

**AGENDA
DISTRICT OF PORT HARDY
COMMITTEE OF THE WHOLE
6:00 PM MARCH 26, 2019
COUNCIL CHAMBERS - 7360 COLUMBIA STREET**



We respectfully acknowledge that this meeting is being held on the traditional territory of the Kwakiutl People, Gilakas'la

Mayor: Dennis Dugas
 Councillors: Pat Corbett-Labatt, Janet Dorward, Fred Robertson, Treena Smith, John Tidbury and Leightan Wishart
 Staff: Allison McCarrick, CAO; Heather Nelson-Smith, Director of Corporate Services; Lynda Sowerby, Director of Financial Services; Abbas Farahbakhsh, Director of Operations

Page	A. CALL TO ORDER	Time:
	B. APPROVAL OF AGENDA	
	Motion	1. 2.
	C. STAFF REPORT	
1-2	1. Heather Nelson-Smith, Director of Corporate Services re: Sign Bylaw Update.	
3-13	a) Bylaw No. 08-2009 A Bylaw to Regulate Signs within the District of Port Hardy. Background information.	
14-17	2. Heather Nelson-Smith, Director of Corporate Services re: Seniors Supportive Housing Land Request.	
18-19	a) North Island Seniors Housing Foundation Letter of Requisition. Background information.	
	D. ADJOURNMENT	Time:
	Motion	1. 2.

CONCERNS BROUGHT FORTH TO COUNCIL:

Those that operate home based seasonal businesses, such as produce stands and nurseries would have to have fixed signage to the house or on the property to indicate their business, but the complaint is this does not provide much exposure. In addition, properties with fixed signage are more difficult to find, especially when these properties are located on a dead end street.

CONSIDERATIONS:

For discussion, Council could consider regulating sandwich boards in residential zones with similar regulations as in commercial zones or create a new regulation for residential sandwich boards including:

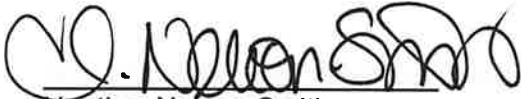
- Permitted on boulevards and right of ways or only on the property.
- Distance sign can be from property where business is located.
- Signs only permitted where frontage space available, example: a road with no sidewalks or boulevards where the private property abuts the road edge.
- Neighbourhood approval.
- Limit on quantity of sandwich boards per business or per block.
- Requirement to prove liability insurance.
- Professionally designed.

STAFF RECOMMENDATION

THAT Council provide staff with direction on whether an amendment to Sign Regulation Bylaw No.1036-2014 to permit the inclusion of sandwich board signs in residential zones be completed.

Respectfully submitted,

I support this recommendation,



Heather Nelson-Smith
Director of Corporate &
Development Services



Allison McCarrick
Chief Administrative Officer



**DISTRICT OF PORT HARDY
BYLAW NO. 08-2009**

**A Bylaw to Regulate Signs within the District of Port Hardy
Amended: Bylaw 1036-2014 October 28, 2014
Consolidated for Convenience only**

GIVEN that Council considers it expedient and desirable to regulate signage in the District of Port Hardy;

The Council of the District of Port Hardy enacts as follows:

1. Citation

This bylaw may be cited as “District of Port Hardy Sign Regulation Bylaw 08-2009”

2. Definitions

In this bylaw:

- (a) “Animated Sign” means a sign which includes action or motion or colour changes of all or any part of the sign.
- (b) “Billboard Sign” means a non-accessory sign which directs attention to a business, commodity, service, entertainment or thing conducted, sold or offered at a location other than the property on which the sign is located.
- (c) “Canopy Sign” means a sign, with or without raised individual letters, which is constructed as an integral part of the curved, oblique or slanting surface of a canopy projecting from the façade of a building or structure.
- (d) “Directional Sign” means a permanent sign that only communicates information regarding vehicular or pedestrian movement on the parcel on which it is located.
- (e) “Directory Sign” means a sign consisting of only the names, locations and home occupations of the occupants of a building or other premises, or the activities of a religious, community or service organization.
- (f) “Façade” means the front or principal face of a building or structure.
- (g) “Fascia Sign” means a single-sided sign, with or without raised individual letters, displayed on and attached to the façade of a building, with its display surface parallel to and not protruding more than 30 cm from the façade and extending neither beyond the width of the building nor above the roof of the building.
- (h) “Flashing Sign” means any directly or indirectly illuminated sign on or in which artificial light is not maintained stationary and constant in intensity and colour at all times.
- (i) “Free Standing Sign” means a sign that is self-supported or supported by a structure that is independent of any building or other structure which may have advertising on any face.

- (j) "Illuminated Sign" means a sign designed to give forth any artificial light, either directly from a source of light incorporated in or connected with such signs or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.
- (k) "Institution" means a hospital, police detachment, government facility, school or post-secondary facility.
- (l) "Non-accessory Sign" means a sign which directs attention to a business, commodity, service, entertainment or thing not related to or located on the property on which the sign is located.
- (m) "Off-site Institution Sign" means a third party sign which indicates the distance and direction to an institution located within the District of Port Hardy.
- (n) "Political Sign" means a sign erected to promote the voting at an election in favour of a particular candidate or in support of a particular cause.
- (o) "Projecting Sign" means a sign, other than a Canopy or Fascia Sign, which is attached to and projects more than 30 cm perpendicular from a structure or building façade.
- (p) "Real Estate Sign" means a sign indicating that the property on which it is located is for sale, rent or has been sold or rented.
- (q) "Roof Sign" means a sign located wholly above the roof line.
- (r) "Sandwich Board Sign" means a free standing portable sign consisting of two panels that are hinged on their upper edges.
- (s) "Sign" means any structure, device or visual display which communicates information or attracts the attention of persons for any purpose and which is visible from a street, but does not include stained glass windows or windows with painted artwork provided they do not include advertising messages.
- (t) "Sign Area" means the total area within which the face of a sign could be completely contained. The area of a free standing sign shall be exclusive of any supporting structure but shall include the sum of all faces visible to the public.
- (u) "Temporary Sign" means a sign displayed for a limited period of time in accordance with this bylaw.
- (v) "Warning Sign" means a sign warning of a danger to persons or property.
- (w) "Window Sign" means a sign affixed in any manner or form to the interior or exterior of a window including a window in a door and visible from a street.
- (x) "Zones" means the corresponding zones into which the District of Port Hardy is divided in accordance with District of Port Hardy Zoning Bylaw No. 1010-2013.

3. Permits and Approvals

- (a) Except as provided in s. 4, every person shall, before erecting, placing, rebuilding, reconstructing, altering or moving any sign, make application for and obtain all necessary permits and approvals as required by the District of Port Hardy.
- (b) Every application shall be accompanied by:
 - (i) Plan or plans of the sign drawn to scale.
 - (ii) The dimensions, maker's name and weight of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.
 - (iii) The maximum and minimum height of the sign.
 - (iv) The proposed location of the sign in relation to the façade of the building, in front of which it is to be erected.
 - (v) The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.
 - (vi) If the sign is to be illuminated, the colours to be used and the technical means by which this is to be accomplished.
 - (vii) A sketch showing where the sign is to be attached to the existing building.
- (b) Signs that are not specifically permitted in this bylaw are prohibited.

4. Signs Not Requiring a Permit

- (a) Notwithstanding subsection (3)(a), the following sign types are permitted in all zones and do not require a permit:
 - (i) temporary fascia, freestanding or window signs of not more than 0.5 m² pertaining to the sale, lease, hire, rental or viewing of the property on which the sign is located;
 - (ii) temporary fascia, freestanding, window or fence signs of not more than 0.5 m² per contractor providing information on the contractors or consultants engaged in the construction, alteration or demolition of a building or structure;
 - (iii) temporary fascia, freestanding or window signs pertaining to a political campaign or election;
 - (iv) "No trespassing" or other warning signs;
 - (v) directional signs including fascia and freestanding signs providing information with regard to points of entry and exit, traffic circulation, access, parking or floor plan of the property or building on which the sign is located;

- (vi) any sign erected on land owned by or under the responsibility of the District of Port Hardy including, but not limited to, parks and highways, or any sign authorized by or erected by the District of Port Hardy, Regional District of Mount Waddington, Province of British Columbia or Government of Canada;
- (vii) any sign displayed pursuant to the *Highways Act*, the *Motor Vehicle Act*, the *Local Government Act* or any other statute,
- (viii) any sign displayed pursuant to the District of Port Hardy Development Application Procedures Bylaw; or
- (ix) directory signs including any fascia, freestanding or window sign providing the name, address or home occupation of the occupant of the dwelling or premises on which the sign is located.

5. Prohibited Signs

- (a) The following types of signs are not permitted in any zone:
 - (i) Animated signs
 - (ii) Billboard signs
 - (iii) Flashing signs
 - (iv) Non-accessory signs
 - (v) Roof signs
 - (vi) Any sign that obstructs any part of a doorway, public road or right-of-way, fire escape or in any location where it might obstruct pedestrian, handicapped or vehicular traffic.
- (b) As an exception to subsection 5(a)(iii), a flashing “Open” sign may be installed in all commercial and industrial zones, provided the sign does not exceed 0.2 m².
- (c) As an exception to subsection 5(a)(iv), off-site institution signs may be installed as highway signs under permit from the District.

6. Illuminated Signs

- (a) All canopy, fascia, freestanding, projecting and window signs may be illuminated.
- (b) The lighting source for illuminated signs must be downcast or shielded so as not to cast light upwards or to shine directly onto neighbouring premises or into the direction of oncoming traffic.

7. Erection of Signs

- (a) No person shall erect, construct, paint or post on a building or structure, or otherwise exhibit a sign within the municipality except:
- (i) a sign permitted by this Bylaw, or
 - (ii) a sign that complies with the regulations of this bylaw and that relates to or identifies a use on the property on which the sign is located,
- unless the sign is within a building and not visible from outside of the building.
- (b) No person shall erect a sign that interferes with the ability of drivers of motor vehicles to see:
- (i) oncoming traffic proceeding on the highway adjoining the sign or on intersecting highways, or
 - (ii) a traffic control device.
- (c) No sign, nor any guy, stay, or attachment thereto shall be erected, placed or maintained by any person on rocks, fences or trees, except in the case of temporary signs complying with this bylaw which are painted upon or affixed to a temporary construction fence or boarding erected on a construction site only, for a time period not exceeding the period of construction. No sign, guy, stay, or attachment thereto shall interfere with any electric light, power, telephone or telegraph wires, or the supports thereof.
- (d) Every sign shall be of such a design that all framework and other rigid devices required for the lateral support of the sign shall be contained within the sign's body or within the structure or building to which it is attached, in such a manner as not to be visible to any person.
- (e) A comprehensive sign plan may be required for the business premises which occupy the entire frontage in one or more block fronts or for the whole of a commercial/retail development. Such a plan shall include the location, size, height, colour, lighting and orientation of all signs.
- (f) No temporary sign may be left in place for more than two months or, in the case of real estate signs, until the premises are sold, leased or rented, whichever is longer. In the case of community event or activity signs and political campaign or election signs, these may not be erected more than 30 days prior to the event or election and must be removed not more than seven days after the event or election.

8. Types of Signs

- (a) The following signs are permitted in residential zones:
- (i) Home Occupation;
 - (ii) Bed and Breakfast identification signs;

- (iii) real estate signs; and
 - (iv) political signs.
- (b) The types of signs permitted in all zones are prescribed in Sign Schedule B.
- (c) Sandwich board signs are permitted on public property subject to the following regulations:
- (i) A sandwich board sign will be permitted on municipal sidewalks provided there is a clear path of 152 cm (60") to accommodate residents requiring mobility assistance and/or assistance animals.
 - (ii) A sandwich board sign will only be permitted provided that an application for placement is applied for and obtained and subject to all other conditions as may be required by the District of Port Hardy;
 - (iii) The sandwich board sign shall be restricted to one sign per business and placed on or immediately adjacent to the same property as the premises to which the subject matter of the sign is located;
 - (iv) No sandwich board sign shall be illuminated or electrified; and
 - (v) The sign shall not exceed a maximum of 0.74 m² per side except when placed on a sidewalk abutting the place of business in which case the sign shall not exceed a maximum size of 0.557 m² and shall permit unobstructed pedestrian and handicap passage.
- (d) Freestanding Bed & Breakfast signs must not be located within two metres of the front lot line. In the case of a corner lot, the sign must not come closer to the intersection than the area bounded by the intersection lot lines at a street corner and a line joining points along said lot line 6 metres from their points of intersection.
- (e) A fascia sign shall not protrude more than 30 cm from the façade and shall not extend beyond the width of the building nor above the roof of the building.

9. Enforcement

- (a) No person shall erect, place, rebuild, reconstruct, alter or move any sign or do any act contrary to or in a manner contrary to any direction, instruction, specification or provision contained in or adopted by this bylaw or any notice lawfully given or posted pursuant to the provisions of this Bylaw.
- (b) Where any sign or part thereof contravenes this bylaw or where any sign is in such a condition as to be in danger of falling or is a menace to the safety of persons or property, the Building Inspector shall give to the owner, or occupier of the lot on which the sign is located, or to the person in charge of the sign, written notice specifying the danger or the violation, ordering the cessation thereof and requiring either the removal of the sign or the carrying out of remedial work in the time and in the manner that the notice shall specify.

10. Offence and Fine

Every person who contravenes a provision of this bylaw is guilty of an offence is liable on summary conviction to a fine of not more than ONE THOUSAND DOLLARS (\$1,000.00).

11. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

12. Schedules

Schedule A – Regulations for Signs Permitted in All Zones
Schedule B – Regulations for Signs Permitted in Specific Zones

Read a first time this 8th day of September, 2009.

Read a second time this 8th day of September, 2009.

Read a third time this 8th day of September, 2009.

Adopted this 13th day of October, 2009.

Original signed by:

Director
of Corporate Services

Mayor

Certified to be a true copy of District of Port Hardy
Sign Regulation Bylaw 08-2009.

Director of
Corporate Services

Sign Schedule A

REGULATIONS FOR SIGNS PERMITTED IN ALL ZONES

TYPE OF SIGN	MAXIMUM SIZE	FORM	APPEARANCE	LOCATION	NUMBER
Community Activity	1 m ²	any	unilluminated	below eaves	1 facing each highway
Directional	1 m ²	surface or free standing	unilluminated fixed	below eaves or ground	as many as required
Directory	2 m ²	surface or free standing	unilluminated fixed	front yard or entrance	1 for each entrance
Home Identification	1 m ²	surface or free standing	unilluminated fixed	front yard or front wall of residence	1
Political	1 m ²	surface or free standing	unilluminated fixed	below eaves	1 facing each highway
Public Building	1 m ²	surface or free standing	unilluminated fixed	below eaves	1 facing each highway
Prohibition	1 m ²	surface or free standing	unilluminated fixed	below eaves	1 facing each highway
Real Estate	1 m ²	free standing	unilluminated fixed	ground	1 facing each highway
Warning	1 m ²	surface or free standing	unilluminated	below eaves	any number

**Sign Schedule B
REGULATIONS FOR SIGNS PERMITTED IN SPECIFIC ZONES**

Amended
BL 1036-2014

Types of Signs Permitted in Specific Zones and Provisions						
Zone	Canopy	Fascia	Free-standing	Projecting	Sandwich Board	Window
R-1: Single Detached Residential	X	One per parcel, max 0.56 m ²	One per parcel, max 0.56 m ² , max height 1.2 m	X	X	One per parcel, max 0.56 m ²
R-1s: Strata Residential	X	One per parcel, max 0.56 m ²	One per parcel, max 0.56 m ² , max height 1.2 m	X	X	One per parcel, max 0.56 m ²
R-2: Duplex Residential	X	One per parcel, max 0.56 m ²	One per parcel, max 0.56 m ² , max height 1.2 m	X	X	One per dwelling unit, max 0.56 m ²
R-3: Manufactured Home Residential	X	One per parcel, max 1.0 m ²	One per parcel, max height 2.7 m, max 1.0 m ²	X	X	One per dwelling unit, max 0.56 m ²
RM-1: Multiple Unit Residential	X	One per parcel, max 1.0 m ²	One per parcel, max height 2.7 m, max 1.0 m ²	X	X	One per dwelling unit, max 0.56 m ²
RR-1: Rural Residential	X	One per parcel, max 0.56 m ²	One per parcel, max 0.56 m ²	X	X	One per dwelling unit, max 0.56 m ²
C-1: General Commercial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
C-2: Service Commercial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
C-3: Town Centre Commercial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
C-4: Commercial Animal Services	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater

C-5: Tourist Commercial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
M-1: Marine Commercial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
M-2: Marine Industrial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
M-3: Marine Forest Industrial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
M-4: Seaplane Base	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
W-1: Waterfront	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
I-1: Light Industrial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
I-2: Heavy Industrial	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
A-1: Airport	Any number, copy on max 25% of canopy area	Any number and size	Any number and size	Any number and size	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater

P-1: Parks and Open Space	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
P-2: Institutional	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
GH-1: General Holdings	Any number, copy on max 25% of canopy area	One per bldg face, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
CD-1: Comprehensive Development 1	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
CD-2: Comprehensive Development 2	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
CD-3: Comprehensive Development 3	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
CD-4 Comprehensive Development 4	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater
CD-5: Comprehensive Development 5	Any number, copy on max 25% of canopy area	One per business, max height 2.7 m	One per property, max height 5 m	One per business, max 0.4 m ²	One per business, max height 1.0 m, max width 0.6 m	One per business, max 1.0 m ² or 25% of the window area, whichever is greater

X= Not permitted.

Note 1: Maximum size for fascia and free-standing signs:

on business frontages up to 8 m	1.5 m ²
on business frontage over 8 m and up to 16 m	2.0 m ²
on business frontages over 16 m	2.5 m ²

“max” as noted in Sign Schedule B is to be read as maximum



DISTRICT OF PORT HARDY STAFF REPORT

TO: Mayor and Council
FROM: Heather Nelson-Smith, Director of Corporate Services
SUBJECT: Seniors Supportive Housing Land Request
DATE: March 13, 2019

REQUEST

The North Island Seniors Housing Foundation (NISHF) has requested that Council provide for the purposes of building a Seniors Supportive Housing Complex the land owned by the District of Port Hardy legally described as Lot 1, Section 36, Township 9, Rupert District, Plan 354456, PID 000-348-042, Civic Address 9300 Trustee (pictured below). Totaling 3.65 hectares.



SUPPORTIVE HOUSING

The Province of BC defines Seniors Supportive Housing as follows:

Specially modified rental homes for low income seniors and people with disabilities who need some assistance to live on their own.

Support services include 24 hour response, light housekeeping, meals and social and recreational activities.

DISTRICT AUTHORITY

Physical property such as land are considered assets that are used to provide public services. The District can sell, lease or otherwise dispose of such property subject to specific statutory requirements.

Disposition of property may include assigning, granting, selling, charging, conveying, leasing, or divesting property owned and controlled by the local government. Local governments may dispose of properties for several reasons including:

- Age or it is no longer needed

- Need for new development
- Exchange for other property
- Contribute to community development objectives

Because the asset is held for public interest the local government must provide a duty of stewardship for those assets. Disposal of assets should only be considered in the context of the overall policies of the local government including:

- Official Community Plan
- Financial Plan
- Annual Report
- Regional Growth Strategies

When disposing of assets, the local government must provide public notice by publishing a notice of disposition in a local newspaper.

Unless there is a qualifying partnering agreement, a disposition at less than market value may violate the prohibition against assistance to business. *Community Charter Section 25*

A local Government must provide notice if it proposes to dispose of an asset below market value to non-profit organizations. *Community Charter Section 24*. In this case, this section applies.

The local government can choose to dispose of land to non-profits and may want to establish a consistent policy to ensure fairness to all groups.

OFFICIAL COMMUNITY PLAN

SOCIAL SUSTAINABILITY OBJECTIVES AND POLICIES

5.1 Health and Safety

Objective

5.1.1 To support the provision of providing sound primary healthcare services for the community, including alternative health and wellness practices.

Policies:

- a) Support and participate in collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage;*
- b) Promote a healthy corresponding built environment (housing, roads and pathways) in order to increase the opportunities for local residents and visitors to make healthy lifestyle choices;*
- c) Continue to support and enhance key community service providers such as the North Island Crisis and Counselling Centre;*
- d) Support area location for a multi-faceted health unit or wellness centre within the District;*
- e) Assist in recruiting healthcare professionals to provide suitable services and expertise for the community;*
- f) Encourage supportive housing and care for the elderly and persons requiring moderate supportive housing;***

- g) Support Hospice Society to provide services to allow for hospice and end-of-life living at home residences; and*
- h) Ensure fire, police, ambulance, health and emergency response services keep pace with growth in the Port Hardy community.*

5.4 Housing

Objective

5.4.1 *To make age-friendly housing a priority to accommodate an aging population.*

Policies:

- a) Encourage supportive housing and care for elders and persons requiring moderate supportive housing;**
- b) Require a percentage of all new residential developments to be built to accommodate accessibility needs;*
- c) Pre-zone areas that allow for assisted-living housing arrangements; and*
- d) Locate age-friendly housing in close proximity to essential services and core amenities found within Port Hardy (i.e. hospital, bank, community hall, open spaces, library, etc.).*

LAND USE DESIGNATION

The land is designated in the Official Community Plan as Comprehensive Development Zone 1 which is intended for the following:

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

ZONING REGULATION

The property is currently zoned R-2 Duplex Residential and would require a rezone if supportive housing was to be added to this property.

PARTNERING AGREEMENTS

Local governments may enter into partnering agreements for service delivery with another local government, private corporation, not for profit organizations, First Nations or a public authority such as health authority or school district.

Local governments may choose to enter into a partnering agreement for several reasons including cost savings, risk sharing and operational efficiency.

Consideration of a partnering agreement:

- Value for money- Sharing services like water and sewer with neighbouring jurisdiction.
- Expertise- Partners with experience in a service delivery that the local government may not have.
- Risk sharing- Allows the ability to share capital costs with another party and/or employment expertise would be shared.
- Arms length independence- This arrangement would remove the political involvement in the day to day operation of a service.

OPTIONS FOR COUNCIL TO CONSIDER

1. Do nothing.
2. Offer a long-term lease on the property.
3. Grant the property to the NISHF.
4. Grant the property with a covenant detailing the use of the property.
5. Enter into a partnering agreement.

IMPLICATIONS OF OPTIONS

Option 1.

Will leave the NISHF without land to build a Seniors Assisted Living Facility and retain the land for a future use of the District.

Option 2.

A long-term lease will avail the property to the NISHF for the purposes of building a Seniors Assisted Living Facility. This option will keep the ownership of the property in the District's name, should the NISHF cease to operate the facility the District would still own the property. The District would also be able to evaluate further development on the property and ensure it meets the current land use policies prior to expansion in the future.

Option 3.

Granting the property to the NISHF would allow exclusive use of the property to go to the control of the NISHF. Implications could be that the NISHF sells the property to another in the future for profit use.

Option 4.

Grant the property to the NISHF and stipulate on title through restrictive covenant what the purpose of the use of the property is. This option would allow Council to set the parameters and limit the possibility of a for profit use of the property in the distant future.

Option 5.

Entering into a partnering agreement with the NISHF would create a long-term partnership that would see the District working with the NISHF in the operation of the Seniors Assisted Living Facility. The risks would be shared between the two parties.

POSSIBLE OUTCOMES FOR FURTHER INVESTIGATION

Council to review the options and provide staff with direction which can then be discussed with legal counsel before proceeding with consideration of the disposition of land.

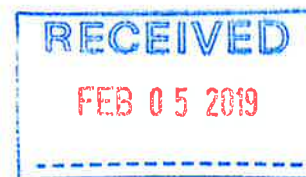
Respectfully submitted,



Heather Nelson-Smith, DCS

North Island Seniors Housing Foundation

<http://www.nishousingfoundation.com>



C/O Foster & Company, PO Box 698, Port Hardy, BC., V0N 2P0

February 5, 2019

District of Port Hardy
7360 Columbia St.
Box 68, Port Hardy, BC V0N 2P0

Attention: To the Honorable Mayor, Council, and Staff of the District of Port Hardy.

Dear Sirs and Madams,

My name is Gordon Patterson, Chairperson of the North Island Seniors Housing Foundation (NIS Housing Foundation). On behalf of the NIS Housing Foundation I would like to make application to acquire District property identified as:

Lot 1 of District of Port Hardy plan described as Section 36, Township 9, Rupert District, Plan 354456, Trustee Road.

The purpose of acquiring the lands is to build a Supportive Seniors Housing complex. The NIS Housing Foundation is a registered charitable society dedicated to creating a Supportive Living Home for Seniors and those with disabilities.

Today many of our **North Island Seniors** are sent to distant care facilities when they are no longer able to live without support, tearing apart families by hundreds of kilometers... tearing seniors away from familiar surrounding & friendships, at a stage of life when they need our support the most! We believe there is a place for all seniors here on the North Island. Our foundation Charter mandate is to provide such a supportive living space where our valued seniors can live with dignity and support, enjoying the familiar companionship they deserve.

On January 30th 2019 executive and committee members of the NIS Housing Foundation met to consider six (6) North Island properties, on which to build a Supportive Housing development. A forward thinking decision has been made to acquire the Trustee Road property to the benefit of all North Island Seniors today; while at the same time providing room for expanded amenities, growth patterns, affordability, and transitional seniors' needs of the future. The property has strategic and unique features making it an ideal location for a North Island Senior's Supportive Residence:

- ✓ Flat level property having room for transitional growth
- ✓ Safe access and egress road frontage
- ✓ Existing services such as power, water, sewage
- ✓ All-weather amenities in the North Island Mall
- ✓ Central to expected population growth of the future
- ✓ Adjacent green park space
- ✓ Access to Eagle Ridge and Hospital Services
- ✓ Ample parking room for today and the future
- ✓ Ten and Twenty year planning capability

North Island Seniors Housing Foundation

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Upon acquiring the property, either outright or in trust, the NIS Foundation will move forward with an RFP targeted to the many skilled trades persons on the North Island, to create a beacon for the North Island: a stakeholder designed Supportive Seniors' Housing Complex.

This exciting project is expected to be completed in two initial phases over the next 4 years; with following phases over the next 15 years depending upon seniors' transitional needs. The two initial phases of construction in short will be:

Phase 1

- Twenty-five initial apartments
- One hundred-twenty place communal dining room/kitchen
- Activity/meeting center to accommodate one hundred persons
- Support inhouse amenities
- Health care lease opportunities
- Office and administrative space

Phase 2

- ✓ An additional twenty-five residences depending upon needs
- ✓ Additional seniors' amenities & services as stakeholders require.

The facility will be a state of the art self-sustaining compliment to the growing interests of the North Island, with grounds, health service lease space, and recreation areas designed to create a relaxing and enjoyable living experience for our senior & family members. The Foundation will fund the project in its entirety through mechanisms such as:

- ✓ Health care partnerships
- ✓ Private subscription
- ✓ Legacy sponsorship
- ✓ Ministry funding and grants
- ✓ Industry sponsorship of individual residences & amenities

We look forward to working together with the District to keep our seniors on the North Island bringing success to the vision of this worthwhile project.

Kindest Regards,



Gordon Patterson, Chairperson
North Island Seniors Housing Foundation