



AGENDA  
REGULAR MEETING  
DECEMBER 8, 2020

**CALL TO ORDER:**

**INTRODUCTION OF LATE ITEMS:** - Resolution required to add late items, if any

**ADOPTION OF AGENDA:** - Resolution to adopt the Agenda for the December 8, 2020, Regular Meeting.

**MINUTES:** - Resolution to adopt the Minutes of the November 24, 2020, Regular Meeting

**PETITIONS & DELEGATIONS:** - Nil

**PUBLIC QUESTIONS & COMMENTS:** -

**OLD BUSINESS:** - Nil

**CORRESPONDENCE FOR INFORMATION:** - Resolution to receive the following items for information:

- Call for Nominations - AKBLG Executive (AKBLG - Linda Tynan, Administrative Coordinator)
- Call for Nominations - 2021 Community Award (BC Achievement Foundation)
- UBCM Convention Schedule (Fort St. John - Mayor Lori Ackerman)

**STAFF REPORTS:** - Resolution to receive the following items for information:

- Heiwa Garden Restoration Plan (Hiro Okusa, Garden Consultant)
- 2020 Campground Operations Report

**COUNCIL REPORTS:**

Verbal Reports -

Regional District of Central Kootenay -

West Kootenay Boundary Regional Hospital District -

Recreation Commission #6 -



- Economic Development Commission -
- Rosebery Parklands & Trail Commission -
- Treaty Advisory Committee -
- Fire Department Committee -
- Health Advisory Committee -
- Sustainability Advisory Committee -

**NEW BUSINESS:**

- New Denver and Area Housing Society
  - Request for Letter of Support
  - Fire Chiefs' Association of BC Road Rescue Grant Program
  - 2021 Financial Services Appointments
  - 2021 RDCK Board Appointments
  - 2020 Holiday Hours

**MOTION TO EXCLUDE:**

- Moved by Councillor \_\_\_\_\_ and seconded that the public interest requires that, as per sections 90(1) (a) and (k) of the *Community Charter*, persons other than members of Council and the CAO be excluded from the meeting as it pertains to personnel matters and preliminary discussions regarding delivery of a local government service.

**RECONVENE IN CAMERA:**

- Moved by Councillor \_\_\_\_\_ and seconded that Council recess and reconvene in camera at \_\_\_\_\_ p.m.

**RECONVENE IN OPEN MEETING:**

- Moved by Councillor \_\_\_\_\_ and seconded that Council reconvene in open meeting at \_\_\_\_\_ p.m.

**RESOLUTIONS BROUGHT  
FORWARD FROM IN CAMERA:**



- Moved by Councillor \_\_\_\_\_ and seconded that Resolution# \_\_\_\_\_ be brought forward to the public portion of the meeting.

**ADJOURNMENT:**

- Resolution to adjourn the meeting at \_\_\_\_ p.m.





MINUTES  
REGULAR MEETING

DATE: November 24, 2020  
TIME: 7:00 p.m.  
PLACE: Council Chambers

PRESIDENT:

- Mayor Leonard Casley  
Councillor John Fyke (via Webex)  
Councillor Colin Moss  
Councillor Gerald Wagner  
Catherine Allaway, CAO  
Colin McClure, CFO (via Webex 8:05-8:25)  
Regrets: Councillor Vern Gustafson

Press: Valley Voice

Guests: Mick Wilson (Healthy Community Society of the North Slokan Valley 7:00-8:05), Wendy Harlock (New Denver & Area Housing Society 7:00-7:45)

Via Webex: Dion Whyte & Aida Kudic (New Commons Development 7:00-7:45), Jan McMurray (New Denver & Area Housing Society 7:00-7:45)

CALL TO ORDER:

- Mayor Casley called the meeting to order at 7:00 p.m.

INTRODUCTION OF LATE ITEMS:

- Nil

ADOPTION OF AGENDA:

**RESOLUTION #248**

- Moved by Councillor Moss and seconded that the agenda for the November 24, 2020 Regular Meeting be adopted as presented.

CARRIED

MINUTES:

**RESOLUTION #249**

- Moved by Councillor Moss and seconded that the Minutes of the November 10, 2020 Regular Meeting be adopted as read.

CARRIED

PETITIONS & DELEGATIONS:

Affordable Housing Proposal Update  
(*New Denver & Area Housing Society - Dion Whyte, Consultant*)

- Mr. Whyte provided an update on the proposed affordable housing project.

Community Garden Proposal (*Healthy Community Society - Mick Wilson, Director*)

- Mr. Wilson presented information to Council about the Healthy Community Society's vision for a community garden in New Denver.

**PUBLIC QUESTIONS & COMMENTS:** - Nil**OLD BUSINESS:** - Nil**CORRESPONDENCE FOR INFORMATION:****RESOLUTION #250**

- Moved by Councillor Wagner and seconded that the following correspondence be received for information:
    - 2020 Merchants' Night (*Slocan Valley Chamber of Commerce - Emma Beaton, Manager*)
    - 2020 Enabling Accessibility Fund Small Projects Component (*Employment and Social Development Canada - National Grants and Contributions Delivery Centre*)
    - Call for Nominations (*AKBLG - Linda Tynan, Administrative Coordinator*)
- CARRIED**

**STAFF REPORTS:****RESOLUTION #251**

- Moved by Councillor Wagner and seconded that the following reports be received for information:
    - 3<sup>rd</sup> Quarter Financial Report (*Colin McClure, CFO*)
- CARRIED**

**COUNCIL REPORTS:**

Verbal Reports	-
Regional District of Central Kootenay	-
West Kootenay Boundary Regional Hospital District	-
Recreation Commission #6	-
Economic Development Commission	-
Rosebery Trails & Parklands Commission	-
Treaty Advisory Committee	-
Fire Department Committee	-



Health Advisory Committee -

Sustainability Advisory Committee -

**NEW BUSINESS:**

**RESOLUTION #252**

Fire Department Bylaw No. 731, 2020

- Moved by Councillor Fyke and seconded that Village of New Denver Fire Department Bylaw No. 731, 2020 be finally adopted.

CARRIED

**RESOLUTION #253**

Organic Waste Diversion Project  
(*Healthy Community Society - Julia Greenlaw, Organic Waste Ambassador*)

- Moved by Councillor Fyke and seconded that the RDCK be asked to work with the Healthy Community Society of the North Slokan Valley to ensure the continuation of the Organic Waste Diversion Pilot Project in New Denver to keep food waste out of the landfill in a manner consistent with the Village's status as a designated BearSmart community; and further,

that the RDCK be asked to seek funding for this initiative or for alternative organic waste collection initiatives at the New Denver Depot, in their application to the Clean BC Organics Infrastructure and Collection Program.

CARRIED

**RESOLUTION #254**

Community Garden Proposal (*Healthy Community Society - Dean Spankie, Chair*)

- Moved by Councillor Moss and seconded that Council direct staff to consult with the Healthy Community Society of the North Slokan Valley on development of a pilot project proposal, including a maintenance plan, for a community garden to be located on Village property north of Carpenter Creek and west of Union Street.

CARRIED

**RESOLUTION #255**

Silvery Slokan Museum Garden Proposal  
(*Silvery Slokan Historical Society - Henning von Krogh, President*)

- Moved by Councillor Wagner and seconded that Council authorize the Silvery Slokan Historical Society to proceed in proposed garden renovation on the boulevard west of Bellevue Street and 202 6th Avenue, and further,

that Council request a maintenance plan for the boulevard garden, to be prepared to a standard acceptable to staff; and further,

that Council refer the request for irrigation for the boulevard garden to 2021 budget deliberations.

CARRIED

Councillor Wagner declared a conflict of interest in the matter at hand and absented himself from the discussion at 8:44 p.m. as he is a Director of the North Slokan Trails Society.

**RESOLUTION #256**

Request for Letter of Support -  
Community Gaming Grant (*North Slokan  
Trails Society - Abi Marsh,  
Communications Secretary*)

- Moved by Councillor Moss and seconded that the Village of New Denver provide a letter in support of the North Slokan Trails Society's application for funding for developing a winter community recreational facility in Sandon.

CARRIED

Councillor Wagner returned to the meeting at 8:46 p.m.

**MOTION TO EXCLUDE:****RESOLUTION #257**

- Moved by Councillor Fyke and seconded that the public interest requires that, as per section 90(1) (c) of the *Community Charter*, persons other than members of Council and the CAO be excluded from the meeting as it pertains to personnel matters.

CARRIED

**RECONVENE IN CAMERA:****RESOLUTION #258**

- Moved by Councillor Fyke and seconded that Council recess and reconvene in camera at 8:46 p.m.

CARRIED

**RECONVENE IN OPEN MEETING:****RESOLUTION #263**

- Moved by Councillor Moss and seconded that Council reconvene in open meeting at 9:32 p.m.

CARRIED

**RESOLUTIONS BROUGHT  
FORWARD FROM IN CAMERA:****RESOLUTION #262**

- Moved by Councillor Fyke and seconded that Resolution #261 be brought forward to the public portion of the meeting.

CARRIED

**RESOLUTION #261**

RDCK Slokan Valley Economic  
Development Service

- Moved by Councillor Fyke and seconded that a letter be sent to the RDCK requesting a detailed financial report accounting for all spending in 2019-2020 as well as a detailed budget for the 2021 program, with copies to be sent to the partner municipalities, Columbia Basin Trust and MLA Conroy.

CARRIED

ADJOURNMENT:

**RESOLUTION #264**

- Moved by Councillor Wagner and seconded that the meeting be adjourned at 9:32 p.m.  
CARRIED

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MAYOR CASLEY

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CORPORATE OFFICER

DRAFT

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**CORRESPONDENCE FOR INFORMATION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 4, 2020

**SUBJECT:** Correspondence for Information

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**RECOMMENDATION:**

That the following items be received for information:

- Call for Nominations - AKBLG Executive (*AKBLG - Linda Tynan, Administrative Coordinator*)
- Call for Nominations - 2021 Community Award (*BC Achievement Foundation*)
- UBCM Convention Schedule (*Fort St. John - Mayor Lori Ackerman*)



## CALL FOR NOMINATIONS FOR OPEN AKBLG EXECUTIVE POSITION

Now that it is official that Roly Russell has been successful in the provincial election, he has resigned as President of the Association of Kootenay & Boundary Local Government and will no longer hold a Director position on the AKBLG Board. In accordance with AKBLG Bylaws, Clara Reinhardt (previous Vice President) will become President. The Board has voted that Adam Casemore be elected Vice President for the remainder of this term.

**There is now a vacancy for a Director at Large on the Board for the remainder of the 2020/2021 year.** The Nominations Committee is taking nominations and would like to hear from YOU! Deadline for online nomination submissions is **December 10, 2020** accepted by email to [nominations@akblg.ca](mailto:nominations@akblg.ca).

### QUALIFICATIONS FOR OFFICE:

- The candidate must be an elected official of an AKBLG local government member
- The candidate must be nominated by two elected officials of an AKBLG local government member.

### NOMINATION PROCESS:

The Nomination Committee is made of three (3) AKBLG members and is supported by the Administrative Coordinator. Inquiries to the Nominations Committee may be sent to [nominations@akblg.ca](mailto:nominations@akblg.ca). You may also contact the committee members directly if you have questions:

Rob Gay, Chair	RDEK Chair (Area C)	<a href="mailto:rob11gay@gmail.com">rob11gay@gmail.com</a>
Cyra Yunkws	Councillor, Village of Warfield	<a href="mailto:cyra.yunkws@warfield.ca">cyra.yunkws@warfield.ca</a>
Keith Page	Councillor, City of Nelson	<a href="mailto:kpage@nelson.ca">kpage@nelson.ca</a>

**Submit the following to the Nominations Committee at [nominations@akblg.ca](mailto:nominations@akblg.ca)**

- Your Name and Electoral Area/Municipality you are elected to
- Name the two elected officials you have been nominated by
- A few sentences outlining why you are interested in a position as Director for the AKBLG
- Brief biography

### INFORMATION SESSION:

On **Wednesday, December 2, 2020 at 6:00pm PT/7:00pm MT**, the AKBLG Executive will host a virtual information session for anyone thinking about the opportunity but would like more information on the role. This is an optional session and current Board members will be available to answer your questions. If you are interested in attending the session, please contact Linda at [admin@akblg.ca](mailto:admin@akblg.ca) for the link to the Zoom meeting. The Board has also recently developed a Board Handbook which is available on the website or by contacting Linda at [admin@akblg.ca](mailto:admin@akblg.ca) for an emailed copy.

**Deadline for Nomination package submission: Monday, December 14, 2020**  
**Submit to: [nominations@akblg.ca](mailto:nominations@akblg.ca)**

**From:** BC Achievement Foundation <info@bcachievement.com>  
**Sent:** November 30, 2020 12:06 PM  
**To:** corporate@newdenver.ca  
**Subject:** Nominations are now open for the 2021 Community Award

Deadline for nominations: January 31, 2021

[View this email in your browser](#)



## Nominate now for the 2021 Community Award

Celebrating the spirit, imagination, dedication, and outstanding contributions of British Columbians to their communities.

Nominate a deserving individual who raises the quality and character of your community for the 18th annual Community Award. Nomination forms are online at [bcachievement.com](http://bcachievement.com)

*Elevate excellence, share success and inspire change.*



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Thank you for your continued interest in BC Achievement's Award programs.

**Our mailing address is:**

British Columbia Achievement Foundation  
602-999 Canada Pl  
Vancouver, BC V6C 3E1  
Canada

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)





December 1, 2020

File # 0230-20

Email: [jjustason@ubcm.ca](mailto:jjustason@ubcm.ca)

Union of BC Municipalities  
Suite 60 - 10551 Shellbridge Way  
Richmond, BC V6X 2W9

Attention: Jamee Justason

Dear Ms. Justason,

Reference: **UBCM Convention Schedule**

City Council has been reviewing its memberships in various organizations, taking into consideration the value provided by the organization versus the expense to be a member. At the July 27, 2020 Council meeting, Council had a robust discussion regarding this topic as well as the current format of the annual UBCM Convention.

The resolutions session, in which many municipalities contribute submissions for discussion, are debated at the same time as individual local government Minister meetings are scheduled. Both are important to attend which leaves local government elected officials conflicted with competing priorities since their resolution submission(s) may be discussed at the same time as they are scheduled to meet with a Minister.

Since the 2020 UBCM convention is virtual, this allowed the Ministers meetings to be scheduled from September 14 to 18 with the convention itself taking place from September 21 to 24. It is recognized that the alternate format was developed due to the pandemic although this change may bode well to incorporate as part of the regular convention schedule moving forward. This would allow local government elected officials to participate in the convention as well as attend requested Minister meetings.

It is acknowledged that UBCM is undertaking a review of its existing resolution process to streamline the number and content of submissions which may result in the number of resolutions being reduced.

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It would be appreciated if UBCM could provide an update on members' response to the resolution submission process changes and the change in Minister meeting scheduling.

If you have any questions, please contact me at (250) 787-8160 or by email at [lackerman@fortstjohn.ca](mailto:lackerman@fortstjohn.ca).

Yours truly,

A handwritten signature in black ink, appearing to read 'Leri Ackerman', with a long horizontal flourish extending to the right.

Leri Ackerman  
Mayor

cc member municipalities

**REPORTS FOR INFORMATION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 4, 2020

**SUBJECT:** Reports for Information

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**RECOMMENDATION:**

That the following items be received for information:

- Heiwa Garden Restoration Plan (*Hiro Okusa, Garden Consultant*)
- 2020 Campground Operations Report

# Heiwa Garden Restoration Plan 2020



Past Garden – Looking East

**Recommendations for repairs and revitalization of the Heiwa Teien garden at the  
Nikkei Internment Memorial Centre National Historic Site  
Prepared by Hiro Okusa, Edzard Teubert & Myles Berney  
October 2020**



Present Garden – Looking South



Future Garden – Looking East



## Riverbed Revitalization

Regular maintenance and upkeep is required to ensure the longevity and aesthetic appeal of all gardens. The annual repair of the Heiwa garden over the years between its initial build and now has not been consistent and has resulted in a degraded garden.

The banks of the riverbeds in the Heiwa garden are all in need of repair. The Cedar post retailing walls throughout the riverbed area of the garden are showing signs of rot and failure and need to be replaced. The rock retaining walls are slumping throughout the garden and failing completely in some places. The riverbank stonework throughout the three garden areas are in need of resetting and restoration.



Slumping Rock Wall in Present Garden



Failing Cedar Posts and Slumping Rock Wall in Present Garden



Failing Cedar Post Retaining Wall with Visible Rot in Future Garden



Failing Cedar Post Wall in Future Garden

#### Riverbed Restoration Budget

Materials – stone & wood	\$500
Labour	\$28890
Equipment – Skid Steer	\$4700
Travel	\$3000
Accommodation/Meals	\$4500

#### Replacement Plants and Soil Budget

Materials	\$10910
Planting Budget	\$8400
Soil Installation (skid steer)	\$3000



## Riverbed Pea Gravel

No Pea Gravel has been added to the riverbed since the initial garden installation. The current level of the gravel in the riverbed is too low. It needs to be raised in all three garden areas so that it covers the bottoms of all the rocks on the shore of the riverbed.



Bottom of rocks showing in Present Garden

## Pea Gravel Replacement Budget

Materials – Pea Gravel 10 yards delivered	\$2000
Labour – 2 Gardeners + Skid Steer	\$1530

## Site Preparation/Restoration

Temporary protection of specimen plants that are in high traffic areas will be necessary prior to on site construction. At the completion of the project these specimens will be returned to their current locations.

## Site Preparation/Restoration Budget

Materials	\$800
Labour for Preparation(Pre Restoration)	\$1400
Labour for Site Restoration(After Completion of Project)	\$1400



## Peace Arch Rock Wall Repair

The Rock wall to the south of the Peace Arch Board Walk is in poor repair. The wall is slumping and is beginning to fail. Several large stones have given way and are now lying at the base of the wall.



Failing Rock Wall

## Peace Arch Rock Wall Restoration Budget

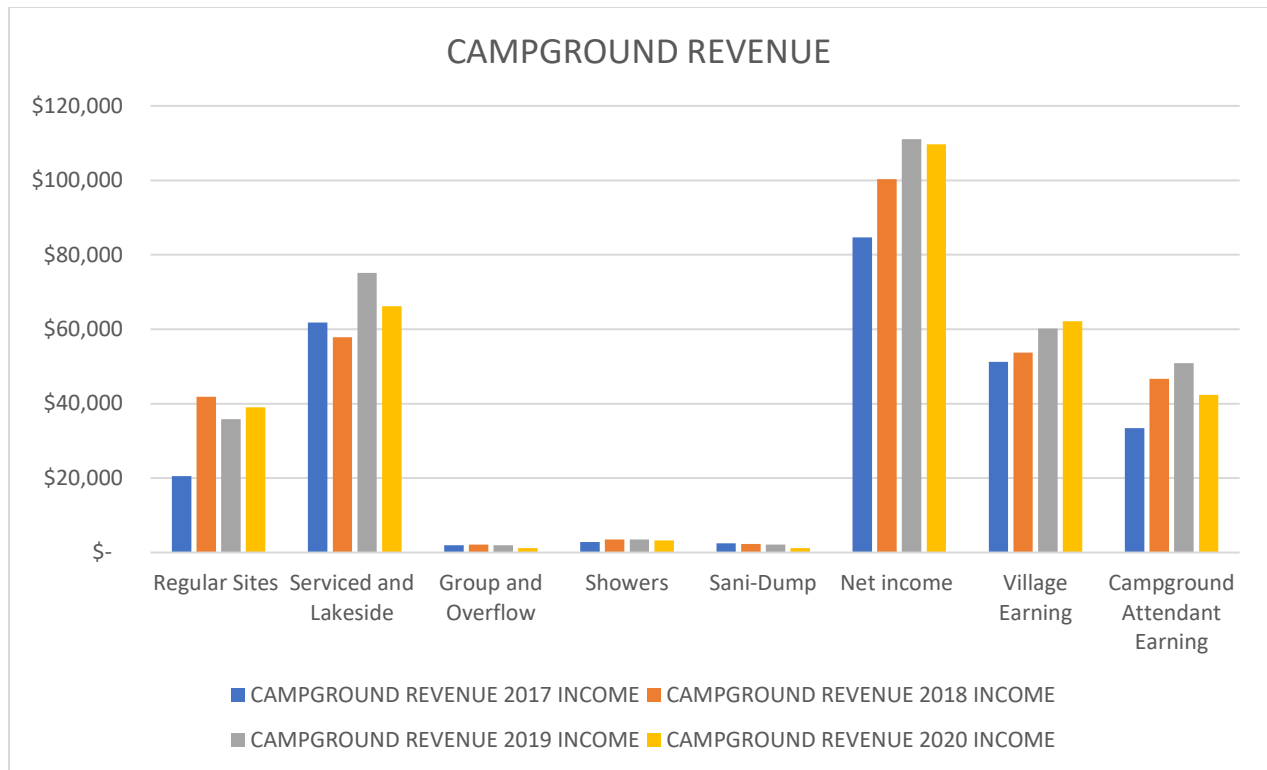
Materials - Stone	\$500
Crush	\$410
Geo Textile	\$250
Pruning	\$960
Materials and Site Prep.	\$880
Rock Setting	\$3680
Back Hoe	\$910
Travel Accommodation, Meals	\$1800

# 2020 Centennial Campground Report

## Campground Revenue

Due to COVID-19 provincial restrictions, the Centennial Campground was closed for the month of May and the first half of June. However, once the provincial government rolled out Phase 2 and local tourism was permitted, visitors flocked to the New Denver campground in droves. Many campgrounds around the province experienced a similar phenomenon: COVID inspired everyone to get out and enjoy nature. Despite the loss of income for 1.5 months, the campground revenue resulted in a net income of **\$109,711**, just slightly less than last year. Note that income from this season is considerably more compared to 2018 and 2017.

CAMPGROUND REVENUE				
	2017	2018	2019	2020
INCOME				
Regular Sites	\$ 20,525	\$ 41,850	\$ 35,825	39,050
Serviced and Lakeside	\$ 61,770	\$ 57,840	\$ 75,120	66,210
Group and Overflow	\$ 1,980	\$ 2,170	\$ 1,955	1,170
Showers	\$ 2,859	\$ 3,492	\$ 3,471	3,281
Sani-Dump	\$ 2,494	\$ 2,305	\$ 2,100	1,181
<b>Net income</b>	<b>\$ 84,649</b>	<b>\$ 100,335</b>	<b>\$ 111,070</b>	<b>109,711</b>
Village Earning	\$ 51,192	\$ 53,705	\$ 60,170	\$ 62,160
Campground Attendant Earning	\$ 33,457	\$ 46,630	\$ 50,900	42,383



### June 15 - July 14

From June 15 to July 14, the washrooms were closed and only self-contained units (RV's, campers, trailers) were allowed to stay at the campground. Due to limited camping and washroom closures, the campground attendant's remuneration structure was adjusted to reflect this. During this time period, the attendant's remuneration included \$6.00 per night per occupied numbered site, sani-dump fees, firewood sales, and bottle deposit refunds.

### July 15- September 30

On July 15th, both washrooms were opened and daily cleaning was being done by the campground attendant. The attendant received about 40% of site fees (or \$12/night) for regular, lakeside, serviced sites and overflow; \$5/night for tents at group site, as well as proceeds from sani-dump, bottle deposits and firewood. The remainder of fees were allocated to the Village of New Denver.

### CAMPGROUND FEES

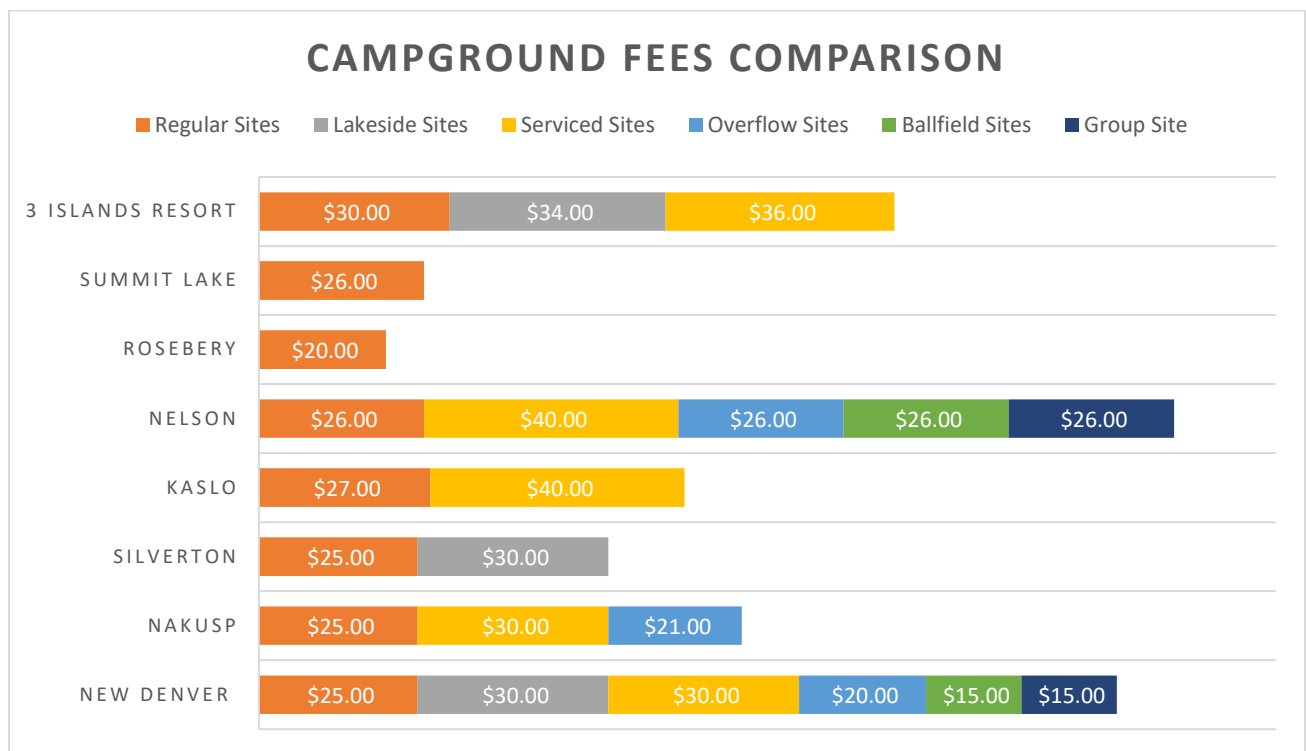
The current fees are:

Regular Sites	\$25
Lakeside Sites	\$30
Serviced Sites	\$30
Overflow Sites	\$20

Ballfield Sites	\$15
Group Site	\$15/tent, minimum 4 (max. 2 adults/tent, \$5/extra adult)
Sani-dump	\$5

Campground fees have not been increased since 2014. With the demand for sites increasing in the last few years, Council may want to look at the possibility of updating fees for the next season. The current campground fees are up to par compared with most municipal and regional campgrounds (see graph below); however, the popularity of lakeside and serviced sites, and the increasing trend in camping could potentially increase the revenue for the campground. The City of Nelson and Village of Kaslo charge \$40.00/night for serviced sites; New Denver sites serviced sites are \$30/night.

Supply costs, wages and power have gone up in the last six years and should be reflected in an updated price structure. Also, if COVID-19 remains an issue next season, added costs of cleaning staff and supplies should be factored in when considering an increase in the campground fees.



## ONLINE RESERVATIONS

Currently the fee for booking a site online is \$7. This is a non-refundable fee and the revenue goes to campgroundbooking.com for providing this online service.

This season, the attendant found that reservations were made online but some did not show up, causing a loss of revenue for the campground as well as limiting availability. To avoid revenue loss, a full payment for online bookings may be an option to consider which would ensure payment. The added advantage of paying in full online would reduce interaction with campers if physical distancing is still required, reducing the health risks for both staff and visitors.

**REQUEST FOR COUNCIL DECISION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 3, 2020

**SUBJECT:** Request for Letter of Support – New Denver & Area Housing Society Application to BC Housing

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**PURPOSE:** To confirm Council's support for the proposed affordable rental housing development

**RECOMMENDATION:** That the Village of New Denver provide a letter in support of the New Denver and Area Housing Society's application to BC Housing's Community Housing Fund for the development of affordable rental housing on municipal land at 602 Slocan Avenue.

**ALTERNATIVES & IMPLICATIONS:**

1. Do not provide a letter of support. *Without the Village's commitment of land, there is not a viable project so no application will be submitted.*

**ANALYSIS:**

- A. Background:** The New Denver and Area Housing Society (NDHAS) has secured preliminary funding and designed a 10-unit affordable rental housing project for the municipal land located at 602 Slocan Avenue. They are preparing to submit a response to the current BC Housing Request for Proposal #1070-2021/28 for New Rental Housing Units under the Building BC: Community Housing Fund (CHF) program, which closes in January 2021. The group provided a project update at the November 24, 2020 Council Meeting.

The Village is being asked to confirm its willingness to commit the subject land for the project (Lots 21-26, Block 51) at a nominal cost, and to proceed with re-zoning of the property to accommodate the proposed development, if funding is secured.

- B. Discussion:** The need for additional affordable rental housing locally has been established through studies by the NDAHS and the Housing Needs Assessment completed on behalf of the Village by the RDCK. The proposed project will increase the rental pool, and include both market and below-market rental units, and a mix of unit sizes to address the needs of a range of occupant groups. The proposed project aligns with the goals and requirements of the CHF, which will provide capital contributions and operating subsidies to successful applicants.

The Village does not have the capacity to develop and manage an affordable housing project, and is fortunate to have a local society willing to take on the work. By contributing land to this project, the Village is allowing it to move forward quickly, since a suitable parcel does not need to be sourced on the market, and land acquisition costs are negligible, keeping overall project costs affordable. The details of the land lease agreement will be negotiated with BC Housing if funding is secured and the project proceeds.

The subject lands are currently zoned E1 – Environmental Reserve, as they are near Well #1. The re-zoning of the property to allow for a multi-family dwelling is contingent on the relocation of Well #1. The Village has applied for funding to complete this work and a decision is expected in 2021.

**C. Attachments:**

- NDAHS Presentation to Council – Nov. 24/20
- Map of subject lands

**D. Council Strategic Priority:** Nil

**E. Communication Strategy:** Nil

**FINANCIAL IMPLICATIONS:** The Village is not making a cash contribution towards the project, but it is contributing an interest in the land on which the housing development will be sited.



## NCD

Project partner

### About Us

- New Commons Development (NCD) is a non-profit real estate development company focused on building and preserving affordable housing
- NCD works across Canada with co-operatives, non-profits, faith-based groups and municipalities to create and renew Canada's social purpose real estate
- The team brings highly skilled real estate and affordable housing development expertise and capacity

- Development teams in **Toronto and Vancouver**
- \$4 million** in working capital
- 16 active projects with non-profits, co-ops and community groups**
  - 6 of these in **small/rural BC communities**
- 1600 units** in development pipeline
- Impact target – **1750 units** with rents affordable on average **<80% of median income**

## Design

Project overview

**Location:** 602 Slocan Avenue, New Denver, BC

**Site area:** 16,501 SF

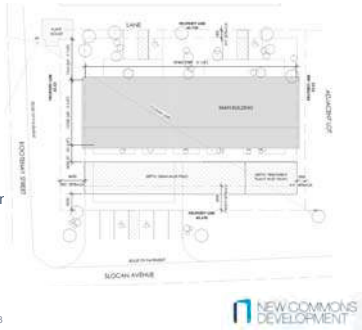
**Building area (indoor):** ~7,795 SF

**Total unit count:** 10

**Proposed Parking:** 4 stalls (2 standard + 2 HC)

**Potential Parking Expansion:** +6 stalls (street parkir

**Storage:** ~485 SF



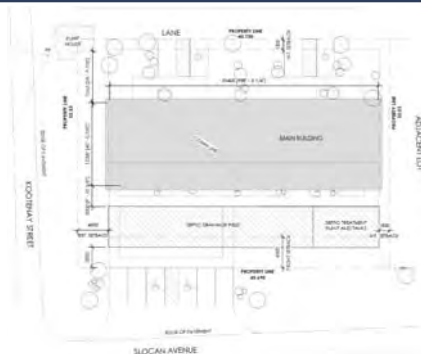
## Design

Unit Mix

UNIT MIX SUMMARY	Units	% of Total Units	Avg. Area (sq. ft.)
Studio	2	20%	403
1 Bedroom	2	20%	500
2 Bedroom	4	40%	793
3 Bedroom	2	20%	1,015
<b>TOTAL</b>	<b>10</b>	<b>100%</b>	<b>674</b>

## Design

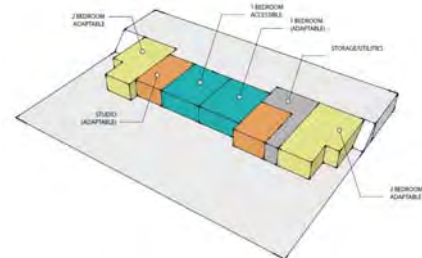
Proposed Site Plan



- On site septic (type 3 system)
- South facing orientation
- On site parking off lane
- Potential for additional parking in Slocan Ave. ROW

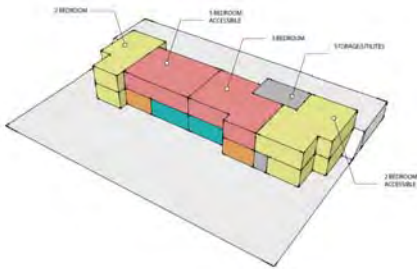
## Design

Massing Diagram Lower Level





## Design | Massing Diagram Upper Level



7



## Design | Upper Level



8



- Four ground oriented units
- North facing private patios and south facing balconies
- Additional common storage area
- Communal outdoor area
- On site parking off lane

## Design | Lower Level



9



- Six ground oriented units
- South facing private patios
- Additional common storage area
- Potential for "off site" parking in ROW on Slocan Ave.

## Design | Unit Layouts



Adaptable Studio  
(lower level)



Studio  
(lower level)



Accessible 1-Bed  
(lower level)



10

## Design | Unit Layouts



Adaptable 2-Bedroom  
(lower level)



2-Bedroom  
(upper level)

11



Accessible 2-Bedroom  
(upper level)



## Design | Unit Layouts



3-Bedroom  
(upper level)



Accessible 3-Bedroom  
(upper level)



12

## Design

View from Slocan Avenue



13



## Design

Bird's Eye View (north and south)



14



## Design

Human's Eye View (southwest corner)



15



## Next Steps

Milestones

NEW DENVER DRAFT SCHEDULE											
Updated: 2020-11-17											
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
<b>PHASE A: Schematic Design</b>											
Board Approval for Project to Proceed											
Submit to BC Housing and CMHC Funding Opportunities											
Anticipated Response from BC Housing and CMHC											
<b>PHASE B: Design Development</b>											
Final Application Public Consultation											
Development Permit / Rezoning Application Submission											
Public Information Meeting											
City Council Meeting - 1st and 2nd Reading											
Public Hearing and 3rd Reading											
City Council Meeting - Final 4th Reading											
<b>PHASE C: Building Permit/Construction Starts</b>											
Construction Commencement Being Completed											
Building Permit Application											
Building Permit Issuance											
<b>PHASE D: Construction</b>											
IBC - 15 Months											



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## The Ask

Requests for Village of New Denver

- Village feedback** on proposed design scheme (comments and/or concerns) and preferred parking solution:
  - Option 1:** relaxation of parking requirements (4 stalls proposed, or 0.4 stalls per unit), with potential for overflow parking along Slocan Ave. public Right of Way
  - Option 2:** dedication of additional parking for residents along Slocan Ave. Right of Way to secure 10 stalls (1.0 stalls per unit)
- Confirmation of Village's conditional support to commit the land for development of affordable housing:
  - Immediate Requirement (by Dec. 31, 2020): **Letter of Support** to accompany BC Housing application



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## Location of Subject Property

### Legend

- Civic Address
- Address Range
- Streams
- Cadastre / Property Lines
- Lakes (Mid Scale)
- Electoral Boundaries (Large Scale)

### Notes

Lots 21-26, Block 51



202 Lakeside Drive  
Nelson, BC  
1-800-268-7325  
<http://www.rdck.ca>

0 100.00 m 10cm  
1 : 1,000.00

Date Plotted: 11/28/2019

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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**REQUEST FOR COUNCIL DECISION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 3, 2020

**SUBJECT:** Grant Application – Fire Chiefs’ Association of BC Road Rescue Grant Program Application

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**PURPOSE:** To obtain Council authorization for a grant application

**RECOMMENDATION:** That the Village of New Denver submit an application for funding on behalf of the New Denver & Area Volunteer Fire Department to the Fire Chiefs’ Association of BC Road Rescue Grant Program.

**ALTERNATIVES & IMPLICATIONS:**

1. Do not authorize submission of a grant application. *No application will be submitted, replacement of the equipment will be delayed..*

**ANALYSIS:**

- A. Background:** The New Denver & Area Volunteer Fire Department provides road rescue services outside the boundaries of the fire protection area, when requested by Emergency Management BC (EMBC). The Fire Chiefs’ Association of BC (FCABC) has received one-time funding from EMBC to assist “Out of Jurisdiction Road Rescue” providers with training and equipment costs related to the delivery of this essential public safety service. Up to \$50,000 is available per department. The deadline for applications is December 11, 2020.
- B. Discussion:** The FCABC Road Rescue Grant Program will provide funding for equipment used by the Fire Department during road rescue responses. Aging items such as the airbags used in the auto-extrication system and the generator that powers the embankment winch will be replaced without depleting reserve funds or relying on taxation. The Fire Chief and department members have prepared the required information for the grant application so minimal staff time is required.
- C. Legislative Framework:** Nil
- D. Attachments:**
- FCABC Road Rescue Grant Program – Program Overview
- E. Council Strategic Priority:** Nil
- F. Communication Strategy:** Nil

**FINANCIAL IMPLICATIONS:** The full amount of the proposed purchases is eligible for grant funding.





## Fire Chiefs' Association of BC:

### Road Rescue Grant Program – Program Overview

#### Program overview

The Fire Chiefs' Association of BC (FCABC) with funding provided by Emergency Management BC (EMBC) OFC, has developed a program to help support providers of "Out of Jurisdiction Road Rescue" (the Program). The intent is to enhance the ability of providers to cover equipment and training cost related to their participation by creating a grant funding program.

#### Project description

This one-time grant funding program was established to support existing BC fire departments, fire brigades, fire societies, SAR Groups and First Nation communities that meet the criteria to apply as determined by the FCABC and EMBC. To apply the agency **must be a registered provider of Out of Jurisdiction Road Rescue with EMBC.** Funding will be available for 1) equipment purchases and/or 2) training expenses.

To be eligible for consideration of funding, applicants must submit information on the form provided. The FCABC, in consultation as needed with EMBC, will determine if the applicant meets the criteria, are potentially eligible for grant funding and what amount they may receive. As limited funds are available not all applicants may receive a grant or to the level requested.

**A funding application form (Schedule A) must be submitted to the FCABC and receive written approval prior to purchase of equipment and/or delivery of the training.**

Maximum eligible grant funding requests are pro-rated on a sliding scale tied to the requesting agencies operating budget, as outlined below. A record of the annual operating budget must be included in the application as part of the approval process to be considered for grant funding.

1. \$0 to \$100,000 are potentially eligible for up to a maximum of \$50,000
2. \$100,000 to \$150,000 are potentially eligible for up to a maximum of \$40,000
3. \$150,000 to \$250,000 are potentially eligible for up to a maximum of \$30,000
4. \$250,000 to \$500,000 are potentially eligible for up to a maximum of \$20,000
5. \$500,000 to \$1,000,000 are potentially eligible for up to a maximum of \$10,000

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#### Equipment purchase funding

An application may be made for grant funds for the reimbursement of eligible expenses incurred by the organization for road rescue related equipment purchases. Equipment applications will require the specifics of type and model. Payment for approved projects may be made directly to the vendor or applicant at the discretion of the FCABC.

Prior to the purchase of any equipment or upgrades, the organization must obtain written approval from the FCABC in order to be considered eligible for reimbursement. Approval will be at the discretion of the FCABC, in consultation as needed with EMBC.

Equipment eligible for grant funding would include:

- Extrication, stabilization and lifting equipment
- Other equipment related to the delivery of this service (excluding firefighting equipment)
- Replacement of worn or damaged equipment related to the delivery of the service
- Other specialized equipment related to the delivery of the service

The application and approval processes are as follows:

- The agency of a proposal approved in principle will be contacted and notified of next steps
- All submissions must include all delivery costs to the department (FOB)
- Upon approval of the project, the department will proceed with ordering the equipment. Invoice's must match the pre-approved amount
- Successful applicants will be required to submit a report on completion of the project.

## Training program funding

It is intended that training programs will be delivered "in house" by qualified instructors. A qualified instructor could be a private contractor, external training organization instructor or a department "in house" instructor. Courses to build capacity or knowledge in the delivery of road rescue will be considered.

Funding will be in the form of reimbursement for expenses incurred. Eligible expenses would include:

1. Necessary and reasonable travel related expenses of instructors
2. Administrative materials and resources related to the course delivery
3. Training materials such as manuals, booklets, handouts.

The application and approval processes are as follows:

- Proposals approved in principle would then require further submission defining the means of course delivery and a breakdown of all related costs (eligible expenses as outlined above)
- Upon approval of the training the department will proceed with the project
- Invoices will be submitted by the supplier and where applicable, the department, as directed by the FCABC for payment
- Invoices must include course rosters signed by the course instructor
- Invoices must not exceed the pre-approved amounts
- Successful applicants will be required to submit a report on completion of the project.

Approval of all training programs will be at the discretion of the FCABC in consultation as needed with EMBC.

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Questions should be directed to [roadrescue@fcabc.ca](mailto:roadrescue@fcabc.ca).

**Deadline for submitting a Grant Application is 1200 hrs December 11, 2020.**

**REQUEST FOR COUNCIL DECISION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 4, 2020

**SUBJECT:** 2021 Financial Service Appointments

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Appointment of Auditor

**RECOMMENDATION:**

That Grant Thornton be appointed as the Village of New Denver's auditors for the 2021 fiscal year.

Appointment of Banking Institution

**RECOMMENDATION:**

That Kootenay Savings Credit Union be appointed as the Village of New Denver's banking institution for the 2021 fiscal year.

**BACKGROUND:**

The Village of New Denver has used the services provided by Grant Thornton and Kootenay Savings Credit Union for many years. Staff does not recommend any changes at this time.

**REQUEST FOR COUNCIL DECISION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 4, 2020

**SUBJECT:** 2021 RDCK Board Appointments

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**PURPOSE:** To confirm the municipal appointments to the RDCK board for 2021

**OPTIONS:**

1. Confirm the 2020 appointments for the coming year
2. Make changes to the existing appointments

**RECOMMENDATION:**

1. That Councillor Moss be appointed as the Regional District of Central Kootenay Director for the Village of New Denver effective January 1, 2021.
2. That Councillor Fyke be appointed as the Regional District of Central Kootenay Alternate Director for the Village of New Denver effective January 1, 2021.
3. That Councillor Moss be appointed as the West Kootenay Boundary Regional Hospital District Representative for the Village of New Denver effective January 1, 2021.
4. That Councillor Fyke be appointed as the West Kootenay Boundary Regional Hospital District Alternate Representative for the Village of New Denver effective January 1, 2021.

**BACKGROUND:** The proposed recommendations show the continuation of 2020 appointments for the coming calendar year. Only RDCK Directors and their alternates are eligible to be appointed to the WKBRHD Board.



**REQUEST FOR COUNCIL DECISION**

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**SUBMITTED BY:** Catherine Allaway, CAO

**DATE:** December 4, 2020

**SUBJECT:** 2020 Holiday Hours

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**PURPOSE:** To obtain Council authorization to change the schedule for Village operations over the holidays

**OPTIONS:**

1. **Cancel the December 22, 2020 Council Meeting**
2. Do not cancel the December 22, 2020 Council Meeting
3. **Give staff one paid day off over the holidays**
4. Do not give staff one paid day off over the holidays

**RECOMMENDATION:** That the Regular Meeting of Council scheduled for December 22, 2020 be cancelled; and further, that all staff be given one paid day off over the holidays.

**BACKGROUND:**

Meeting Schedule

The second Council meeting in December is typically cancelled as it falls during the Christmas holidays.

Office Hours

The Village Office will be closed from Wednesday, December 23, 2020 through Sunday, January 3, 2021. Some office staff will be working during this time, responding to urgent inquiries and collecting payments submitted by mail or online. Public Works staff may work during the closed period if snow plowing is needed, and they will be permitted to bank their paid day off if the weather requires them to work.

Garbage Collection

Residential garbage collection will be unaffected by the holiday schedule this year and will take place on Tuesday, December 22<sup>nd</sup>, December 29<sup>th</sup> and January 5<sup>th</sup>. Commercial garbage collection will take place on Thursday, December 24<sup>th</sup>, Thursday, December 31<sup>st</sup> and Friday, January 8<sup>th</sup>.

**ANALYSIS:** Typically, all municipal staff are given a paid day off on during the week between Christmas and New Year's Day. This year, staff recommends doing the same - providing all employees one day off with pay during the week between Christmas and New Year's Day. The proposed expenditures have been included in the Village's Five-Year Financial Plan Bylaw.