WESTBANK FIRST NATION

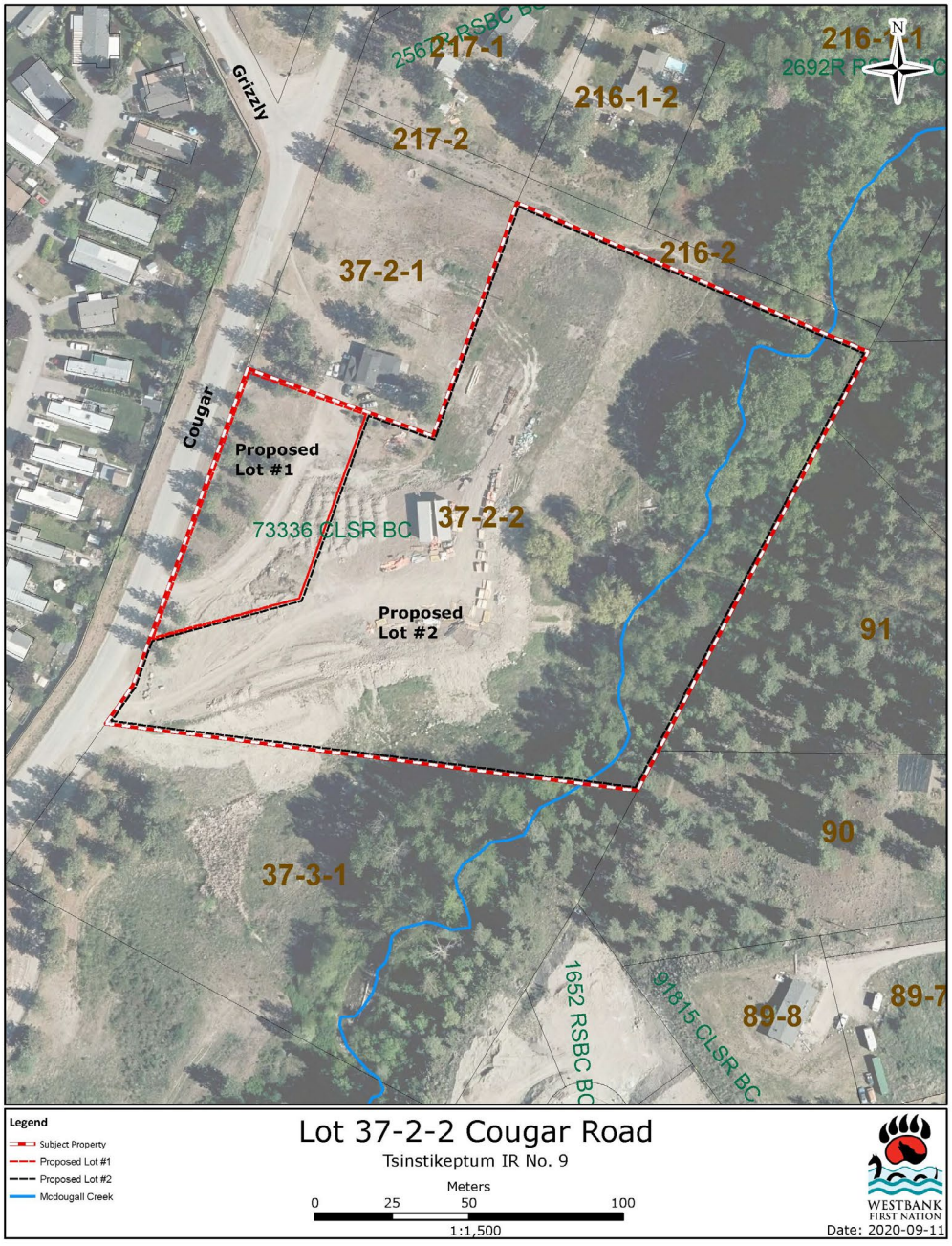
Notice Requesting Comments on a Proposed
Amendment to a Land Use Designation
and Zoning
November 10, 2020

CONSULTATION NOTICE

Please be advised that the Westbank First Nation (WFN) Development Services office has received the following application for an amendment to the subject property's Land Use Designation and Zoning. We are notifying all Affected Interest Holders, WFN Members and the Advisory Council.

Location of Application: Lot 37-2-2, Plan CLSR 73336,
(3235 Cougar Rd.)
Tsinstikeptum Indian Reserve No. 9

Map:



cc: The Advisory Council

Application Summary:
On September 9, 2020 Chief and Council resolved to provide initial consideration to amend the subject property's Zoning and Land Use Designation from "Single Family – Low Density Residential" to "Multi Family – Medium Density Residential" and "Planned Unit Development (PUD)." The overall proposed plan for this lot is to Rezone and Subdivide the existing lot into 2 parcels:

- **Proposed Parcel 1:** Amend Zoning and Land Use Designation from Single Family – Lower Density Residential to Multi-Family – Medium Density Residential;
- **Proposed Parcel 2:** Amend Zoning and Land Use Designation from Single Family – Lower Density Residential to Planned Unit Development (PUD);

WFN Chief and Council have also requested comments from appropriate reviewing bodies, Affected Interest Holders, the Advisory Council and WFN Members as part of the process described in Section 6 and Section 8 of the WFN Land Use Law No. 2007-01.

Additional application information is available at the WFN Development Services office.

BC Housing Information:
BC Housing originally scheduled to host a Virtual Neighbourhood Information Session on October 1, 2020. Due to the Provincial freeze on public engagement as a result of the Provincial election, the event was postponed.

The rescheduled Virtual Neighbourhood Information Session is on **November 25, 2020 at 6:30pm** and BC Housing invites the community to learn more, ask questions, and provide feedback.

If you were previously registered for the event, you will need to re-register for the event. Due to privacy concerns, BC Housing does not have a record of previous registrants. You can register by following the link at https://letstalkhousingbc.ca/kelowna-3235-cougar-road.

Additional information can be found on the attached "Cougar Road Supportive Housing" fact sheet provided by BC Housing.

Comments:
Affected Interest Holders, WFN Members and the Advisory Council are invited to provide written comments on the proposed amendments to the Land Use Zoning Designations for Chief and Council to consider. All comments must be received by WFN Development Services office by Friday, December 4th, 2020.

All written comments and/or questions regarding this application should be addressed to Lindsay Allman, Planner I, at the WFN Development Services office:

Suite 201 – 515 Highway 97 South
Kelowna, BC V1Z 3J2

Phone: (250) 769-4999
Fax: (250) 769-2441
lallman@wfn.ca

November 10, 2020

Dear neighbour,

BC Housing is working with Turning Points Collaborative Society (TPCS) on a proposal to bring new homes with supports for people experiencing homelessness on the west side of Okanagan Lake. The proposal is for approximately 52 new permanent purpose-built homes with supports at 3235 Cougar Road.

The 2018 Westside Point-In-Time count found 72 people experiencing homelessness. COVID-19 highlighted the critical need to bring people inside. These new homes would help provide a safe place for people who don't have a home.

TPCS is an experienced non-profit society providing housing and support services to people experiencing homelessness in the region. They would operate the building and provide residents with supports such as meal programs, life and employment skills training, and health and wellness support services. Staff would be onsite 24/7 to work with each resident to understand their needs and goals and provide the support they need to have housing stability.

BC Housing and TPCS would work with local service providers to select residents. All new residents would pay rent and sign a program agreement and good neighbour agreement.

The previously scheduled information session was postponed due to the provincial election. We will now be hosting a virtual **Neighbourhood Information Session** on **Wednesday, November 25** at **6:30pm** and invite the community to learn more, ask questions, and provide feedback. You can register by following the link at https://letstalkhousingbc.ca/kelowna-3235-cougar-road.

For more information about the proposal and upcoming community engagement, visit:
https://letstalkhousingbc.ca/kelowna-3235-cougar-road

Cougar Road
Supportive Housing

The Proposal

BC Housing has been working to identify a site on the west side of Okanagan Lake to build permanent purpose-built supportive housing since 2018. A potential site has recently been identified on Westbank First Nation (WFN) lands.

This site requires a Land Use Amendment and Rezone from WFN to move forward. If the application for amendment and rezoning is approved, BC Housing and Turning Points Collaborative Society (TPCS) propose to build approximately 52 new homes with supports at 3235 Cougar Road.

These new homes would help provide affordable and stable homes for people experiencing or at risk of homelessness on the west side of Okanagan Lake.

What is supportive housing?

Supportive housing is an opportunity for people to leave the streets and shelters system for safe and stable housing, towards improved quality of life.

Supportive housing is a self-contained studio home with various support services provided on-site, to ensure people can achieve and maintain housing stability.

Supports could include outreach workers, life skills training, employment assistance, connection and referral to community services and support groups.

All residents would sign a program agreement and would pay rent.

Why does the Westside need permanent supportive housing?

The 2018 Westside Point-in-Time Homeless Count counted 72 people experiencing homelessness. COVID-19 highlighted the critical importance of getting people into safe, stable homes with supports.

As part of our post-COVID response, BC Housing has identified a number of projects, including the site on Cougar Road, as priority for development.

These proposed new supportive homes will help address the gap that exists between short term emergency fixes and long term solutions to the issue of homelessness on the Westside.

Supportive housing works. Once housed, people are no longer homeless. Once in a supportive housing unit, individuals previously experiencing homelessness report improvements in access to employment, income, education, addiction issues, mental health and life skills.

*This drawing is an approximation of what we propose to construct on the site and is subject to change.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: TPCS has extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: Staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related concerns that arise in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking.

Agreements: Residents would sign a program agreement connected to an individual case plan.

A **Community Advisory Committee** would be created to support the successful integration of the building and residents into the neighbourhood and community. Representatives would include BC Housing, Westbank First Nation, Interior Health, the City of West Kelowna, RCMP, BIA/Chamber, any relevant community partners, service providers and community members at large.

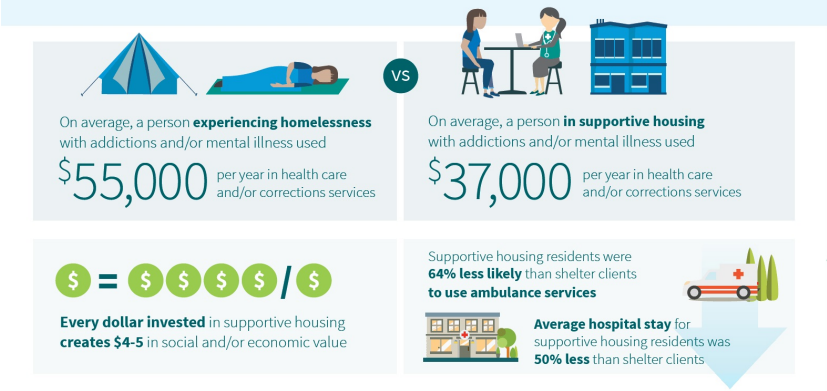
Next Steps

BC Housing and our partners will be hosting a virtual Neighborhood Information Session to share more information with the community.

Please join us on **Wednesday, November 25, 2020** at **6:30pm** to learn more, ask questions and provide your feedback on the proposal.

Community benefits

Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



BC HOUSING

TURNING POINTS COLLABORATIVE

Partners

- BC Housing would fund construction and provide operational funding.
- BC Housing and Turning Points would engage with Interior Health to discuss support services that could potentially be provided at the site.
- Turning Points Collaborative Society would operate the housing and provide support services to residents.

How can I provide input and learn more?

Visit **letstalkhousingbc.ca/kelowna-3235-cougar-road**

*All studies referenced in this fact sheet can be found in the BC Housing Research Centre Library at www.bchousing.org/research-centre/library.