

October 4, 2023

Yvonne Mitchell  
City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC  
V1Z 2T6

Sent via email: [yvonne.mitchell@westkelownacity.ca](mailto:yvonne.mitchell@westkelownacity.ca)

Dear Yvonne Mitchell:

**RE: Z 23-09: 2355 Marshall Road: OSOYOOS DIV OF YALE DISTRICT MANUFACTURED HOME REG. # 8738, BAY # 1, COUNTY MANUFACTURED HOME PARK, MHP ROLL # 19-364-13771.000**

Thank you for the opportunity to provide comments regarding the above referenced application for the subject property. It is our understanding that the application is to rezone the property from Manufactured Home Park Zone (RMP) to Light Industrial (I1) zone. The property is not connected to the community sewer system. We have reviewed the application from a healthy community development planning perspective. We do not have any objections to the proposed rezoning, however, we are concerned about the loss of approximately forty units of housing that are more affordable for families and individuals with lower socio-economic position in the community; we are also concerned with ensuring equitable support for the affected residents.

The application proposal aligns with the OCP Future Land Use designation of Business Park to encourage economic development. The proposal also aligns with West Bank First Nations neighbouring land that is zoned Light Industrial.

Having said this, mobile home parks provide affordable housing options. Housing is a key determinant of health. Access to affordable housing can reduce stress as well as allow residents to have adequate financial and personal resources available to live a healthy life. The [2022 Housing Needs Assessment](#) for the City of West Kelowna identified "an insufficient supply of affordable rental housing" (p.96) and an increasing value on all types of homes. This will

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limit the availability of alternative affordable housing options within the City for these residents, which may lead to poor health outcomes.

As noted in the applicant's Manufactured Home Park Redevelopment Plan, the resident demographic profile indicates that, in general, the residents are of low-income, and many have physical or mental disabilities. While the relocation plan for both tenant and owner is generous, from an equity perspective, we suggest the City work with the applicant to provide more in-person support to residents. These residents may not have access to computers or the money to hire a lawyer to help them understand the information and advocate for them. Providing or connecting residents with in-person support would ensure a smooth transition for everyone.

Interior Health is committed to working collaboratively with the City of West Kelowna to support healthy, sustainable land use planning and policy creation. Please feel free to contact me directly if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Osborne', written in a cursive style.

Tanya Osborne  
Community Health Facilitator

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