

July 24, 2023

Mayor and Council
City of Salmon Arm
500 - 2 Avenue NE
Salmon Arm BC V1E 4N2

Proposed Amendment to Zoning Bylaw 2303
341-361 Fraser Avenue NW

My name is Ted Crouch, a resident living at [REDACTED] Hudson St NW, a strata within 30 metres of the proposed rezoning application location. On Thursday June 15, 2023, a notice was delivered in person by the City's Administration Department and Planning Department staff to our residence advising the City and BC Housing were proposing a new shelter at 341-361 Fraser Avenue, NW to be open by Winter 2023.

This communication did not mention that a reading of this bylaw would take place at 8 am on Monday June 19. **This was less than 4 days before the reading and the information was actually provided from another strata in the neighbourhood.** The communication did mention that: "Working together, the City and BC Housing hope to address community concerns in advance, to help change lives for fellow residents and neighbours in critical need. The site will go through a public rezoning process this summer including a Community-Info session (early July), a Public Hearing (tentatively July 24), and other ways to be involved. Details are still being finalized'.

The communication also noted that: "If you have questions or would like to be kept informed about ways to engage, please visit letstalkhousingbc.ca/salmon-arm-fraser-ave (coming soon)..." **The website link provided in the letter did not have the relevant information available at that time on this location and City staff were contacted and advised of this.**

With the limited time provided and to get up to speed on the process, I reviewed The City of Salmon Arm Zoning and OCP Amendment Process. This document provided a written overview and timeline of steps in the process. It included a site inspection of the subject property conducted by staff to identify the potential impacts of the proposal on adjacent properties. **What was written in this report?**

The process notes that after first reading of the bylaw, a Neighbourhood Meeting hosted by the Applicant may be requested by the City so immediate neighbourhood residents would be informed of the plans for the subject property. Then it could proceed to Second reading.

Who is the Applicant for this bylaw revision? No applicant noted on sign.

When was the First Reading held?

When was the Second reading held?

The process also clearly states that: "City Council feels strongly that neighbours of a proposed project have a valuable role to play in making suggestions which enhance development and in identifying problems which need to be addressed".

If the Applicant holds such a meeting, the City of Salmon Arm should receive written confirmation from the Applicant that the neighbourhood meeting was held. Once that is completed, then the bylaw may proceed to Second reading and if this is approved by Council it allows the process to establish a date for the Public Hearing to proceed.

To our disappointment, a Neighbourhood Meeting was not held.

We are now at the Public Hearing step and I believe there is a strong possibility that a critical step was missed between First and Second Reading of the bylaw rezoning application as provided in the Council Decision Process.

This oversight has left many residents with a lingering sense of unease and concern as it denies us the opportunity to express our thoughts, raise questions, and provide input on a matter that directly affects our neighbourhood's well-being and quality of life. Neglecting to hold a community meeting denies the citizens their fundamental right to participate in shaping the future of their community—an oversight we sincerely believe should be addressed and rectified.

City officials, BC Housing and CMHA representatives attending the Information Session on July 12, noted there is a sense of urgency to get something done. Bypassing one of the other essential stakeholder groups, the neighbourhood, is contrary to the City of Salmon Arm and Council's own process. This has left many of us feeling unheard and excluded from our rightful opportunity to be engaged in the decision-making process between First and Second Reading.

For these reasons, I respectfully request that City Council reject the Rezoning Bylaw No 2303 at the Civic Address 341 - 361 Fraser Avenue NW.

I trust in your commitment to represent the voices and interests of all your constituents and appreciate your time and attention to this matter. I look forward to continued meaningful discussion and the opportunity to foster a stronger relationship between our community and its elected representatives.

Thank you for your consideration.

Sincerely,

Ted Crouch