

OCP Excerpt: Social Sustainability Policy Section

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.

Objective 5.1.2 To encourage the development and adoption of policies that contributes to the reduction and prevention of air pollution.

Policies:

- a) Encourage awareness regarding excessive idling of automobiles;
- b) Promote a wood-stove replacement program for residential areas; and
- c) Continue to support RDMW providing education material with regards to suitable burning practices (e.g. weather, things not to burn, etc.) and/or alternatives to burning (e.g. composting, biomass energy production, etc.).

Objective 5.1.3 To minimize risks to life and property from natural hazards and disasters such as floods, erosion and slides.

Policies:

- a) Require geotechnical engineering assessments for all development (land subdivision and building permits) found within a hillside area, flood plain or as required;
- b) Require onsite treatment of stormwater with use of best management practices (e.g. oil collectors at drains); and
- c) Require all developments to use proper construction and development best management practices (e.g. silt fences, erosion control, etc.).

Objective 5.1.4 To minimize the bioaccumulation of human-made products and compounds into the surrounding biosphere.

Policies:

- a) Ban the use of cosmetic and non-essential pesticides on all lands in and around Port Hardy, starting with municipal lands; and
- b) Educate the public regarding organic alternatives to conventional pesticides.

5.2 Partnerships and Networks

Objective 5.2.1 To provide opportunities for citizens to contribute positively to the community through volunteering, the provision of leadership development and support and the empowerment of community members to identify needs, set priorities and pursue a common vision.

Policies:

- a) Provide incentives for residents of all ages to volunteer for community organizations and events; and
- b) Celebrate volunteerism with volunteer recognition and celebration.

Objective 5.2.2 To 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.

Policies:

- a) Support the involvement of youth in local decision making processes;
- b) Provide staff resources to liaise with all groups and provide formal communication and knowledge sharing between organizations;
- c) Provide a favourable living environment for the elderly, including implementing “barrier-free” designs for the elderly in public places; and

d) Offer affordable and appropriate recreation, leisure and cultural activities, programs and facilities to a diverse community.

5.3 Food Security

Objective 5.3.1 To provide residents of Port Hardy with the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable and nutritious local food.

Policies:

- a) Encourage new developments to build the capacity for community-based food growing, storage and cooking;
- b) Encourage local harvesting of wild-foods, greenhouse food production, and investigate economic incentives and diversified use of lands and foreshore areas for food production, while maintaining and protecting the intent of these resource-based areas;
- c) Support local food production with marketing, procurement and partnerships with local operation of institutional services;
- d) Celebrate local food products, food-based businesses, and cultural traditions related to food; Support and encourage educational workshops that provide food production awareness and preservation techniques;
- e) Investigate the ability to create local soil and nutrients from local waste and natural material; and
- f) Support the incorporation of food-safe kitchens in public institutional buildings.

5.4 Housing

Objective 5.4.1 To ensure the availability of a range of housing typologies and tenures to meet the diverse needs of the community of Port Hardy.

Policies:

- a) Multi-family residential developments containing five units or greater, are encouraged to incorporate a diversity of housing tenures within the development;
- b) Encourage the development industry to provide a mix of detached residential, semi-detached, triplex, four-plex and other medium density residential typologies;
- c) Ensure all multi-family and affordable housing units proposed shall contain a diversified mix of sizes (varied floor space for family, single, disabled persons, etc.);
- d) Encourage residents of Port Hardy to self-organize into groups to facilitate the realization of cohousing, co-operative and other forms of collective tenure;
- e) Allow for small-lot residential developments in order to encourage smaller square footage houses and less of an environmental footprint on the environment;

- f) Encourage a diversity of housing types and densities through the creation of flexible zones “flexizones” and incentives in the zoning bylaw;
- g) Permit mixed commercial, residential and light industrial residential developments;
- h) Encourage and support the retrofitting of existing housing stock; and
- i) Pursue funding opportunities such as the Canadian Federation of Apartment Associations (CFAA) Eco-Energy Retrofit Incentive Program for Homes to retrofit existing housing stock.

Objective 5.4.2 To encourage pedestrian friendly residential developments.

Policies:

- a) All residential units are encouraged to be within walking radius to four of the six following essential services:
 - i. Post office service;
 - ii. Grocery/produce;
 - iii. Bank or ATM;
 - iv. School;
 - v. Transit stop; or
 - vi. Park/open space/trail.

Objective 5.4.3 To provide affordable and attainable housing opportunities.

Policies:

- a) Establish a regional affordable housing committee to work with surrounding communities regarding housing needs within the housing continuum;
- b) Conduct a housing needs assessment and develop an action plan in order to support a strategic approach towards housing in Port Hardy;
- c) Seek partnerships with BC Housing, CMHC and the private sector to create affordable housing developments; and
- d) Permit secondary suites in detached residential units.

Objective 5.4.4 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.).

Objective 5.4.5 The District will work with other governmental and non-governmental partners to promote a per capita continual reduction in residential GHG emissions within the District of Port Hardy by 50% to the year 2020; and 100% by 2050.

Policies:

- a) Subdivision of larger residential parcels (two hectares or more) and/or the amendment to existing land-use designations for the purpose of additional residential parcels are encouraged to occur within or next to existing rural residential clusters;
- b) Require all new residential developments and any major renovations to achieve a minimum Energy Guide Rating of 80;
- c) Provide incentives for all new residential developments to achieve net-zero emissions standard (e.g. partnerships, reduced building permit, “green door” development process, etc.);
- d) Encourage all new residential developments to be net-zero-ready for:
- i. Solar hot water or hot water on demand systems;
 - ii. Net- metre; and
 - iii. Water metre;
- e) Encourage more efficient energy systems (e.g. solar hot water systems or hot water on demand systems) in all new developments;
- f) Encourage all construction projects to recycle appropriate building materials and to work together as an industry in moving towards a zero-waste construction industry;
- g) Seek involvement with Canada Mortgage and Housing Corporation (CMHC) Net Zero Energy Healthy Housing Initiative – Equilibrium Housing and local developers;
- h) Where sufficient services exist, allow ground-level secondary suites and garden suites to be developed for the purposes of age-friendly housing;
- i) Promote development of an age-friendly housing complex through government and nongovernment organisation partnerships;
- j) Ensure housing typologies, such as age-friendly housing are located within walking distance of services; and
- k) Provide senior residents with the means to live a fulfilling life through promotion of access to safe and affordable housing, physical and social mobility and social engagement in the community.

5.5 Growth Management

Objective 5.5.1 To direct growth to established centres and amenities;

Policies:

- a) Establish development permit areas for the following areas:
 - i. Thunderbird;
 - ii. Midtown;
 - iii. Downtown;
 - iv. Quatse Estuary Environmentally Sensitive Area
 - v. Highway Corridor
 - vi. Marina; and
 - vii. East Bay.
- b) Identify vacant lands, brownfield sites and aging building stock near existing centres as high priority development areas;
- c) Prepare design schemes for established areas to guide re-development;
- d) Encourage infrastructure upgrades to infill areas first;
- e) Focus on downtown revitalization rather than creating more commercial space. This should include the whole of the downtown area, including the Seagate Wharf, Carrot Park, Stink Creek Park and the Thunderbird Mall area; and
- f) Strengthen pedestrian-based infrastructure, including:
 - i. Trail connections with other centres;
 - ii. Providing full-cut off lighting, snow removal and wayfinding for pedestrian pathways and multi-use trails;
 - iii. Constructing covered transit shelters that are connected to other uses (e.g. bike racks, public art, community gardens, greenhouses, etc.); and
 - iv. Creation of waste management centres (to manage household recycling, compost and waste).

Objective 5.5.2 To encourage sustainable development that enhances and benefits the community.

Policies

- a) Evaluate new development, redevelopment and interconnectivity with the aim to protect viewscales;
- b) Promote development that integrates better places to live, work and play;
- c) Promote development that creates a reduced ecological footprint by connecting the community through infill, density and trails; and
- d) Support a safe pedestrian and cycling environment.

Objective 5.5.3 To protect the natural environment, including aquatic ecosystems (lakes, wetlands, rivers and streams), environmentally sensitive areas and rare species.

Policies

- a) Use sensitive ecosystem inventory mapping to guide land use, layout and development patterns;
- b) Require all development within close proximity of a riparian area, to follow the Riparian Areas Regulation set out within the OCP (Appendix B); and
- c) Require integration of green space, open space and public space into all developments.

Objective 5.5.4 To achieve a high-level of public engagement, awareness and understanding of community planning and the implementation of the community vision.

Policies

- a) Encourage community and stakeholder collaboration;
- b) Require annual reports to community residents with updates on the progress of implementing the community vision;
- c) Continue to move forward with the Community to Community Initiative with surrounding First Nations;
- d) Encourage all sub-committees to include a youth representative; and
- e) Establish a partnership network for organizations that are committed to moving towards the community vision.