



Special Council Meeting
 to be held electronically at
 City of Penticton
 To view the Council Meeting, visit www.penticton.ca

Friday, January 8, 2021
at 1:00 p.m.

1. **Call Special Council Meeting to Order**

2. **Application of rules of procedure**

Recommendation: THAT open meetings of the City of Penticton be conducted in person and/or by electronic means allowing members of Council to attend electronically if necessary;
AND THAT Council restrict public attendance at open meetings during the British Columbia provincial state of emergency in response to the COVID-19 pandemic as capacity in Council Chambers is limited when maintaining the physical distancing requirements;
AND THAT Council ensure openness, transparency, accessibility and accountability by recording and streaming open meetings on the City's website;
AND THAT Council temporarily suspend the voting at meeting procedures (Council Procedure Bylaw No. 2018-35 25.(1)(b)) and when ready to vote and the question is called those in favor will say "In favour" and those opposed will say "opposed" for the duration of the British Columbia provincial state of emergency in response to the COVID-19 pandemic.

3. **Adoption of Agenda**

4. **Staff Reports:**

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|----------|-----|--|-----|
| Moroziuk | 4.1 | Penticton Creek Adaptation, Resilience and Disaster Mitigation Grant
<i>Staff Recommendation: THAT staff submit an application for grant funding for Penticton Creek Flood Mitigation: Reach 3AU/ 3B and Structure 3 and 4 through the COVID-19 Resilience Infrastructure - Adaptation, Resilience and Disaster Mitigation program;</i>
<i>AND THAT Council supports the project and commits to cover any cost overruns or any ineligible costs.</i> | 1-2 |
| Goodwin | 4.2 | Letter of Support for Brain Injury Society Grant Application
<i>Staff Recommendation: THAT Council direct staff to prepare a letter of support from the City for the Brain Injury Society's grant application to the Government of British Columbia's Community Housing Fund for the purchase of the remainder of the land available at 2509 South Main Street and for the project.</i> | 3-5 |

5. **Public Question Period via Zoom**

*** ZOOM *** If you would like to ask Council a question with respect to the item on the agenda, please visit our website at www.penticton.ca to find the telephone number or Zoom link to ask your question before the conclusion of the meeting. Please do not try to join the meeting early, you will not be let in to participate electronically until Council approaches the Public Question Period. Watch the livestream on our website and prepare to call or join moments before.

6. **Adjournment**

Council Report

penticton.ca

Date: January 8, 2021 File No: 1855-03
To: Donny van Dyk, Chief Administrative Officer
From: Mitch Moroziuk, General Manager of Infrastructure
Subject: **Penticton Creek Adaptation, Resilience and Disaster Mitigation Grant**

Staff Recommendation

THAT staff submit an application for grant funding for Penticton Creek Flood Mitigation: Reach 3AU/ 3B and Structure 3 and 4 through the COVID-19 Resilience Infrastructure - Adaptation, Resilience and Disaster Mitigation program;

AND THAT Council supports the project and commits to cover any cost overruns or any ineligible costs.

Strategic priority objective

This project supports the City's Strategic Pillar of Asset and Amenity Management – The City of Penticton will ensure the service we provide to our residents and visitors are reliable and cost effective by proactively investing into our natural and built assets.

Background

The Government of Canada and the Province of BC have opened a grant intake for Adaption Resilience and Disaster Mitigation projects (ARDM). The intent of the grant program is to cover work on any public infrastructure asset, including Natural Infrastructure, where the purpose of the project is to build, modify and, or reinforce to prevent, mitigate or protect against floods. Eligible projects must begin construction before September 30, 2021 and must be completed by December 31, 2021. The grant program will fund projects up to \$10,000,000 for flood mitigation projects. The cost sharing will be up to 80% federal funds and 20% provincial funds.

There are two areas of Penticton Creek that rate high in terms of requiring flood mitigation work with one of them requiring emergency action prior to the 2021 freshet and completion during the fish window. Both of these areas are in a position to be completed prior to December 2021 and are therefore ideal candidates for grant submission, see Figure 1 and Figure 2. The two areas making up the grant submission project are Penticton Creek Reach 3A Upper / Reach 3B and Penticton Creek Structure 3 and 4. The total cost of the project is estimated to be \$3,867,180.

Financial implication

The budget for the work is estimated at \$3,867,180 with the ARDM grant covering 100% of the project cost except for any cost overruns or any ineligible costs which are the responsibility of the City. The 2021-2025

Financial Plan has \$718,000 allocated for Penticton Creek Reach 3 that will be utilized for any overruns or ineligible costs.

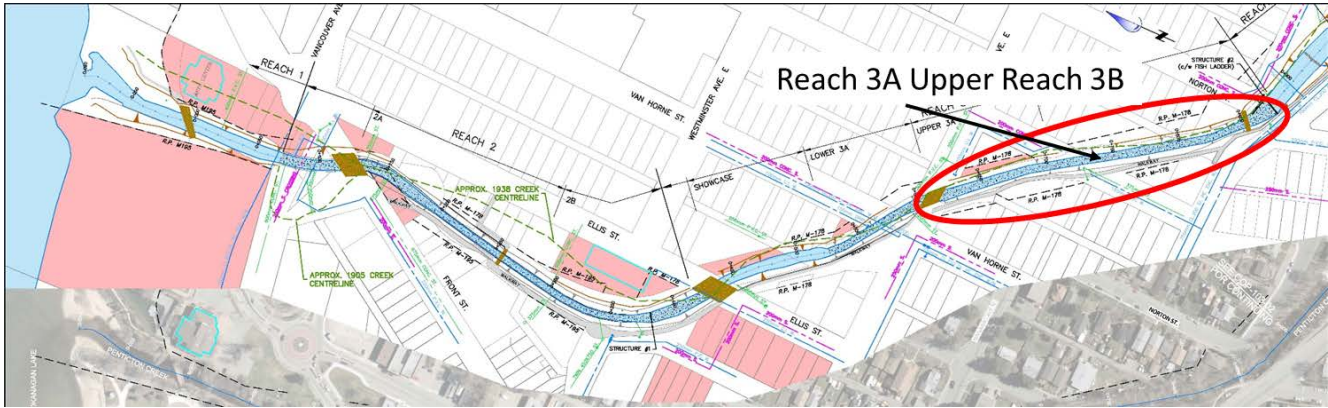


Figure 1 – Reach 3A Upper Reach 3B

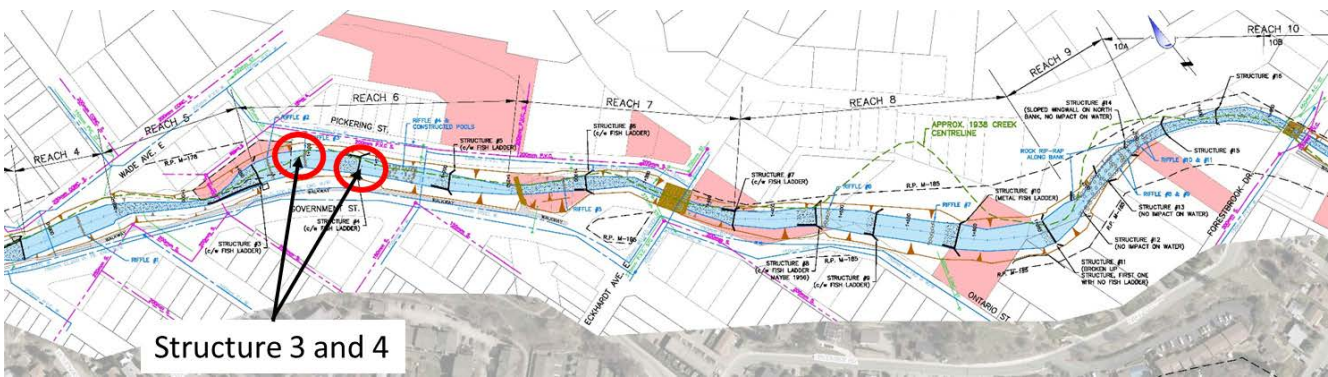


Figure 2 – Structure 3 and 4

Analysis

Passing of the resolution will make the grant eligible for consideration under the grant submission process and open the possibility for grant funding.

Should Council choose they could provide alternate direction to staff.

Alternate recommendations

THAT Council provide alternate direction to staff.

Respectfully submitted,

Mitch Moroziuk P.Eng. MBA
General Manager of Infrastructure Approvals

<p>A/CFO/GM of Finance and Admin</p> <p><i>AMC</i></p>	<p>Chief Administrative Officer</p> <p>DyD</p>
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Council Report

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Date: January 8, 2021 File No: 2509 South Main Street
To: Donny van Dyk, Chief Administrative Officer
From: Adam Goodwin, Social Development Specialist
Subject: **Letter of Support for Brain Injury Society Grant Application**

Staff Recommendation

THAT Council direct staff to prepare a letter of support from the City for the Brain Injury Society's grant application to the Government of British Columbia's Community Housing Fund for the purchase of the remainder of the land available at 2509 South Main Street and for the project.

Strategic priority objective

- **Mission:** Penticton will serve its residents, businesses and visitors through good governance, partnership and the provision of effective and community focused services.
- **Community Safety:** The City of Penticton will support a safe, secure and healthy community.

Background and Context for the Letter of Support Request

In early 2020, the City completed the purchase of the Shielings Motel (2509 South Main Street) to provide land to reconfigure the road network in the area by constructing a round-about at the intersection of Galt Ave and South Main Street (the Points Intersection project). The Points Intersection project does not need the entirety of the Shielings lands for the intersection works and disposal of a remainder was envisioned as part of the completion of the reconfiguration of the parcel (see Figure 1).

The City worked with the Brain Injury Society (SOSBIS), BC Housing, and other community partners to find suitable new housing options for all of the tenants living in the Shielings Motel when the City took ownership in early 2020. During this collaboration, the City and Brain Injury Society had informal discussions about the remainder parcel. The Brain Injury Society operates Columbus Park housing to the south of the Shielings Motel, and was interested in possibly expanding its housing operations in the neighbourhood by adding housing for older adults (seniors) and/or individuals with disabilities.

Under the City's Land Disposition Council Policy, the City and SOSBIS entered into a non-binding Memorandum of Understanding (MOU) in November 2020. This decision to enter into the MOU was due to the benefits that would be derived for the community by working with SOSBIS (e.g., clear and unique benefits; neighbouring property operator; the project will meet the community's needs/priorities; improved infrastructure/services to the community).

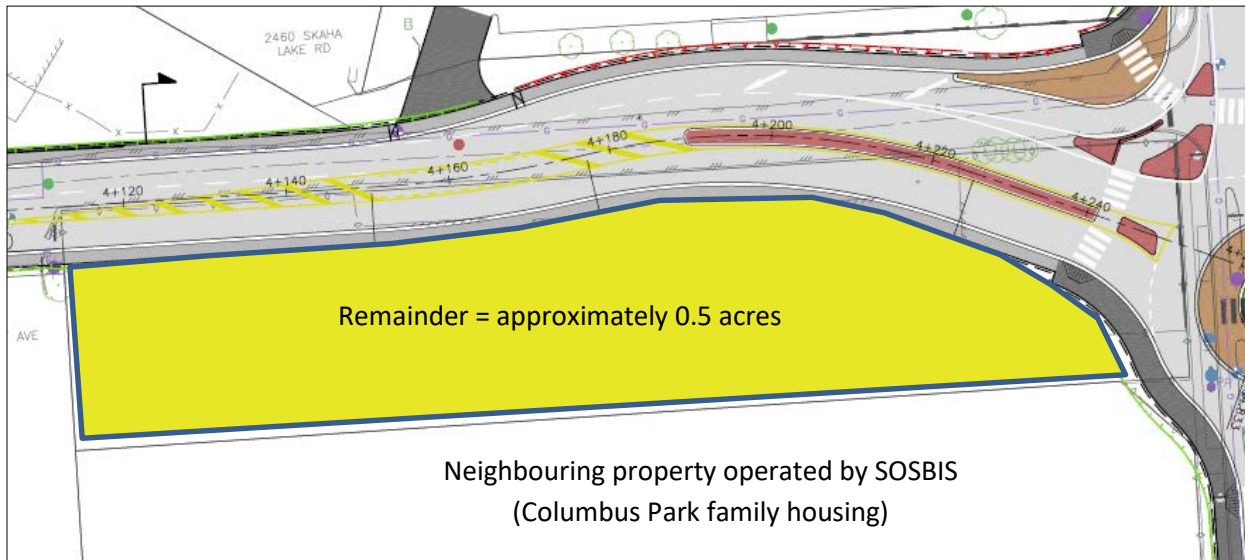


Figure 1: Conceptual design of proposed intersection with remainder lands shown

The MOU includes several provisions:

- SOSBIS took leadership and responsibility for the relocation of the tenants living at the Shielings Motel. Relocation of tenants took place throughout 2020. Relocation plans were finalized for the last few tenants in November 2020, and the last tenant completely vacated their unit in early December 2020.
- The City would sell the remainder portion of the land from the round-about project (Points Intersection project) to SOSBIS for a future housing development to be applied for under the Community Housing Fund and/or similar grant programs.
- The final size and location of the remainder lands at the Shielings Motel site would be identified as details of the Points Intersection project and the SOSBIS housing development were finalized.
- The City would consider submitting a letter of support in SOSBIS's grant application once more details about the project were known (purpose of this report).

Financial Analysis

There is no financial impact of the City writing the letter of support. Staff time will be required to draft and process the letter. It is understood that the purchase of the remainder will be for close to market value for the land (approximately \$700,000), depending on the needs of the Society and the ultimate size and configuration of the remainder.

Analysis

The letter of support is significant for two reasons. As the current land owner, the letter will indicate the City's willingness to work with SOSBIS on the land ownership component of the project. As the municipality, the letter will also indicate the City's readiness to work with the Brain Injury Society on land use, airport zone requirements, permitting, and other matters under the municipality's jurisdiction and of its interest.

The letter would be provided to the Brain Injury Society to include in the Community Housing Fund (CHF) application. The CHF is a capital and operating funding program from the Government of British Columbia. Its focus is on creating more housing for individuals that is affordable, appropriate, safe, and accessible by

working with not-for-profit organizations, Indigenous societies, First Nations, and local governments. The CHF provides proponents with a combination of subsidies and government mortgages to finance the construction of the housing.

If the CHF grant application is successful, SOSBIS currently plans to request to use a combination of the remainder of the Shielings Motel land (as indicated in Figure 1) and a small portion of the northern component of the Columbus Park housing neighbourhood to build a rental housing development for older adults (seniors), and individuals with disabilities. An emerging theme from the City's Age Friendly Action Plan is around the need for additional affordable housing for older adults. This SOSBIS project will help meet one of the findings of the work being conducted to develop the Age Friendly Action Plan. Additionally, individuals with disabilities can have limited affordable options, and SOSBIS's project would increase the housing options in the community for this population. Additionally, SOSBIS plans to go through a re-zoning process of the site as it is currently zoned as CT1 (tourist commercial). A multi family zone would be required for the proposed housing development.

Staff Recommendation

In summary, staff recommend that Council provide direction for the City to submit a letter of support to the Community Housing Fund, to indicate the City's support of the Brain Injury Society's grant application and project. As the neighbour of the Shielings Motel site, SOSBIS can provide the community with unique synergies between the two sites to find as much community benefit as possible. The project will provide affordable housing for older adults/seniors (as an emerging theme in the City's Age Friendly Action Plan work) and individuals with disabilities.

Respectfully submitted,

Adam Goodwin
Social Development Specialist

Director, Development Services <i>BL</i>	General Manager, Administration and Finance <i>JWB</i>	Chief Administrative Officer DvD
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