

KDKM Board Meeting Minutes
July 14, 2020, 6:00 – 7:30 p.m
Sutherland Park

- A. Call to order 6:13pm.
- B. Welcome guests. *In attendance: Heather Rice, Amanda Poon, Maria Tokarchuk, Lisa Masini, Miriam and Hans van Leering, Esther Moore, Jason Stewart, Saskia Makela, Sepi & Tom Mashkuri.*
- C. Review and Approval of the agenda
- D. Review and Approval of minutes from last meeting.
- E. Treasurer's report - *Current Balance: \$1496.87*
- F. New Business
- G. Carry Over Business
- H. Development Proposals to watch
- I. Wrap Up

GENERAL MEETING

F) New Business

- 1) **Board News:** Amanda Poon, president, possibly moving from the North End, will have to step down as President if that happens. Will support transition as needed and review bylaws to ensure proper protocol is met. Will also prepare notes for the year end report. AGM will be held in November.
- 2) **COVID19 Outbreaks:** Downtown Kelowna identified as a hotspot for 8 new cases. Specifically, Discovery Bay.
In related news, there was a vote by City Council to allocate money from affordable housing towards the Tourism Kelowna campaign "We are Ready"; this was voted down by council.
Several at the meeting voiced relief that the motion was defeated since affordable housing is important and it may be premature to open Kelowna to tourism.
Amanda has extra N95s and hand sanitizer for those who need them.
- 3) **Safety:** Construction around Clement affects mobility and visibility. A cyclist was hit last week at the corner of Richter and Clement. Be careful, and report safety concerns to bylaw.
- 4) **Ellis Street Supportive Housing:** (see Appendix 1 for details) City entered a [10 year lease of 1055/1063 Ellis Street](#) to CMHA for temporary housing. Scheduled for a After 10 years, City may repossess and repurpose for another use. Currently accepting committee members from the community. Amanda is meeting with CMHA & RCMP community Safety officer July 23 at 4:30, other KDKM members are welcome to attend and to raise concerns submitted by members including:
 - More sharps disposal containers in parks and more frequent clean up. Tug Boat Bay, Sutherland Bay. Other areas of concern...?
 - Supply us with a contact list of numbers to call if residents witness individuals experiencing mental health distress or other concerns. A list of

numbers will be generated at the meeting and made available.

- Rising Vandalism in the area: Offensive Graffiti, vehicle theft. Who should we contact, and does the City plan to increase neighbourhood specific patrols as recommended by recent RCMP [external reports](#)?
- Neighbourhood 'next door' thread has been started in opposition to the supportive housing, several board members have found the comments quite negative. There is some support for inviting those people to become KDKM members.

5) **Tolko:** Heather suggests opening a dialog about what we'd like to see done with the Tolko site and how it can be re-purposed, and approach the City with ideas. One idea is a Granville-island type idea, with little boats taking people back and forth to downtown. A friend of Esther's who does soil remediation says it will only be 5 years until the site could be potentially ready for development. Heather will consider writing a letter to the City to share ideas for how the land could be used.

G) Carryover Business:

- 1) **Area Shelter Update:** *Welcome Inn* remains open as a Hygiene Centre & Metro Community opening courtyard. Metro also managing [temporary stations](#) around Rotary. Fuller Avenue Shelter (operated by John Howard) closing September 30, 2020. Residents moving into new supportive housing units around the city.
- 2) **Recreation Avenue** remains the default location to redirect people to. 2020 Budget provides for [shelter relocation strategy](#) but no new site or plan has been announced yet.

Partnerships & Investments Division

Maintain

154	Parkinson Recreation Centre – Joint Education, Health and Wellness Facility	500,000	(300,000)
154	Housing For Those With Complex Needs	100,000	(100,000)
155	Parks Master Plan	100,000	(100,000)
155	Provision of Shelter Services - Optimization of Physical Locations	100,000	(100,000)

- 3) **Website Refresh** (See Appendix 2 for details) Jason will have time in August to move forward with the website refresh. Some questions still need to be answered before that happens, for example what is the priority purpose for the website? Recruiting people is a big priority, for example, the high-rise dwellers are a yet untapped population for membership. The rentals on Richter could be targeted, although owners are better to target because of their tendency to be more permanent in the neighbourhood.

Will there be a web administrator or someone who adds content to the blog? If it becomes a dynamic site, who will keep it up? Amanda would do so if she doesn't move away.

Blog ideas: Local breweries could provide a blurb that is added to the website. Jason could do a blurb on north end development review, and link it to city proposals.

Amanda will start an Instagram account for KDKM to ask residents for photos that can be added to the site.

- 4) **Garbage Cans:** More are needed along Ellis from Cawston to Bay Avenue.
- 5) **Corner by the dog beach:** Heather is meeting with the city re: Knox mountain this week and will find out if there are any updated plans for extending Ellis through the disc golf park. She will also ask if the City can provide better signage for the one ways going up Knox.
- 6) **Traffic calming on Broadway:** Heather would like to see traffic calming on Broadway, the traffic has increased very much this year and speed is an issue. She has been in touch with the City, who will put a counter on the road to determine speed and numbers.
- 7) **Bernard closure:** Many people present at the meeting like the closure of Bernard to encourage more pedestrian traffic.

G) Development Proposals To Watch

[541-545 Bernard Avenue](#) Mixed use commercial residential building

[1659 Water St](#) Six storey office and retail commercial building the "Wedge"

[430 Harvey Avenue](#) (Dragon King)- 22 story tower allowing Airbnb

H) Wrap Up

Confirm next meeting date: September 17th, library or location TBD 6:30pm

Adjourn meeting (time): 7:07pm

Appendix 1: Ellis Street Supportive Housing Stakeholder Information

- The Government of B.C. (BC Housing), the City of Kelowna and Canadian Mental Health Association (CMHA) Kelowna are partnering to build up to 38 urgently needed modular units of housing with supports at 1055/1063 Ellis St.
 - Site preparation work is targeted for June with construction expected to be completed by early Fall. Occupancy is scheduled in early fall – exact date is TBD.
 - Operated by CMHA Kelowna, the project will provide safe and affordable homes with supports for people over the age of 19 who are experiencing homelessness or who are at risk of homelessness.
 - There will be a minimum two staff on site 24/7 with additional support services, including meal programs, life and employment skills training, health and wellness support services, connection and referral to community services and support groups, and opportunities for volunteer work.
 - All residents sign agreements regarding appropriate and respectful behavior as it relates to health and safety of themselves, other tenants and neighbors, and are expected to follow that agreement
 - CMHA Kelowna, along with BC Housing and the City of Kelowna are reaching out to neighbours of the property with notice about plans for the site, we are contacting key stakeholders, and we are providing further information and a way to ask questions through <https://letstalkhousingbc.ca/kelowna-ellis> or communityrelations@bchousing.org. (Please note, neither are live until May 20th)
 - CMHA Kelowna will be developing a Community Advisory Committee that will include representation from BC Housing, Interior Health, the City of Kelowna, RCMP, community organizations and community members at large. If you would like to express interest in joining this committee, reach out to communityrelations@bchousing.org. The Community Advisory Committee will:
 - o Build and maintain positive relationships amongst the community, the building operators and the program partners;
 - o Facilitate information sharing and dialogue;
 - o Identify and resolve any issues, opportunities and concerns related to building operations.
- Fast Facts:
- The three-storey modular apartment building will include up to 38 self-contained studio units with private washrooms, showers and mini kitchens.
 - The building will also include a commercial kitchen, dining and lounge areas, storage and amenity space, and laundry and a medical examination room.
 - Residents of supportive housing live independently and will make their own lifestyle choices but will be encouraged to consider more healthy options. They will have access to the on-site and community support services they need.
 - Both staff and residents will be committed to keeping the property and neighbourhood maintained with a daily clean up, just as any other resident in the neighbourhood.
 - Horizon North will build the new modular homes and will be in place for ten years. Any potential extension of the lease would be negotiated with the City at that time. Normal municipal processes would be followed.
 - Due to the overwhelming need to provide more shelter and supportive housing options for vulnerable people in Kelowna, on March 19, the City of Kelowna purchased the property with the intent to lease the land to BC Housing to build supportive housing.

- Typically BC housing would prefer to consult with the community on all new proposed housing projects, we are in the middle of a health emergency and they needed to act quickly to help prevent the spread of the virus.

APPENDIX 2: Website Refresh Questions

Navigation of the site is as follows. Consider Consolidating/ Reorganizing.

1. Home Page
2. About KDKM
3. Join KDKM
4. Community Happenings - Combine
5. Projects
6. Calendar Add minutes of the previous meetings found under Calendar in the About section ?
7. Contact

1) What is the primary goal of the site? i.e. new member signups / encouraging participation in various association and/or neighbourhood events / informational guide on the boundary area that KDKM represents / association responses to news in the area. You can rank these in order of importance if you like, and/or add to this list.

KDKM – What are we trying to achieve: Awareness, participation. Continue promoting on social media, with businesses and neighbouring households. Social Media: more content, easier streamlining of accounts.

2) Community Happenings / Projects pages not being updated often - Why?

3) What do you feel is missing from the current site – ease of use and/or inability to update site / a blog / local links to neighbourhood resources, etc. Please add to this list if you like.

4) Are you comfortable with the current way you direct people to send (and you receive) money for membership. An ecommerce account can be created for free allowing people to join directly on the new website. Each website transaction charge would have a standard credit card fee of 2.9% + .30 cents per transaction. We would use square for this (<https://squareup.com/ca/en/ecommerce>). So a \$10 transaction would mean that \$9.41 would be deposited into the KDKM account, provided KDKM has a bank account.

4) Creation of emails affiliated directly with the site – i.e. amanda@kdkm.org, info@kdkm.org etc. Are there any existing emails that you know of? The previous designer informed us that she did create membership@kdkm.org - do we use it?

5) What we absolutely do need are photos! higher resolution photos (the photos on the current site are not high resolution to give you an example of what we're looking for - we would need the

quality of them to be better). If you or anyone you know have photos of some of our more iconic spots in the neighbourhood (Knox Mountain, etc.), please send them. You can either add them to your Google Docs account if you have one, and share that folder with my email, or simply use this free service – <https://wetransfer.com/> – to send photos.