The kids run on this road for exercise. My son is a member of the teen program. I do not feel it will be safe for him to participate any longer should a homeless shelter be located where it is being proposed.

There are very few amenities in this area for the homeless and there is limited public transportation. This will no doubt increase loitering at the few nearby businesses including A&W and the Chevron gas station/convenience store. This will harm their businesses which and be a deterrent to the neighbourhood.

The fact that such a camp is being considered in such close proximity to a large residential neighbourhood is not well thought out. We have parks and trails that are frequented by CHILDREN and citizens looking to stay healthy, care for their bodies, hike, bike and enjoy nature. That's the reason many people move to this area and spend money on homes. I submit that this proposal will see people doing illegal drugs in these areas; leaving needles behind, committing theft to feed their habits, putting clean living taxpayers in harms way.

A news release on KelownaNow reads that a government release says "Safety of the residents and the community is a top priority and WKSS is an experienced housing provider committed to being a good neighbour". I have been advised there will be no extra RCMP patrols in the area. To introduce the problems and dangers this type of facility will bring, at VERY minimum, an RCMP officer should be on patrol 24/7. Yet, nothing is being offered in this regard? They say "Part of this commitment includes communication with the neighbourhood, identifying guest expectations, rules and regulations, and addressing concerns in a timely manner." That does not sound proactive enough to me.

I understand there will be fencing, 2 staff members on-site and cameras on-site for security. Will they also permit illegal drug use? What about during the day? Where will these people go? Who will be monitoring their whereabouts and what they are doing? Will they be permitted to run free in Rose Valley come morning? Where will they meet their drug dealers? Will we have more drug dealers frequenting the area? Drug dealers who like to prey on our youth to increase their client base? What is the plan for that?

A large percentage of West Kelowna's children live close by and attend either Rose Valley, Mar Jok or Hudson Road elementary schools. Hudson Road specifically is only 800 meters away - 800 meters! I believe it is your duty to make decisions that help protect our children from these things. These are West Kelowna's children, our future. They should not have to deal with this in their backyard.

Addicts steal to feed their habits, period. They do what they need to regardless who it hurts. This is not an unfair assumption. I have the experience to know this. The RCMP agrees that these types of facilities invite more crime. Home insurers often increase rates in areas near these types of facilities. There is a reason for this – CRIME. We will have

more crime. We may have to pay more for home insurance. There are many tax paying citizens in this area. Good, clean living tax paying citizens. This is not right.

The homeless population inevitably has a high rate of drug use and mental illness. It is unfathomable to me that plunking them right beside a residential neighbourhood is even being considered.

Some have mentioned the field near McDonald's in West Kelowna as an option. At first glance, this seems like a good spot to me. There are less homes nearby, the closest school is a fair trek and it is closer to the services the homeless population needs to access (we do not even have a grocery store in Rose Valley, for goodness sake). I believe the field is only used in the summer for firefighters and this homeless shelter is temporary, right? It should be closing in March from what I've read. I do have concerns there will be a push to lengthen the term or make it permanent and that it's being submitted as "temporary" to allay concerns and get approval.

It breaks my heart when I think of our Rose Valley kids heading to school or down to the convenience store at Chevron to grab a slushie and running into someone tweaked out on drugs, spewing profanity, committing lewd acts or whatnot. And this is not prejudice. I've seen it. I know, you know, we all know, this is common behaviour for this population. For example, I understand members of our homeless population where having sex in front of a window at Heritage Retirement Residence earlier this year. Right in broad daylight. When confronted their attitude was it is their right. They need to do it somewhere and since they are homeless, it's wherever they please. There is no care for the seniors witnessing it and how it may affect them, or if a child may have been visiting their grandparent and was traumatized. Not to mention it is illegal. They are also using the restroom at Whiskey Jacks as their own personal boudoir doing disgusting things. Friends of mine, regulars at the pub, are reluctant to use the bathroom there because of it. They've been taking their business elsewhere. Save-On-Foods has had to up security measures etc etc. And it is being proposed that 40 people, some with these attitudes, many addicted to drugs or mentally ill be introduced to Rose Valley? Please do not let this happen. Please find a more suitable location and push for things like rehab, mental health facilities and enforcement of the law including arrests and prosecution of all crimes. This is the road to bettering West Kelowna.

I live in Rose Valley. My husband and I work hard and pay our taxes. We do not want a homeless shelter here. As tax paying citizens of West Kelowna, we and kindly ask that you take our opinion into consideration when BC Housing submits their application on December 10th.

Thank you so much and hoping to hear back from you,

Francine Laimana



Collette Beggs

Subject: FW: Another Location Necessary for Rose Valley Shelter
Attachments: Attention West Kelowna City Council - No Rose Valley Shelter76277ea7-d415-48e8-b9a7-3e0a5df3fddd.pdf

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Anthony Bowers

Sent: December-02-19 9:56 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Another Location Necessary for Rose Valley Shelter

Downtown West Kelowna has the appropriate long term services, food bank, grocery store, and transit to continue to well serve the small homeless population of West Kelowna. Rose Valley does not have any services: poor transit, no grocery store, amenities, or employment services.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Anthony Bowers <[REDACTED]> through
<https://www.westkelownacity.ca/>.

Anthony Bowers
930 Westview Way
West Kelowna, BC
V1Z 3Y9
[REDACTED]

Attention West Kelowna City Council,

West Kelowna Council needs to rethink the location of the homeless shelter location proposed at 1160 Stevens Road in West Kelowna. Currently Rose Valley is a well sought after location to live in West Kelowna. We have several excellent elementary schools, our parks/trails are pristine, there a new multi-million dollar sports facility, the houses are nice, and people feel safe to let their children out to play or go for a walk with their dog. If we introduce a homeless population, where there is none, it will change the look, feel and safety of our community.

If the proposed site goes through, homeless will have to catch transit at the Ross Road circle or at the base of Hudson Road Elementary. This is a big safety concern for the children in the area and will deeply effect the small businesses who have opened their doors in Rose Valley for years. We already know the effect to businesses when these centres are brought into a community, as seen on Brown Road in Westbank, and Leon Street in Kelowna. Many of these businesses have suffered undo hardships and are forced to relocate. Not to mention, many of these business in Rose Valley, and the schools in the nearby area were not even informed of this proposal.

If council wants to keep Rose Valley and West Kelowna seen as an attractive and safe place to live we need to keep any homeless shelters condensed to the downtown West Kelowna area. We want the good families to stay in West Kelowna, and the small business to continue to stay in West Kelowna, paying their commercial taxes.

Downtown West Kelowna has the appropriate long term services, food bank, grocery store, and transit to continue to well serve the small homeless population of West Kelowna. Rose Valley does not have any services: poor transit, no grocery store, amenities, or employment services.

Pick another place to put this homeless shelter. Rose Valley is simply the wrong neighbourhood.

Sincerely,

Anthony Bowers

Collette Beggs

Subject: RE: Shelter

From: Chris G <[REDACTED]>
Sent: December-02-19 10:22 PM
To: mayorandcouncil@westkelownacity.ca
Cc: info west kelowna <info@westkelownacity.ca>; chris.oliver@westkelowna.ca
Subject: Shelter

December 2, 2019

Attention: City Planner for Council meeting December 10, 2019

City Council for your review:

It was brought to my attention via a neighbor that there is a proposal for a homeless shelter on Stevens road. I strongly disagree with this proposal.

This site has no community nor social services.

According to your own 2018 report there are no homeless in this area. Why would you want to move them in to an area with no services?

Why not choose a location near the amenities they need.

Our busing system on the westside is subpar at best, putting them in between Kelowna and westbank, for a 30 minute ride to get anywhere just is not justifiable.

My kids don't even attend the nearby schools but it would be wrong for me not to advocate for a child's best interest. Putting this here puts too many children at risk.

Thanks,
Christopher Gallivan
[REDACTED]

Collette Beggs

Subject: RE: City clerk for meeting re homeless shelter dec 10

From: shannon gallivan <[REDACTED]>

Sent: December-02-19 10:26 PM

To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>; info west kelowna <info@westkelownacity.ca>

Subject: City clerk for meeting re homeless shelter dec 10

please see attachment PDF for full content.....

I'm not debating that we desperately need this service but please consider the impact on the immediate neighboring children, businesses, neighborhood and community as a whole. I am asking that you consider a more appropriate location than the current proposal at 1160 Stevens Road. In the end, if approved you are displacing homeless persons to an area distant from essential services and into an area that currently has a non-existent homeless population. The community members adjoining the complex will undergo hardships as a direct result of your decision. In the future, engage the community encourage applicants to engage the community. We as a community want to aid in a solution but pushing this through with the so many unanswered grey areas as leaders would be objectionable. I look forward to being able to provide input into a more appropriate location should council engage its community members instead of instinctively pushing this application through.

please see attachment PDF for full content.....

December 3, 2019

Attention: City Clerk

Re: Council meeting December 10, 1:30pm

For your consideration,

In regards to a temporary land use application for a homeless winter shelter to be assembled at 1160 Stevens Road of West Kelowna, BC., as current C4 zoning does not permit shelter use.

1. The application states for a time period of 6 months, BC housing claims to deconstruct the compound in March 2020. Yet with a 6 month permit in place the end date is well past the winter season and into the summer month of June. What is the game plan then? You built it, they came, now where do they go?
2. What safeguards are in place to ensure this doesn't become permanent placement like the shelter they opened on brown rd. that was supposed to be temporary till April 2019, yet it's still operational. How are you going to make certain that the temporary use permit ends on the proposed date when the current bylaws allow this to be extended to three years (According to Chris Oliver, city planner).
3. On December 2, 2019. 11:30am in a phone conversation with West Kelowna RCMP Sargent Glenn he claims to have no knowledge of the current proposal.
4. December 2, 2019 an email from Rick Oliver, Assistant Superintendent Central Okanagan Public Schools, reads that the school district has not be notified of the proposal. This location is 800 m to Hudson road elementary school yet no one notified the school? Should you require the original email from Dr. Oliver please inquire.

December 3, 2019

5. Directly next door is the Sunridge afterschool child care facility located at 1190 Stevens road. There are no measures in place by the applicant nor the city to protect our most vulnerable population; our children. Isn't the safety of our children paramount? If approved you are putting these children at risk and imminent danger.
6. On November 30, 2019 in conversation with Alex from Capri Insurance West Kelowna, he ascertains that residents in the direct area can expect to see an increase in comprehensive automobile insurance and an increase in home owner's liability insurance as a direct result of this type of housing being in the postal code area. If this proceeds businesses, home owners, and tenants in the direct postal code area are going to pay even higher premiums to maintain insurance policies to protect their assets.
7. December 2, 2019. The fire Chief Jason Broland informed me via telephone that the frequency in calls to the brown road location has increased and as such he expects that calls will also increase to the proposed area.
8. On the application there is no consideration for any security, RCMP funding, nor neighborhood security measures to be implemented by the applicant.
9. This location has a car dependent score of 32, and a somewhat bike-able score of 24, and an almost non-existent transit option as they keep cutting the services in this area. There are no grocery stores, and the Food Bank location at 2545 Churchill road is an estimated walk of 1 hour 29 min. or 34 min bus ride.
10. The procedures bylaw 0260, the notification distance portion has been unchanged since incorporation (according to Chris Oliver, City Planner) and lacks respect for neighbors feedback and informing the community of proposed change, as mail outs did not venture much further than the mandated 100 m. This is concerning as the applicant

December 3, 2019

failed to host any public information meetings as recommended in Bylaw No. 0260, section 9.1 that encourages as a best practice to hold public information meetings prior to the application being considered by Council.

11. The 2018 Westside Point-in-Time Count Report, page 9, Figure 2. Illustration of identified temporary shelters or camps on the Westside. This map indicates 0. There are NO homeless persons in the Rose valley, Lakeview height, or west Kelowna estates demographic areas according to this data. You have the data to where the homeless are located and where the services are
12. In addition, the Point-in-Time Count Report indicates that all services for assistance including hot lunch programs, outreach services are located on or near brown rd. This is about 1 hour 25 min walk. Or 34 min bus ride. Yet the public hand out reads "close to public transit, accessibility to existing community and social services". I guess a 85 minute walk is acceptable to access existing community and social services.
13. I had the opportunity to speak with BC Housing Vice president Sara Goldvine December 2, 2019. Unfortunately, she could not answer any of my questions. This is very concerning that a person in her position cannot answer straight forward questions that apply to this situation, such as how many units are to be installed or how many beds are in each unit. I have forwarded my email to her office upon her request but have only received a generic community email attachment out as a response and I quote "We are working with the City of West Kelowna and the West Kelowna Shelter Society to respond to your questions and will provide you with a response as soon as possible." Many of my questions continue to remain unanswered. If BC Housing cannot answer questions about their own project and deflect to the City to answer them then who is accountable? Who do we as a community turn to to ask when questions arise? Furthermore who is going to respond if there are issues that arise? Should you require the original email please inquire.

December 3, 2019

I'm not debating that we desperately need this service but please consider the impact on the immediate neighboring children, businesses, neighborhood and community as a whole. I am asking that you consider a more appropriate location than the current proposal at 1160 Stevens Road. In the end, if approved you are displacing homeless persons to an area distant from essential services and into an area that currently has a non-existent homeless population. The community members adjoining the complex will undergo hardships as a direct result of your decision. In the future, engage the community encourage applicants to engage the community. We as a community want to aid in a solution but pushing this through with the so many unanswered grey areas as leaders would be objectionable. I look forward to being able to provide input into a more appropriate location should council engage its community members instead of instinctively pushing this application through.

Sincerely,

Shannon Gallivan,



Collette Beggs

Subject: RE: Proposed shelter Stevens Road

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

From: Susan Kirwin <[REDACTED]>
Sent: December 3, 2019 6:07 AM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: Proposed shelter Stevens Road

Hello,

I'd like to submit my concerns about the proposed shelter location on Stevens Road.

The area is predominantly industrial, with few amenities or transportation options. There are also few services the persons who would be using the site would need. I suggest this would lead to more local impact with socially unacceptable behaviours.

If the location were closer to the services such as Interior Health, food & convenience stores, coffee shops etc, there may be a reduction in these socially unacceptable behaviours. I believe, if this is truly temporary, that the open field area off Hwy 97 & Gellatly Rd behind the A&W would be much more suitable.

Alternatively, the property already fenced that had been slated for the Urgent Care Clinic would also work well due to it's proximity to the Westbank downtown area.

Please reconsider the Stevens Road location as it would strand these vulnerable persons in a low-service area.

Thank you.

Sincerely,
Susan Kirwin
1170 Starlight Crescent
West Kelowna
[REDACTED]

Sent from my iPhone

Collette Beggs

Subject: RE: Homeless Shelter on Stevens Road

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Corrie Baker

Sent: December-03-19 6:22 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Homeless Shelter on Stevens Road

To Whom it May Concern,

I am against a the proposed site of a homeless shelter on Stevens Road for the following reasons:

* more barriers for the homeless due to lack of transportation (very limited buses), no grocery store close by, no emergency services, no counselling-substance abuse services, no recreation services close by ...

*stats show there is an increase in crime around homeless shelters, resulting in increased insurance rates and potential decrease in property values *within walking distance of schools, play fields *overall it's simply an inappropriate area for a homeless shelter ... what about the Westbank campground or any of the other acres of open land around Westbank which is closer to services???

Sincerely,
Corrie Baker

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Corrie Baker <[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: Unanswered questions re stevens road

From: shannon gallivan <[REDACTED]>

Sent: December 3, 2019 7:05 AM

To: Sara Goldvine <sgoldvine@bchousing.org>; Community Relations <communityrelations@bchousing.org>; MayorAndCouncil <mayorandcouncil@westkelownacity.ca>

Subject: Unanswered questions re stevens road

Re: 1160 Stevens road winter shelter proposal

I can not find the following information if you so kindly provide the answers to the questions below it would be appreciated.

For those who choose not to use the shelter from West Kelowna, will you open the beds to surrounding communities?

How will it be determined who gets a warm bed and who remains cold?

How will this process not increase our West Kelowna homeless population count?

To illustrate: If 5 persons choose to not use your services and 5 homeless fill the beds say from Kelowna, our homeless count is now +5

Why was this location chosen? It is a car dependant score of 32 - most errands require a car and a somewhat bike able score of 24 as there are limited biking paths. In addition there is next to no busing services as transit continues to reduce services to this are. There are no local grocery stores and no community or social services. There are currently NO homeless populations residing in the west Kelowna estates, rosevalley or lakeview heights area as indicated in the 2018 data from the PIT count.

What measures will be taken to protect children in the direct area, those of which are the most vulnerable in our population our children. There is a youth group and day care next door and the Hudson road elementary 800m away.

Can you please confirm that you were 100% successful in connecting with every business and or residence within 100 metres?

Have you connected with the local RCMP, ambulance, fire departments and essential services to ensure they have the capacity to adequately service this facility?

Have you consulted with the local school board?

I see that pets are permitted at this proposed site. RDCO has a zero tolerance for unlicensed dogs. How are prepared to deal with this?

In addition only three dogs are permitted on a property without a kennel license. In anticipation to meet your clients needs to support the housing of their dogs will there be a kennel license application?

Food is to be brought in. What environmentally sustainable requirements are in place?!
What surface are foods going to be served on? Paper plates? Plastic forks? What are the materials being used and how will they be disposed of?

How many portable units are scheduled to be operational? and how many beds per unit?

How many staff will be onsite and at what hours? What form of education at a minimum do you require for these staff?

There were currently postings for job opportunities at the brown road west kelowna location, Have adequate staff been sought out to ensure you meet the designated staff for this compound?

After speaking with my Insurance provider it is likely my home and auto insurance rate will increase due to having this located in my geographical area, is there any consideration for reimbursement if there is an increase that will arise directly because of this chosen location?

What are the historical statistics for increased crime in the neighborhood for operating a compound like this?

What services are being made available on site by Interior Health?

Why was the minimum done (only getting in touch within 100m of the compound) why wouldn't you want to collaborate with the community and get community input?

Why is this such a reactive approach, its now well into winter, isn't a pro active approach more beneficial to the homeless population you serve?

Why is a more permanent housing space being looked at? I see the one on brown rd was only to be operational till April 2019 yet it remained open, would it not make more sense to combine the resources and find a larger more suitable location? (The brown rd location is awful as well). Will you be asking to extend the temporary use permit for this location in the future?

How much is being paid to rent the space? And to who? I am sure I can make a separate inquiry if need be under the PIPEA. Or do a personal request to the land titles office if needed.

A response prior to the city council meeting on December 10, 2019 would be appreciated.

Thank you in advance,

Shannon Gallivan

Collette Beggs

Subject: RE: City Clerk

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Davin Mortier

Sent: December-03-19 8:23 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: ATT: City Clerk

Hello,

I am writing in regards to the proposal to install temporary shelter facilities at 1160 Stevens Road. I and many in the community strongly oppose this. Here are logical reasons this does not make sense in any way.

- 1) Rose Valley does not currently have a homeless problem, moving homeless into a new area just spreads the challenge.
- 2) The location proposed is within a few hundred meters of several elementary schools/daycare, naturally having persons of substance abuse/addictions in close proximity of children makes no sense.
- 3) "Temporary" is a farce, the "Temporary" shelter on Browns Road is proof enough of that.
- 4) This area has no grocery stores, poor ability to walk areas, less than ideal public transit and located entirely in a residential suburb.
- 5) This facility is being proposed due to over flow of homeless, adding shelter does nothing to address the issue, build it and they will come, next year it will be 80 homeless, then 100 and so forth. Literally inviting homelessness to an area without current issues is lunacy.
- 6) I recently moved to Rose Valley from Surrey, and Maple Ridge/Pitt Meadows previous. My wife has worked within 2 blocks of "Anita Place" in Maple Ridge and had run ins at her work with homeless people trying to break in/steal and in Surrey she was actually robbed leaving superstore.
- 7) There are no support facilities near 1160 Stevens Road, there is a liquor store literally across the road and I don't need to expand more on that being an issue.
- 8) Residents of Rose Valley will have higher crime/theft, needles, bottles etc all over costing money/time and mental anguish, that is not the environment I wish for my two 6 year old boys to be around. I could go on for days but I think council should understand these issues, understand this location is wrong and seek a more appropriate spot with transport/support/infrastructure to help those in need. Thank you for your time,

Davin Mortier

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Davin Mortier <[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject:

RE: Attn: City clerk

From: Melissa Kish [REDACTED]
Sent: December 3, 2019 9:54 AM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: Attn: City clerk

To whom this may concern:

I live in Rose Valley above the proposed Stevens road "temporary" homeless shelter. I do not believe this is an appropriate location for this idea.

It will be right beside a daycare, less than a kilometre from two elementary schools and near several homes. To be clear, I am not stating that any homeless people will be a threat to our children - but if drugs or alcohol are involved, I do not want our children to be in the vicinity to view such a thing.

I believe a better alternative would be the future city yardworks at the opposite end of Stevens Rd. This would ensure the shelter is in fact only temporary - it is not near any daycares or schools either. It is also much closer to transit. Enough wide flat space to place trailers to accommodate those in need. I would suggest security is brought in to monitor activities around the surrounding businesses. As of 2018, there were no homeless in this area of West Kelowna, I don't mind bringing them in temporarily to get out of the cold - but please not near our children.

I sincerely hope you decide on a better alternative to serve everyone involved.

Thank you,

Melissa & Derrick Kish
Concerned Rose Valley residents

Collette Beggs

Subject: RE: Complaint for new homeless camp in west kelowna

From: Me You <[REDACTED]>
Sent: December 3, 2019 10:49 AM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: Complaint for new homeless camp in west kelowna

Hello,

I am writing this email to voice my complaint about the purposed location in west kelowna for the homeless settlement. As a home owner and tax payer I don't agree with this location. We chose to buy our home in Rose Valley for the great safe family community over many other areas in Kelowna and West Kelowna. I feel strongly this will increase crime in our neighborhood also will lower our property values by having such an unsightly messy area with tents, garbage stolen bikes etc. I'm such a highly viable public area. I am sure there are many areas more suitable then this area, and when did the concerns of non tax paying homeless people have more weight then the citizens paying taxes as I heard many of the homeless dont want to be too far away from central or downtown location.

Jason Lloyd

Get [Outlook for Android](#)

Collette Beggs

Subject: RE: Homeless on Stevens rd

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

From: Ruth Sinkevicius <[REDACTED]>

Sent: December 3, 2019 1:34 PM

To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>

Subject: Homeless on Stevens rd

Dear Council and Mayor

This spur of the moment placement is just that. It adds to the stresses of the parents whose children attend the Daycare not to mention the easy access to three schools in the area. There are enough hurdles for children these days.

Also we all know this will become permanent. These people need to be given responsibilities in return for what is given them. That fosters respect. They will be dropped in the middle of nowhere and that will cause them to migrate to nearby resources.

Also the point of build and they will come comes to mind. We are now inviting more and more to come and are already having problems coping with existing problems.

Please reconsider this spot. It will become another Browns Rd which coincidentally is also beside a Daycare!

Collette Beggs

Subject: RE: 1160 Stevens Rd Concerns

From: Byron Cook [REDACTED]
Sent: December 3, 2019 2:05 PM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: 1160 Stevens Rd Concerns

To Whom It May Concern

I am writing to address concerns I have with the homeless shelter proposed for 1160 Stevens Rd. In no particular order my concerns are as follows;

- There are no grocery stores close to the shelter so they will be in a 'Food Desert' and I can not see this helping their situation.
- As homelessness is often associated with addiction this location is far too close to the liquor store and will provide far too much temptation for an addict. You have set guidelines for Cannabis stores sales and their proximity to a liquor stores and schools is this much different?
- As the Liquor store, gas station, and A&W are open late this location may pose a public safety issue at night. Please note there are NO panhandlers currently in the area not that they themselves pose a safety issue but it will be intimidating to your taxpayers in the area.
- It's proximity to 'Turtle' pond below Devon Ct also poses a particular problem. With the amount of empty, private and public land this area with a nice bathtub will be a tempting area once, or if, the shelter closes. Then once a camp springs up here it will be very hard to get rid of. Keep in mind you will be importing new homeless people to this area and getting them accustom to the amenities and comfortable with the area. Once you take away the shelter we have no guarantee they will ever leave the area do we.
- The number and types of businesses on taxpaying municipal land close to this location may be in trouble. I raise this point in reference to what is occurring with Kelowna businesses experiencing problems from some of the homeless e.g. Boyd Auto body. This area did also not experience a decline in enforcement like we will due to RCMP budgetary cuts.
- I understand this is an initiative from the Provincial Government for my city council to consider however, is the Province willing to take on the extra policing expenses? Considering the budget cuts that will affect the RCMP in our community I seriously doubt there will be any more policing to offset the potential of crime brought to our community if this is approved.
- In a few cases of these 'temporary' they have become permanent do we have any guarantee this will not be permanent?
- Has there been an increase in crime around the 'temporary' Brown Rd shelter?

This summer the reports of looting cars, yards and garages in the Rose Valley area are significant and I attribute this to a lack in the current policing of our community. I can not believe that this can be alleviated by the RCMP budget cuts and this new element being brought into our community.

Please understand I am sensitive to this as in the past I did not locked my vehicle, remember the days we didn't lock our houses, but then last year I got looted twice. This year it got looted in the spring and then in September my car was stolen from my driveway. Now for the price of living here I have a home security

system, motion lights, I check my vehicles frequently, and have new video surveillance system. This alone is disconcerting but then the stories of what is happening around 'wet' facilities, the homeless situation causing businesses to leave Kelowna a forecast for less RCMP and, yes, I am concerned as you should be.

Respectfully,
Byron Cook

Collette Beggs

Subject: RE: west kelowna shelter

From: kendra [REDACTED]
Sent: December 3, 2019 2:41 PM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: west kelowna shelter

I am writing to request we move the shelter site to where there are more amenities for this group. Thos area has a gas station, liquor store, and fast food available to them. This location needs to be beneficial for the community and people using these facilities.

Kendra Soukeroff

Sent from my Samsung Galaxy smartphone.

Collette Beggs

Subject: RE: Site for winter shelter at 1160 Stevens Road

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Trevor Lynch-Staunton
Sent: December-03-19 2:44 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Site for winter shelter at 1160 Stevens Road

The location chosen on Stevens Road would not be a suitable area for the shelter. West Kelowna already supports a shelter at the United Church in a more suitable location. Closer to services necessary for the residents to build a path to recovery and end homelessness. Is the proper structure provided at this facility? Will they receive the support needed? Will they be required to prove West Kelowna residency, or will West Kelowna draw homeless from other Okanagan areas due to the facilities provided?

Does this facility plan to provide life skills training, employment assistance etc?

I support a facility that has a long-term goal of helping them obtain and maintain housing, but this proposed location would not facilitate that. It is too far from groceries, good access to transit, other social services, too close to daycare, schools, and liquor stores.

Sincerely,
Trevor Lynch-Staunton

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Trevor Lynch-Staunton <[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: attention city clerk

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

From: noreply@westkelownacity.ca <noreply@westkelownacity.ca> On Behalf Of Janice Mortier

Sent: December-03-19 3:52 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: attention city clerk

In regards to the "temporary" winter shelter for the homeless. In what way is this an ideal location? There is never an ideal location but to put homeless, addicted individuals in a nice area where there are currently 0 homeless people is beyond ridiculous, especially when there are schools, day cares, and a liquor store literally across the street! If you build it they will come, and WILL NEVER LEAVE. I moved to this area mere months ago to leave behind the degenerates where I used to live, and was a victim of their crime. My family and I can barely afford to live here but we've saved and scraped our money together to make sure we are providing a solid life for our young children. This shelter will most certainly not be temporary, and I certainly don't want this type of neighbourhood for my kids. We just left that life behind, DONT BRING IT HERE. I don't need an increase in my taxes in order to pay for them and their inevitable increase in crime. As a city, this isn't our problem. The homeless will move on. By building these shelters you are encouraging them to stay. WHY?? What affluent area has an influx of homeless people who are addicted to drugs living in shelters? NONE! Lets keep our community the way it is and not make it too comfortable.

Origin: <https://www.westkelownacity.ca/en/index.aspx>

This email was sent to you by Janice Mortier <[REDACTED]> through <https://www.westkelownacity.ca/>.

Collette Beggs

Subject: RE: ATTN: City Clerk TUP 19-05

From: Barry Wellings <[REDACTED]>
Sent: December 3, 2019 4:13 PM
To: dev services <dev.services@westkelownacity.ca>
Subject: ATTN: City Clerk TUP 19-05

I am going to keep this short and sweet. A picture gets painted that these people are going thru hardships and we need to help them. I agree. The ones that truly WANT help should be helped, Unfortunately the truth is that most are drug addicted thieves who are a burden to society. They are being enabled, not helped. Bring back institutions where they can be controlled and locked up instead of fed more drugs and sent out on the streets for home owners, tax payers and the general public including school kids to deal with. I have been a business owner on the Westside since 1993 and have had our fair share of break ins, theft, vandalism and building damage. Well over \$200,000.00. This past summer we have called the police on several occasions to remove junkies from our area. This is a family business and I won't tolerate these people if I feel a danger to my staff or customers. My building cameras show me what already goes on at night. What will happen when shelters are built in our area. Business owners have a lot of money invested in this area. WE are an important part of West Kelowna. OUR needs and thoughts need to be looked after. Not those of people who contribute NOTHING to society.

Thanks,

Barry Wellings

[REDACTED]
#100 - 1195 Industrial Rd.
Kelowna, BC V1Z1G4
[REDACTED]

Valley Moto Sport
KELOWNA, BC