



**AGENDA
DISTRICT OF PORT HARDY
SPECIAL COUNCIL MEETING
2:00 WEDNESDAY SEPTEMBER 5, 2018
COUNCIL CHAMBERS, MUNICIPAL
HALL 7360 COLUMBIA STREET**

Mayor: Hank Bood

Councillors: Pat Corbett-Labatt, Dennis Dugas, Rick Marcotte, Fred Robertson, John Tidbury and Leightan Wishart

Staff: Allison McCarrick, Chief Administrative Officer; Heather Nelson-Smith, Director of Corporate Services; Abbas Farahbakhsh, Director of Operational Services; Lynda Sowerby, Director of Financial Services; Leslie Driemel, Recording Secretary

A. CALL TO ORDER Time:

B. APPROVAL OF AGENDA AS PRESENTED (or amended)

Motion required 1. 2.

C. STAFF REPORTS

- 1-4 1. Heather Nelson-Smith, Director of Corporate Services August 24, 2018
Development Permit 7305 Market Street.
- 5-7 2. Heather Nelson-Smith, Director of Corporate Services August 24, 2018 8905
Park Drive Rezoning Application.
- 3. Allison McCarrick, CAO Verbal report UBCM Convention.

D. ADJOURNMENT

Motion required 1. 2.
Time:



DISTRICT OF PORT HARDY

STAFF REPORT



DATE: August 24, 2018 **FILE:** Land Administration / 3060 / DP 01-2018 7305 Market Street

TO: Allison McCarrick, Chief Administrative Officer

FROM: Heather Nelson-Smith, Director of Corporate Services

RE: **DEVELOPMENT PERMIT – 7305 MARKET STREET**

PURPOSE

To present Council with a request by 7305 Market Street to add a peaked roof to the building. Under the Official Community Plan, 7305 Market Street is located in the Downtown Development Permit Zone. A Development Permit is required when the building permit for exterior renovation or new construction exceeds \$100,000.

DOWNTOWN DEVELOPMENT PERMIT ZONE

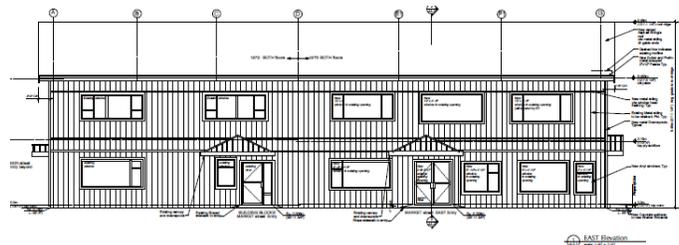
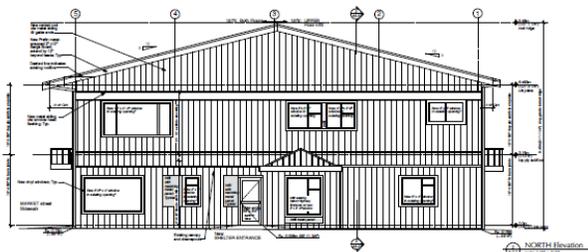
Downtown Development Zone requires that renovations to existing buildings shall respect the style and characteristics of the building's original style of construction.

Proposal:

Current



Proposed



There will be no change to the exterior finish of the building.

STAFF RECOMMENDATION

THAT Council approves Development Permit DP-01-2018 to renovate the exterior of the building to accommodate a new peaked roof for the property located at 7305 Market Street, legally described as PCL A (DD223130I) AND Lots 19 and 20, Block 4, Section 36, Township, Plan 2178, PID 006-455-611, 006-455-662 and 006-455-743

AND FURTHER THAT the Director of Corporate Services be authorized to execute the permit accordingly.

Respectfully submitted,

Heather Nelson-Smith, DCS



www.SalvationArmy.ca

BC Division

Mt. Waddington Community Ministries
Lighthouse Resource Centre
PO Box 792
8635 Granville Street, Port Hardy, BC V0N 2P0
Phone: (250) 949-8125 Fax: (250) 949-7885
Michael_Winter@can.salvationarmy.org

Partnership in Action

- Island Health
- Ministry of Social Development
- BC Housing
- The Salvation Army

August 1, 2018

Att: District of Port Hardy
PO Box 68
7360 Columbia Street
V0N 2P0
TELEPHONE: 250-949-6665
FAX: 250-949-7433
www.porthardy.ca

Re: The Salvation Army Port Hardy
Application for Development Permit
Reasons and Comments in Support of the Application

To the District of Port Hardy and all its members:

The Salvation Army in Port Hardy is requesting your approval for renovations to be done at 7305 Market Street. We are hoping that through this Development Permit Application, we can express to you how the community benefits by this endeavour.

The Salvation Army has been operating in Port Hardy for 10 years, serving the Mount Waddington Region. In that timeframe individuals and families have accessed approximately 450,000 services from our Centre. Here is a short list of what our services, programs, and resources look like in someone's life:

- *A hot cup of coffee and a warm place to stay on a cold day
- *A hot breakfast and/or lunch
- *A doctor's visit
- *A safe place and healthy environment to gather with friends and family
- *A general meeting space for the community
- *Hygiene products, showers and laundry for those in need
- *Food bags, thrift store vouchers, clothing and basic living necessities for those who are struggling
- *Free tax returns for low income individuals and families
- *Advocacy supports
- *Diapers for young mothers and fathers
- *Group therapy sessions
- *Life Skills Building Programs
- *Legal Supports
- *Shelter and beds for the homeless, addicted, and those dealing with mental health barriers
- *Exposure to healthy living in the hopes of positive transformation
- *A place where people can be loved, accepted, listened to and cared for
- *A place to foster and build nurturing relationships in order to get people connected with the help they need.

Over the years, The Salvation Army has become integrated as partners with the township taking part in community initiatives, committees, events, and celebrations. Our commitment to excellence and integrity has been recognized by the Port Hardy Chamber of Commerce as we were awarded “Best of Port Hardy” in the category of Best Non-Profit.

The purchase and plans to further develop the 7305 Market Street building is a direct response from a desire to meet community needs. The Community Safety & Wellness Committee has recognized (based on a needs assessment process) that the number one priority that compromises health and safety within Port Hardy and The Mount Waddington Region is public intoxication. There has been an outcry from the community to increase services with regards to our Sobering & Assessment Overnight Shelter Program. Ultimately, there needs to be more direct access to a safe place for intoxicated and at-risk individuals. It has been an outspoken topic of concern whose voices includes Port Hardy citizens, the District, business owners, RCMP, BC Ambulance, our Hospitals, and Island Health – just to name a few. We would like to bridge this gap in services with our new facility.

We are proposing that the renovations being made to the 7305 Market Street building will remedy and be part of a holistic solution that addresses the co-occurring social problems this township and region currently faces.

Also, a positive thing to note is that the existing tenants such as Building Blocks and VIHA Discovery Youth & Family Services will stay undisturbed without a compromise in any way to operations, in order for them to run their meaningful programming during the renovation process.

Thank you for your consideration to approve us in our application for a development permit.

Sincerely,



Michael Winter
Community Ministries Supervisor
Mt. Waddington Region



DISTRICT OF PORT HARDY STAFF REPORT

TO: Allison McCarrick, CAO
FROM: Heather Nelson-Smith, Director of Corporate Services
SUBJECT: 8905 Park Drive
DATE: August 24, 2018

BACKGROUND

An application for a zoning amendment has been made by 139401 BC Ltd, to rezone 8905 Park drive from R-2 Duplex Residential to a Comprehensive Development zone which would include a 20% commercial use along the east side of the property (Rupert Street) combined with 80% multi family residential units including apartments, duplexes, one and two-bedroom one level detached dwellings and a future community care facility.

The intention of the applicant is to provide a mixed-use strata development covering the entire 18 acre lot. On this lot there would be a mixture of dwelling buildings not exceeding 11m in height.

OFFICIAL COMMUNITY PLAN

8905 Park Drive is located in a Comprehensive Development Zone (Note: the OCP and Zoning regulation differ in use of this title). The objectives and policies of that zone are as follows:

Comprehensive Development Zone 1- Primary use residential with intention of incorporating mixed residential densities, typologies, useable open space, trails, and small commercial opportunities.

Goals:

- a) Allow for flexible, innovative development options for larger parcels of land targeted for development;*
- b) To maximize environmental protection, viewscales, amenity provisions and variability in densities and land uses; and*
- c) To provide long term consistent land use decisions in proposed new, large neighbourhoods.*

Objectives:

- a) To encourage innovative design and flexibility combined with density incentives;*
- b) To develop distinctive, attractive neighbourhoods with a strong sense of place; and*
- c) To enhance the quality of community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety while incorporating rainwater management.*

Policies:

- a) The District of Port Hardy may facilitate and co-implement Phased Development Agreements (PDAs) through a bylaw in order to create an additional tool to acquire amenities, land or housing concessions;*

- b) *Promote the use of individual gardens by allowing or requiring larger decks on multi-family units;*
- c) *Inclusion in the Zoning Bylaw of a minimum of 5% of the total building gross floor area proposed (excluding accessory buildings) as park, recreation and play areas into each development;*
- d) *Inclusion of a density bonusing mechanism based in the zoning bylaw built on minimum and maximum densities as defined by the District of Port Hardy.*
- e) *Proposed developments located within CD areas shall be required to address the following:*
 - i. *Phase I and Phase II (if necessary) Environmental Impact Assessment;*
 - ii. *Viewscape plan (where appropriate);*
 - iii. *Wildlife management plan (where appropriate);*
 - iv. *Landscape plan incorporating native plant species;*
 - v. *Design and integrate new street patterns into the existing network of Port Hardy;*
 - vi. *Demonstrate that the density, land uses and related facilities are appropriate in form and scale to the community and the immediate neighbourhood;*
 - vii. *Promote the protection of environmental and scenic land values;*
 - viii. *When mixed land uses are proposed, demonstrate that the development and its features are of a form, scale, character and use that fosters a sense of neighbourhood focus;*
 - ix. *Organize new development into compact groupings or clusters as a way of reducing sprawl, consolidating natural areas of protection where appropriate, reducing municipal servicing costs and creating additional amenities for homeowners;*
 - x. *Reduce the need for reliance upon automobiles in neighbourhoods through the adoption of lanes and rear loading techniques, among others, while providing for the inclusion of landscaped pedestrian spaces, walkways and amenities; or*
 - xi. *Provide trail connectivity within community trail networks.*

ZONING AMENDMENT PROPOSAL

As in our current zoning and other zoning opportunities with multi family lots Council has indicated that, in order to preserve the natural elements of the adjacent neighbourhoods, that a maximum of 50% lot coverage be implemented for multi family zones.

The following principle uses have been requested:

- Apartment Dwelling
- Attached Dwelling
- Single Family Dwelling
- Duplex Dwelling
- Community Care Facility

The following commercial uses have been requested:

- Assembly
- Family Resource Centre
- Financial Institution
- Personal Service Establishment
- Professional Service Establishment

Restaurant
Retail Sales

- The maximum height of principle buildings shall not exceed 11 metres (36 feet from average grade) which does not exceed the maximum in the multi family residential zone.
- As per the Official Community Plan and other zones require outdoor amenity space equal to 15.0 square metres per Apartment Dwelling and Attached Dwelling be provided on the same parcel.

RECOMMENDATION

To review the staff report and provide input into the application prior to developing zoning amendment.

Respectfully submitted,

Heather Nelson-Smith, DCS