



# COUNCIL HIGHLIGHTS

## District of Summerland – February 27, 2024

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**Committee of the Whole** – Council received a comprehensive briefing on the District’s Design, Operating and Closure Plan for the sanitary landfill. This master plan describes the long terms procedures, necessary investments and environmental considerations to ensure the continue world-class functioning of the site.

**Delegation – BC Ambulance** – BC Ambulance appeared at the request of Council to talk about their current operations. Council heard that the community is served by two 24 hour-per-day ambulance cars which received more than 1400 calls in 2023.

**Delegation - Turning Points Collaborative** - Representatives from the non-profit organization Turning Points talked to Council about their proposed 60-unit, five storey, affordable housing project on Henry Avenue in the downtown. Council heard that the project is awaiting final confirmations from BC Housing, which would permit this joint venture with the Food Bank to proceed, subject to permitting.

**Request for Support – Turning Points’ Affordable Housing** – To demonstrate local government support for this project, Turning Points requested a grant-in-aid in lieu of 1) all development permits and fees 2) development cost charges 3) variance charges and 4) annual property tax exemption for 10 years. Staff estimated the requested support to be \$657,780, even without the property tax exemption. Council expressed concern with the tax relief given the number of facilities that provide similar services, without tax exemption, in the community. Council also expressed concern with the possibility that the good intentions of affordable housing could be amended over time to include services to complex members of the transient population, considering the community does not have the wrap around supports to serve those needs. Council heard that there will be a detailed 60-year lease governing use of the property with BC Housing and the proponent, and further that any change to intended use would trigger a zoning change approval from Council. Council agreed to a support ceiling of \$547,000 (but excluding any tax exemption) on the condition of a section 219 covenant on title being negotiated to ensure the use will continue to only be for affordable housing.

**Bill 44 – Consequential Amendment of District Bylaws** – Through Bill 44 the province is eliminating any option for the District to hold a public hearing. A public hearing will no longer be permitted for a zoning bylaw amendment where 1) an Official Community Plan is in effect for the area that is subject of the zoning bylaw 2) the amendment bylaw is consistent with the Official Community Plan 3) the sole purpose of the amendment bylaw is to permit a development that is, in whole or in part, a residential development and 4) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development. Council directed an amendment to the bylaw to require a development notice sign, which will come back to Council at a future meeting.

**Financial Plan (2024-2028) Adoption** – The Financial Plan received unanimous endorsement, setting the stage for strategic spending for the 2024 year. Tax changes result in the following net overall changes:

<b>NET FINANCIAL IMPACT OF PROPOSED BUDGET (RESIDENTIAL)</b> (based on a 2024 Assessment of \$944,156)				
	<b>2023</b>	<b>2024 (proposed)</b>	<b>Net change (annual)</b>	<b>Net change (monthly)</b>
Property Tax (municipal only) – <b>5.38%</b>	\$ 1,870	\$ 1,998	\$ 128	\$ 10.64
Garbage & Recycling Rates – <b>4.80%</b>	219	230	11	0.88
Water Rates – <b>6.78%</b>	915	977	62	5.17
Sewer Rates – <b>0.00%</b>	441	441	0	0.00
Electrical Rates – <b>3.00%</b>	1,711	1,762	51	4.28
<b>Overall</b>	<b>\$ 5,156</b>	<b>\$ 5,408</b>	<b>\$ 252</b>	<b>\$ 20.97</b>

**Downtown Development Permit (with variances) for Affordable Housing** – Following the presentation in the afternoon, Council received a detailed briefing on Turning Points proposed project which aligns well with Council’s published strategic priorities under the “Affordable Summerland” element of Council’s workplan to “Work with BC Housing for Key Projects” to support “...new affordable housing opportunities through work with partners and providing targeted assistance where community needs are being met”. Council directed the issuance of the development permit, along with the requested variances for reduced parking requirements for the non-residential uses and the addition of a fifth storey to the complex.

**Note:** These highlights are intended to provide a brief summary of recent Council proceedings. The summary is not inclusive of all agenda items. For a detailed account of the full agenda, including staff reports, other supporting documents and official meeting minutes, please consult the District of Summerland website at <https://www.summerland.ca> or contact Corporate Services at 250-404-4037.



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