
City of Kelowna

MEMORANDUM

DATE: June 23, 2003
FILE: 0230-20

TO: City Manager

FROM: Community Planning Manager

RE: Request for Start-Up Grant by McKinley Landing Residents' Association

REPORT PREPARED BY: Theresa Eichler

RECOMMENDATION:

THAT City Council decline the request for a \$500 start-up grant for the McKinley Landing Residents' Association on the basis that the area to be represented is too small in terms of population and area to receive recognition as a Residents Association; and that the request is premature because the area is primarily within the City's Future Urban Reserve.

PURPOSE:

To respond to a request for a start-up grant for the McKinley Landing Residents' Association.

BACKGROUND:

Most of the City's Residents' or Neighbourhood Associations were started as a result of a Healthy Communities initiative in 1992, where the City held information sessions and invited groups to consider the establishment of residents' associations. Provincial funding under the Healthy Communities program was used to conduct this work. However, it was discovered that the provincial funding did not include monies for the associations themselves to cover the costs of getting established. Following the direction of the City, most of these groups registered as non-profit societies and established an executive and board of directors.

Given the lack of funding to help these groups get started, in 1993, Council passed two resolutions (May & October) to commit start-up funds to neighbourhoods wishing to establish associations (attached to this report). In October of 1993, the criteria were clarified to indicate that a maximum one-time grant of \$500 would be administered by the Planning & Development Services Department to each geographic area of the City in which Neighbourhood Association formation activities are occurring (#S1190/93/10/18). The funds were to be provided from Council Contingency on an as required basis. No council policy was initially established as a result of this resolution. However, the commitment has been made and was carried forward within Council Policy 305 – Communicating with Residents Associations that was prepared in consultation with Residents Associations and approved by Council in 2002.

REPORT

The McKinley Landing area has been subject to a number of development applications and requests over the last few years. Residents of the area are naturally concerned with the changes, both those that are occurring and those which have been put forward as requests.

Planning staff was invited to give a presentation to potential McKinley Landing Residents' Association members on the role of residents associations in the summer of 2001. At the time, the City was working on the policy for Residents Associations that has now been approved (Policy 305). Clause II of Policy 305 contains recommendations for requests for start-up assistance, as follows:

II. START-UP ASSISTANCE

Start-up assistance to a maximum of \$500 is available to a residents group wishing to form a Residents Association. In order to qualify for start-up funds, the following requirements must be met:

- a) Start-up assistance has not been previously provided by the City;
- b) Boundaries of the area to be served by the Association have been approved by the City*;
- c) Contact information is provided in writing, by the Association;
- d) Executive members of the Association are identified (e.g. president, treasurer, secretary);
- e) The number of members of the Association are identified;
- f) Receipts for start-up expenses are provided to the City by the Association;
- g) The Association shall register as a non-profit society.

* The City recommends that boundaries established for Residents Associations be consistent with the boundaries of the Sector Plans or alternatively, that these boundaries coincide with census tract boundaries.

The request for funding from the McKinley Residents Association includes the information required above, although the boundary information required clarification. In response to the number of members, the letter indicates that 35 households are represented.

The McKinley Landing Residents were advised of City preferences for boundaries along with the reasons. A map of the boundaries that have been proposed by the Association is attached. The basis is all properties which obtain access from McKinley Rd., west of Glenmore Rd.. There was a delay in communicating the mapping information in graphic format. Staff also advised the Association to consult with the Glenmore Valley Community Association to ensure that boundaries would not overlap. At one point, the GVCA had indicated that its north boundary would be McKinley Rd.. It was also suggested that the McKinley Residents may wish to consider joining the Glenmore Valley Community Association, which has been in the process of re-organizing. Representatives of the latter association have indicated by email that they do not have concerns with the boundaries that are proposed by the McKinley Residents. They further indicated that the area they cover is large and that they do not wish to assume responsibility for additional area (emails attached). Staff is still waiting for details of the new boundaries for the Glenmore Valley Community Association.

Lots already developed in the west area of McKinley are designated Single/Two Unit Residential in the OCP. The majority of the area to be represented by the McKinley Landing Residents Association is within the "Future Urban Reserve" designation of the OCP. Subdivision of land is happening based on rural lot size requirements. Any other substantial land development would require approval of amending the OCP to place land under consideration for urban development. Staff is not in a position to recommend development of this nature in the McKinley area, regardless of any inquiries that are received for this purpose. Urban servicing of this area is not contemplated within the planning horizon of the OCP (2013).

The area to be represented and the number of members are both small in terms of adequately representing a planning area. The 35 households that have committed to membership in the new Association is equivalent to just about 100 people. The boundaries that are presented cannot be correlated to a sector plan area, nor to census tract boundaries. The closest reasonable comparable boundary is for the northern-most dissemination area within Census Tract 19.03. The Glenmore Valley Community Association has already claimed responsibility for the area of the Glenmore Highlands that will develop along the extension of Union Rd. (email attached).

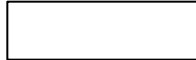
From a planning perspective it would make sense for the McKinley residents to work with the Glenmore Valley Community Association. The group can continue to work as an entity and would have input into the development process and City-level activities the same as any other resident or organization. However, planning staff is not supportive of recognizing the McKinley Landing Residents Association as a separate and distinct new Association. The population represented is too small, the area does not coincide with recognizable planning boundaries, and most of the land affected is in the "Future Urban Reserve" making it premature to consider the McKinley area as a neighbourhood. For these reasons, it is not supportive of the request for start-up funds in the amount of \$500 to help cover the \$530-odd in legal expenses that have already been incurred. The fact that the Association has registered as a non-profit society will enable it to seek funding from other sources. Staff can provide assistance in this process.

Should Council wish to support the funding request on behalf of the McKinley Landing Residents' Association, the following condition is suggested:

That the boundary for the new Association be extended north to the City Boundary limits, east to Glenmore Rd. and south to approximate the boundaries of the 2001 dissemination area (DA) 22¹ within census tract 19.03, not including the area covered by the Glenmore Highlands Area Structure Plan.

Theresa Eichler, MCIP
Community Planning Manager

Approved for Inclusion



David Shipclark
Manager, Community Development & Real Estate

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¹ DA No. 22 showed a population of 643 in 2001.

Paper Attachment:

Letter of March 3, 2003 from Marissa Baecker requesting Start-up Funding for the McKinley Landing Residents' Association

Electronic Attachments (PDF files):

Map of the area for the proposed McKinley Landing Residents Association.

Map of Census Tracts

RESOLUTION OF OCTOBER 18, 1993:

Moved by Councillor Markgraf/Seconded by Councillor Bremner

S1190/93/10/18 THAT City Council approve that a maximum one-time grant administered by the Planning and Development Services Department of \$500.00 be made available to each geographic area of the city in which Neighbourhood Association formation activities are occurring;

AND THAT all the Neighbourhood Associations receiving grants under the Neighbourhood Association Funding Program be required to conform to the City's funding application procedure;

AND FURTHER THAT funding be provided from Council Contingency on an as required basis.

Carried

EXTRACT FROM MAY 11, 1993 COUNCIL MINUTES:

9.4 Councillor Bremner, dated May 11, 1993 re: Neighbourhood Associations (6520.01)

Councillor Bremner explained that due to an accounting error in the Healthy Communities budget, funds thought to be available to assist with the formation of neighbourhood associations are not available. The requested funds would provide assistance for those associations still being formed.

Discussion ensued regarding whether it is appropriate for the City to fund these associations. Councillor Bremner advised that the provincial government provided the funds allocated so far knowing Healthy Communities was intending to use it this for this purpose.

The Mayor was required to cast the deciding vote and agreed to support this request only because funds have already been allocated in this way. He advised that no further requests for this type of funding will be considered.

Moved by Councillor Bremner/Seconded by Councillor Lee

R562/93/05/25 THAT up to \$2,000 be allocated from Council Contingency to the Healthy Communities Initiative for the purpose of assisting those neighbourhoods desirous of forming Neighbourhood Associations to a maximum of \$500 each.

Carried

From: Sid Rowles [marysidrowles@shaw.ca]
Sent: Wednesday, April 09, 2003 12:05 PM
To: Theresa Eichler
Subject: Glenmore Valley Community Association Boundaries.

Hi Theresa

With regard to the McKinley Landing Resident's Association, their proposal that they be responsible for all property that has access to McKinley Road is fine with us. We cover such a large area that we certainly don't want to include anything that other groups will be responsible for.

With respect to the Clifton group, I think it is clear that they are responsible for the whole Clifton Road area including Glenmore Highlands that may develop up the Rio Road area.

If there is still any uncertainty please be in touch and we will meet and look at a map. As I have noted, the Glenmore group only needs clarity, not more area to be responsible for.

Sid Rowles, on behalf of the Glenmore Valley Community Association.

From: Mary and Sid Rowles [marysidrowles@shaw.ca]
Sent: Wednesday, March 12, 2003 3:00 PM
To: Theresa Eichler
Subject: Glenmore Valley Community Association Boundaries

Dear Theresa,

In January I met with you concerning the revised boundaries of the Glenmore Valley Community Association. Our Association has reviewed the boundaries and have consulted with the Clifton Road group concerning where our boundaries might meet in the Glenmore Highlands. We have described our boundaries as follows:

North: McKinley Road

South: Bernard Ave.

East: Height of Land above Valley Road, including Curtis Road

West: Gordon Road, including Royal Heights and extended to Grainger Road, and extending through the Glenmore Highlands.

It is agreed that for the immediate future any development to the highland along Rio Road would be the concern of the Clifton Road Association. Any development up the extension of Union Road would be the concern of the Glenmore Association.

I think this is reasonably clear, but if you would like to meet and look at a map together or discuss our plan, please be in touch with me. 250-763-8238, or marysidrowles@shaw.ca

Sid Rowles, on behalf of the Glenmore Valley Community Association.

