



---

**MINUTES OF THE DISTRICT OF PORT HARDY  
PUBLIC HEARING HELD NOVEMBER 7  
COUNCIL CHAMBERS, MUNICIPAL HALL  
7360 COLUMBIA STREET**

---

**PRESENT:** Mayor Dennis Dugas, Councillors Pat Corbett-Labatt, Janet Dorward, Fred Robertson, Treena Smith, John Tidbury and Leightan Wishart

**ALSO PRESENT:** Allison McCarrick, Chief Administrative Officer; Heather Nelson-Smith, Director of Corporate & Development Services

**MEDIA:** North Island Gazette & North Island Eagle

**MEMBERS OF THE PUBLIC:** Thirty Seven

---

Mayor Dennis Dugas, called the Public Hearing to order at 1:00 pm.

Mayor Dugas advised that this public hearing is being held in accordance with the *Local Government Act* to allow the public to make representations to the District of Port Hardy regarding proposed District of Port Hardy Zoning Amendment Bylaw No. 1088-2018. He indicated a copy of the proposed Bylaw is available at the table by the entrance to the Council Chambers.

Mayor Dugas advised that notice of this public hearing was published in the North Island Gazette on October 24<sup>th</sup> and the North Island Eagle on November 2<sup>nd</sup>. It was posted on the public notice board at the District of Port Hardy Municipal Hall located at 7360 Columbia Street, Port Hardy, B.C. A notice was mailed to the owners of 29 properties within 50 metres of the subject property and the notice was posted on the District website, facebook and twitter.

Mayor Dugas indicated that all persons who believe that their interests are affected by proposed bylaw No. 1088-2018 will be given an opportunity to be heard respecting matters contained in the Bylaw.

The Director of Development Services then reviewed the bylaw and explained the intent of the proposed changes to the bylaw.

The purpose of this zone is to allow for a mixed-use residential development to allow a range of uses permitted in the RM-1: Multiple Unit Residential with the additional provision of Duplex Dwellings and Single-Family Dwellings with the inclusion of small-scale commercial opportunities on the property legally described as Lot C, Plan 24438, Section 1, Township 8, Rupert District, PID 003-029-093. Civic Address 8905 Park Drive.

(a) 80% of usable property will be utilized for mixed use Multi-family as follows:

- 1) Apartment Dwelling
- 2) Attached Dwelling
- 3) Single Family Dwelling
- 4) Duplex Dwelling
- 5) Community Care Facility

(b) 20% of usable property to the east along Rupert Street shall be designated for small scale commercial opportunities including:

- 1) Small scale food services (coffee shop, deli, sandwich bar, ice cream shop, etc...)
- 2) Small scale retail stores
- 3) Professional services
- 4) Personal services
- 5) Assembly

- 
- (c) The following conditions apply:
- (1) Outdoor amenity space equal to 15.0 square meters per Apartment Dwelling and Attached Dwelling shall be provided on the same parcel.
- (d) The following conditions apply to the Commercial use:
- (1) Combined Commercial Residential Use shall not be permitted.
  - (2) Commercial units shall not exceed 400 square metres (4,305.56 square feet)
  - (3) No goods or merchandise offered for sale or rent shall be stored or displayed within the front yard setback.
  - (4) Commercial parking must be located on the property.
  - (5) No liquor or cannabis sales permitted.

The Director of Corporate Services read one written comment received.

### **Les and Muffy Jones, Seaview Drive**

*I cannot attend the information meeting on November 7, 2018 because of a previous commitment so I am writing my concerns to share with you and the members of the public.*

*My number one concern is the road at the top of Seaview Drive that is proposed in the drawings. Although this road has always been in the plans it doesn't mean it's the best thing for the way the neighbourhood has developed over the years. Modern thinking is the less traffic on a residential road the better. If this road remains in the development, it will add far too much traffic to our quiet neighbourhood. There is a proposed 96 units to start along with commercial buildings, duplexes, one level houses, a big house and a care home. It would ruin a lifestyle that we have on Seaview Drive if you were allowed to have all this traffic flow into our neighbourhood. I would suggest a crescent style road off of Rupert Street with a turnaround at the end and another exit onto Park Drive. Seaview Drive is a residential street with the only elementary school in town at the end of that street. There are kids walking and riding their bikes, School Buses, parent drop offs and staff traffic daily on that street. Adding another entry by the school would really make it an unsafe area.*

*Also look around the subdivisions in Port Hardy. Most of them are crescents or dead-end streets. They are connected to schools and the recreation facilities by trails and sidewalks. This keeps traffic to a minimum. With this high-density housing why would you want to connect it to a quiet residential area when you can have the exit on Park Drive and Rupert Street.*

*I also feel the community is not informed enough of what the development is going to be. This meeting on November 7 is to voice how this development will impact you but most of us cannot get a clear picture of what exactly is the development. When we were speaking with Heather Nelson-Smith she indicated it would be the twelve apartments with 96 units. There could also be some duplexes, some one level homes for elders, a care home, commercial buildings and a big house. That seems like a lot of everything and what is the plan? Where is the parking, the green space, is there a park or trails or playgrounds? Where is all this traffic going? A big house can hold 300 people or more, where are they parking?*

*It's hard to imagine that you would think you need more storefronts. There are so many empty buildings in the downtown core. Why would you add commercial to a residential area? What are the hours of a convenience store? 24 hours? The impact of high-density housing, more traffic is enough. Remember it was zoned R2 when all of us bought our homes. I honestly don't think you have given one thought to the families that already live here.*

---

*What is the impact on the river that runs through the property? An engineer who surveyed fifteen years ago said the river had to have a lot of protection because of the salmon. There should be a large green belt area to protect the eagles and heron nest areas.*

*It's important that you remember that when we all bought on Seaview that property was zoned R2, single detached homes and duplexes. Now it is going to a Zone 10 that includes pretty much everything.*

*We love where we live. Please just imagine for a moment that someone said to you that all of this was going in next door to your home. How would you feel about a huge traffic increase, high density housing, convenience stores that could be open to midnight every night or all night, a building that could hold 300 people or more and a new street introduced into your street?*

*I would like to suggest you use the meeting on November 7 to listen to residents but also please consider another meeting after the plans are presented to council. I understand you are doing what the bylaws and rules are required as a minimum but you could add another meeting to include the community after the plans are made and presented to council before you approve the development. We had more consultation for the pool than for this huge development. At least spend as much time listening to the community on this one too.*

*I would also like to suggest that you come up with a housing strategy plan for Port Hardy. This might eliminate the haste to buy into the first thing that comes along.*

*Thank you for your time,*

Mayor Dugas called the first time for speakers to the proposed amendment bylaw 1088-2018.

**John Englehart, Market Street**

Agreed with the letter written by Muffy and Les Jones regarding the access to the property needs to be off of Park Drive as there are good points about the school and the residential neighbourhood. Looking at the plan I am concerned with the size of the units, it looks like low income housing and it doesn't look like something I would like to live in and what type of people is this attracting? I can understand if it is seniors housing, but for people coming into this community there are too many rooms for the square footage. From having owned multi unit buildings and houses this development does not make sense to me. We have pristine views and we have a place on Market Street we don't want to add traffic to the area. In the letter it mentions the retail space that is empty, why are we building more? We don't want more empty retail spaces. The retail is so disconnected and seems like a poor location. I think it is a poor plan.

**Barbara Bruner, Seaview Drive**

My concerns are covered in Muffy and Les' letter, I am concerned about the amount of traffic on Seaview. The access should be off of Rupert Street. I am concerned about adding medical offices as we have empty buildings all over town. I don't think we need more. We are concerned about the birds, and that there should be a wide greenbelt left for protection. The units are pretty small and concerned about what type of units they are.

**Jerry Davidson, Market Street**

Concerned with the traffic into the school zone and don't think the pavement at upper Seaview can handle the traffic. Also, are there going to be underground utilities, and if so, I hope you keep a map of where they are, so you don't run into the same issues that Telus is experiencing.

**Ross and Sharon Stone, Seaview Drive**

Are the trees going to be left on the site, will we have a greenbelt and what happens when we look out our windows? Will it be trees or buildings?

**Nadine Gough, Seaview Drive**

Wanted clarification with regards to the red area on the map, is it the greenbelt. The traffic on Seaview is already an issue and an access off Park Drive makes more sense.

**Jim Johnson, Seaview Drive**

Just purchased the home on Seaview Drive, if known about the development would not have purchased there.

**Kathleen Davidson, Market Street**

Attended the past public meeting you people you are looking after and am underwhelmed by the information you are providing and am concerned about the herons and eagles nests and need to remind you that it is illegal to disturb or remove those nesting areas, and I want to make sure they are being protected. Tourists gather to watch the eagles on the property now and it would be a shame to lose that. My other concern is the traffic, and another access needs to be looked at.

**Darby Gildersleeve, representing School District #85**

In reviewing the proposed Bylaw No. 1088-2018, we have concerns about the possible addition of a new intersection entering Seaview very close to the entrance of Eagle View Elementary. During peak times this area can be very congested with parents dropping off/picking up students on foot or by car. Because of limited space in front of the school and for student safety, we don't allow vehicles to drive thru when buses are loading or unloading leaving the cul-de-sac at the end of Seaview as the only option for parents dropping off/picking up students.

In making your decision regarding this development, please consider the traffic congestion at the end of Seaview drive that could impact student safety.

Mayor Dugas called the second time for speakers to the proposed amendment bylaw 1088-2018.

**Eddie Lagrosse, Seaview Drive**

I share many of the concerns the neighbours have. I am an avid bird watcher and would like to see the access on Park Drive and a trail be built for the kids to get to and from school.

**Councillor Tidbury**

Requested that the Developer and Architect have an opportunity to respond to some of the questions.

**Derek Venter Architect DVAD Architects**

Mr. Venter addressed the crowd first by saying that the comments were exactly what they needed to hear in order to ensure that the development was going to fit in the neighbourhood. The developers and the owners have looked at the site and have a clearer picture of the area now that the environmental assessment has been done. He showed those in attendance the protection areas the

---

streams as well as the Heron nest buffer zone which means that the lot is useable in the middle and along Rupert Street. The intention of the owner and the developer is to maintain as much green space and protection to the environment as possible.

When it comes to the Seaview Drive access point, the developers are not married to this as being the main access and have already been rethinking how they will change that to reduce the impact on the neighbourhood.

Mr. Venter addressed the size of the units, as this is a BC Housing initiative, the housing unit sizes are set by standard and are designed to be affordable. The units will range from 1 to 3 bedrooms and will range in price from \$400 to \$700 per month, making them very affordable. Once you make the units bigger it raises the prices exponentially.

There are already issues with housing availability and this development fits a need, and by having meetings like this we can hear what the community needs and what is important to them before the development is finalized.

The red line indicates the buffer from the heron nests that are right behind the Seaview Drive properties.

**John Englehart, Market Street**

What about the noise and the effect on the wildlife with exposure to a dense population. I am also concerned that multi family units and the price point and I am concerned that it will turn into a slum and I would prefer a development that is upscale and attracting wealthier people and enjoy the view.

**Derek Venter Architect DVAD Architects**

8700 Park drive is intended to be the upscale market housing utilizing the views of the Bay. The noise issue has been addressed through the design to lower the impact to the environment, but we can't control what people do outside their homes. The concern about it turning into a slum, this is a 35-million-dollar project without the commercial. We do not see the owners taking the risk and not ensuring that the project is well managed in the future. It can't be a guarantee, but we intend to work with the residents and the management. This project is intended to allow families to grown and if people have nicer things, they take care of it.

Mayor Dugas requested Heather Nelson-Smith, Director of Corporate Services to show the audience the other properties that have been rezoned in the area including 8700, 8905 and 8925 Park Drive.

**Heather Nelson-Smith, Director of Corporate Services**

8700 Park Drive is intended for market strata housing, 8905 Park Drive is the topic of this hearing and 8925 has already been zoned institutional to permit the building of a big house.

**Lourens LeRoux, Pathfinder Development Corporation**

M'akola Housing Society will be the property managers of this development, as well as the living standard has been set as passive design, and passive homes require more knowledge and management to ensure that they are used to their optimum capabilities. In addition, the commercial portion will not be developed immediately, however the property owner wanted the flexibility to have more options to grown in the future if there is a need. The commercial will only be built if there is an investor and may take 10-15 years to become a reality.

**Gerry Davidson, Market Street**

The access road and emergency services must be considered, and Seaview Drive would be an ideal exit for emergency service vehicles. Also, I hope that the stairwells will accommodate stretchers so that it does not negatively impact the attendants.

**Derek Venter Architect DVAD Architects**

The Building code says that if the road is more than 90 metres it requires a hammer head, but from hearing what has been said we will work with the municipality to deal with emergency access and entrance and exit access.

Mayor Dugas called last call for first time speakers.  
No comments.

Mayor Dugas called the second time for speakers to the proposed amendment bylaw 1088-2018.

**Kathleen Davidson, Market Street**

Wanted to know if the buildings were open to the public, rental or purchase.

**Derek Venter Architect DVAD Architects**

Yes, open to everyone, rental housing.

**Eddie Lagrosse, Seaview Drive**

Why this location and not near Robert Scott School? Is it for a select group? After reading in the paper that 75% has already been assigned for use.

**Derek Venter Architect DVAD Architects**

This is the property that was purchased and so can not comment on the other property being referred to. It is my understanding that the rental units will be available to all.

**Nadine Gough, Seaview Drive**

Wanted clarification on the use of the percentages such as 80% and 20%. And how they would be seen.

**Derek Venter Architect DVAD Architects**

Illustrated how the property will be divided and what can be used as part of the 80/20%. There is also a lot of usable property.

**Heather Nelson-Smith, Director of Corporate Services**

Explained how the property is divided, to allow for 80% residential use and of the 80% of that property they can only cover 50% of that portion of the lot. The Commercial portion remaining 20%, of that 75% can be covered. Parking is not included in lot coverage as it is not a building.

Mayor Dugas called last call for second time speakers.  
No comments.

Mayor Dugas called the third time for speakers to the proposed amendment bylaw 1088-2018.

**Councillor John Tidbury**

Stated that those in attendance may come back at 6:00 pm to speak again.

No comments.

*Mayor Dugas a final time for speakers to the proposed amendment Bylaws 1088-2018*

*No comments.*

No written submissions were received at this time.

The Public Hearing was adjourned at 1:54 pm to reconvene at 6:00 pm.

---

Mayor Dugas, reconvened the Public Hearing to order at 6:00 pm.

Mayor Dugas advised that this public hearing is being held in accordance with the *Local Government Act* to allow the public to make representations to the District of Port Hardy regarding proposed District of Port Hardy Zoning Amendment Bylaw No. 1088-2018. He indicated a copy of the proposed Bylaw is available at the table by the entrance to the Council Chambers.

Mayor Dugas advised that notice of this public hearing was published in the North Island Gazette on October 24<sup>th</sup> and the North Island Eagle on November 2<sup>nd</sup>. It was posted on the public notice board at the District of Port Hardy Municipal Hall located at 7360 Columbia Street, Port Hardy, B.C. A notice was mailed to the owners of 29 properties within 50 metres of the subject property and the notice was posted on the District website, facebook and twitter.

Mayor Dugas indicated that all persons who believe that their interests are affected by proposed bylaw No. 1088-2018 will be given an opportunity to be heard respecting matters contained in the Bylaw.

The Director of Development Services then reviewed the bylaw and explained the intent of the proposed changes to the bylaw.

The purpose of this zone is to allow for a mixed-use residential development to allow a range of uses permitted in the RM-1: Multiple Unit Residential with the additional provision of Duplex Dwellings and Single-Family Dwellings with the inclusion of small-scale commercial opportunities on the property legally described as Lot C, Plan 24438, Section 1, Township 8, Rupert District, PID 003-029-093. Civic Address 8905 Park Drive.

- (a) 80% of usable property will be utilized for mixed use Multi-family as follows:
- 1) Apartment Dwelling
  - 2) Attached Dwelling
  - 3) Single Family Dwelling
  - 4) Duplex Dwelling
  - 5) Community Care Facility

- (b) 20% of usable property to the east along Rupert Street shall be designated for small scale commercial opportunities including:
  - 1) Small scale food services (coffee shop, deli, sandwich bar, ice cream shop, etc...)
  - 2) Small scale retail stores
  - 3) Professional services
  - 4) Personal services
  - 5) Assembly
- (c) The following conditions apply:
  - (1) Outdoor amenity space equal to 15.0 square meters per Apartment Dwelling and Attached Dwelling shall be provided on the same parcel.
- (d) The following conditions apply to the Commercial use:
  - (1) Combined Commercial Residential Use shall not be permitted.
  - (2) Commercial units shall not exceed 400 square metres (4,305.56 square feet)
  - (3) No goods or merchandise offered for sale or rent shall be stored or displayed within the front yard setback.
  - (4) Commercial parking must be located on the property.
  - (5) No liquor or cannabis sales permitted.

The Director of Corporate Services read one new written comment received and re read the written submission from Muffy and Les Jones from earlier.

**Anita Shurben, Highview Road**

- 1. *My concern is about the location of this multi million-dollar apartment complex it seems that the area chosen is in a low lying area next to a creek and swamp, there have been some water backup problems in the past. Rupert Street seems to be the unofficial boundary for water problems concerning the ocean, high tides, storm surges and tsunamis.*
- 2. *We have got a very good Primary Clinic and hospital and I believe it seems to work for everyone in our community. I'm sure we could find assembly rooms in the community to help with setting up alcoholics anonymous or many other self-help organizations.*
- 3. *Why is there a need for coffee shops, retail stores when the town of port Hardy has 2 malls with multi vacancies, our main street Port Hardy also has multi vacancies.*
- 4. *How does the residence in the low cost housing part of this complex work who gets to live in the:*
  - A) *Apartment Dwellings*
  - B) *Attached dwellings*
  - C) *Single family dwellings*
  - D) *Duplex dwellings*

*And how do they apply for and what is the criteria for acceptance?*

Mayor Dugas called the first time for speakers to the proposed amendment bylaw 1088-2018.

**Tami Kernachan, Devon Road**

Would like to know about the commercial space and if it is for all culture of people to work there?

**Cindy Henschel, Seaview Drive**



---

Been on the property for thirty years and has already heard that the road to Seaview has been altered from the proposal. I run a business near this property and the noise will impact my home-based business which requires peace and quiet and perhaps there could be some concessions for the development to be further from my home and or more of a buffer. I am also concerned about the environment.

**Roy Walker, Seaview Drive**

Concerned about the road to Seaview Drive, and the heron nests behind my house. Would also like to see the buffer extended to ensure the birds and wildlife are protected. Would like to make sure it won't be a clear cut.

**Don Kattler, Byng Road**

Would like to acknowledge the leadership and work that the Gwa'sala-Nakwaxda'xw Nation has done and their forward thinking to address the housing crisis in Port Hardy. I would also like to acknowledge that this development is taking place on the traditional territory of the Kwakiutl People and I still believe that the Council has a duty to consult with the Kwakiutl and that this Council adopted, on March 22, 2016, the following: that further to the endorsement Truth and Reconciliation Report the Council supports and recognizes the efforts as outlined United Nations Declaration on the Rights of Indigenous Peoples to strengthen our commitment to a working partnership for a better Port Hardy. I feel that if we do not consult then we are just creating empty words and promises made by people of white privilege.

The other concern is around the issue of the amount of parking spaces and the necessity for them as the rent levels do not reflect the ability for any of those residents to own a vehicle and therefore too many for this development. Section 44 of the Local Government Act refers to the protection of the environment and the need for 144 parking spots is outrageous.

**Charlene Fiander, Seaview Drive**

The purchase of my home has not closed yet, and I have not received a package and am not aware of any of the developments. I want to know about the protection to the environment, green spaces, and what is the care of the property and cleanliness and what facilities do we have in place, I drive around first nations communities and they are full of garbage and how are we going to deal with this. How are we going to protect the children and there aren't enough sidewalks? Also, why is there a need for commercial property, I am new to town and there are many derelict buildings in town. I wonder if I will be able to look at the ocean once this development occurs?

**Ken Samson, Seaview Drive**

Was wondering about what the current vacancy rate was in the community. Both residential and commercial. Is this development strictly for first nations or everybody?

**Alfons Bauer, Byng Road**

What are the chances this property will be converted to reserve lands?

**Natasha Dickinson, Eagle Cres East**

Concerns about the protection of the environment and the wildlife corridor is protected and that there be some consideration to increase the setbacks.

---

Mayor Dugas called last call for first time speakers.  
No comments.

Mayor Dugas called the second time for speakers to the proposed amendment bylaw 1088-2018.

**Tami Kernachan, Devon Road**

What is the criteria for low income rental and is it open to all? There is a lack of rentals in town.

**Don Kattler, Byng Road**

Curious to know if there is a possibility of the Gwa'sala-Nakwaxda'xw converting the property to reserve.

**Charlene Finader, Seaview Drive**

I just moved from a first nations community and wanted to alleviate fear from my perspective and the first nations people are doing a fabulous job with the hotels and their homes. The concerns that I raised are from a purely developmental perspective and it is nice to live in an inclusive community.

**Eddie LaGrosse, Seaview Drive**

Why is nothing being mentioned about the Seaview Drive access as an emergency access. If it does go through, I would like it to be named after Russ Helberg.

Mayor Dugas called last call for second time speakers.  
No comments.

Mayor Dugas called for third time speakers to the proposed amendment bylaw 1088-2018.

**Tami Kernachan, Devon Road**

Is there going to be a property manager and a standard to keep the property clean and tidy.

**Don Kattler, Byng Road**

Want to confirm that this development is the same development Council provided support to BC Housing.

Mayor Dugas called for a final time for speakers during the third call.  
No further comments were received.

Mayor Dugas handed the presentation to Derek Venter, DVAD Architects and Lourens LeRoux from Pathfinder Development.

**Derek Venter, DVAD Architects**

Explained that Pacificus has completed the environmental assessment of the property. From the drawing he was holding you could see the clear lines of the buffers around the creeks and streams as well as the buffers from the heron nests identified on the property.

---

The units will be for low income housing and will range from \$400-700 per month. And will be open to everybody and will be managed by a management company. They are fixed rental units and are intended for people to grow in place.

The access to Seaview is being reconsidered after hearing the concerns.

BC Housing would require that the property owner to enter into a 60-year agreement.

The environment is well protected and monitored during the construction.

The purpose of the rezoning is just to address land use and the plan is only a first draft.

**Don Kattler, Byng Road**

For clarification, the BC Housing RFP, was it part of the Indigenous application.

**Lourens LeRoux, Pathfinder Development Corporation**

Requested those asking for application information should go directly to the owners as it is confidential information.

**Don Kattler, Byng Road**

Requested clarification on the application and the reasons behind it to ensure that the units are available to all.

**Lourens LeRoux, Pathfinder Development Corporation**

Stated that it is intended to open to all and will be run by M'akola Housing Society.

**Ken Sampson, Seaview Drive**

If it is a Victoria management company, how do we know that they won't send the tent people from Victoria to live in Port Hardy.

**Lourens LeRoux, Pathfinder Development Corporation**

The development is going to be close to passive standard and is a high-end development the owners will not want to see the community not benefit from this development. With regards to the commercial, this is not a priority we just wanted to make sure that there is an opportunity in the future.

**Charlene Fiander, Seaview Drive**

Could the commercial area be more of an arts based development and or a micro business community?

**Lourens LeRoux, Pathfinder Development Corporation**

Stated that the commercial development is for later down the road and will not be built as part of this proposal at this time.

---

**Derek Venter, DVAD Architects**

The commercial is being set aside now and not later as the land becomes locked up once the BC Housing application is signed, and the owners wanted to make sure the opportunity was there for the future.

**Joanne Beeke, Seaview Drive**

Is there any provisions for accessible units?

**Derek Venter, DVAD Architects**

Yes, the units are designed to have ground floor accessible units. Including one, two and three bedrooms and the ability to age in place.

**Tami Kernachan, Devon Road**

Low cost heating and mold how is this going to work in our climate.

**Derek Venter, DVAD Architects**

Derek is working hard to make these units passive design, however the cost of passive housing is quite expensive, so we are working to be as close to passive and obtaining studies on how to make these affordable all around including solar power.

**Charlene Fiander, Seaview DRIVE**

Would rather see passive housing. Have concerns over fireplaces with the air quality in town.

**Lourens LeRoux, Pathfinder Development Corporation**

No intention to install fireplaces.

**Councillor, Janet Dorward**

Requested information on how much could be logged on the property.

**Derek Venter, DVD Architects**

Any of the property not protected by the environmental regulation standards could be logged, however the intention is to protect as much of the natural environment as much as possible.

The parking will be considered while discussing with the municipality and if it can be reduced that option will be sought.

**Councillor John Tidbury**

Given other developments it is important to make sure that we don't have on street parking for emergency vehicles.

**Tami Kernachan, Devon Road**

---

Where my mother in law lives, they have visitor parking spot and are charged for the parking spots.

**Derek Venter, DVAD Architects**

Addressed the concerns he has had with parking issues and the need to ensure that there are enough required spaces for the project and perhaps the opportunity to plan for more in the future, but not include them in the first phase, but that would be up to the municipality.

**Kathy O'Reilly, Eagle Crest East**

Concerned with Park Drive traffic.

**Derek Venter, DVAD Architects**

A traffic study will have to be done to ensure that the right access is chosen.

**Don Kattler, Byng Road**

The demographic of this development does not warrant parking.

**Derek Venter, DVAD Architects**

Will work with the municipality to establish the parking requirements.

**Don Kattler, Byng Road**

Scooter parking would be better utilized.

**Charlene Fiander, Seaview Drive**

You would need to have a secured location for the scooters, preferably covered storage.

**Derek Venter, DVAD Architects**

The owner will have to see what is economical to support scooter storage.

**Charlene Fiander, Seaview Drive**

We need a set of guarantees not maybes, and there needs to be a determination of how the development will look. I hear you talk about affordable housing and how people can live in a 2 bedroom apartment and if there are going to be more than one family per apartment.

**Derek Venter, DVAD Architects**

We have to work with BC Housing on the permissible use on the property under the guidelines. There are limitations.

**Kathy O'Rielly, Eagle Cres East**

What is the process, this meeting is only to discuss land use, will this proposal come back to the community for input like the pool.

**Heather Nelson-Smith, Director of Corporate Services**

When a development is brought forward the staff review the application with the current zoning and if changes are required then a rezoning happens. If the zoning is approved, the developer will apply to the Council for a development permit. Council reviews the development permit to ensure that it meets the guidelines as set in the Official Community Plan including form a character. Then staff work within our bylaws through servicing, subdivision and building requirements to issue a building permit. This development will not be put back out to the public for input, unless a variance outside of our bylaws is sought.

**Kathy O’Rielly, Eagle Cres East**

The Riparian regulations do not apply to private property.

**Heather Nelson-Smith, Director of corporate services**

Yes, Riparian Regulations apply to private property.

**Charlene Fiander, Seaview Drive**

What about the run off from the property to the ocean, how does the district address.

**Heather Nelson-Smith, Director of Corporate Services**

We would require a water management plan for the property.

**Tami Kernachan, Devon Road**

After the last public hearing there was a helicopter over Seaview Drive and after we were told they were going to protect the area and then they fly over top of the property.

**Heather Nelson-Smith, Director of Corporate Services**

The District did not conduct the environmental work and the District can not comment.

**Lourens LeRoux, Pathfinder Development Corporation**

If you are not happy then you need to contact the environmental company as it was done by them.

**Kathy O’Reilly, Eagle Cres East**

Does the District have enough water and sewer capacity?

**Allison McCarrick, CAO**

The District will be reviewing the capacity of the Districts system at the time of application and will ensure that the works and services are adequate to accommodate the development.

**Don Kattler, Byng Road**

---

Question and a comment. I am not against the proposal, if this is an indigenous housing development, I am all for it. If M'akola housing is going to be managing all of their other management is for indigenous only. The need to ensure that housing is addressed is commendable. How does this fit within the housing strategy for the District?

**Heather Nelson-Smith, Director Corporate Services**

I can't speak to the housing strategy, but what we can reference is the land use and the Official Community Plan. For this zone the area has been designated for multi family and multi uses with small commercial opportunities. I have to be able to tell Council that the request for a zoning change will not impact the Official Community Plan.

**Don Kattler, Byng Road**

What I am saying is that there is an Official Community Plan references creating a housing strategy and since it was created in 2011 no work has been done.

**Councillor Pat Corbett-Labatt**

At the UBCM the Council was told to meet with M'akola housing for indigenous and non-indigenous housing management.

Mayor Dugas called the meeting back to order and instructed the discussion is related only to the land use and not to the management.

He concluded by stating that the Council can not and will not be able to discuss the public hearing after its close and may without any further notice pass, amend or reject proposed amendment bylaw 1088-2018. If there are any further questions you may ask staff.

Mayor Dugas called for final written submissions.  
None received.

Mayor Dugas closed the public hearing at 7:23 pm.

CERTIFIED CORRECT:

---

DIRECTOR  
OF CORPORATE SERVICES

---

MAYOR

DRAFT