

SUBMITTED BY: Jessica Rayner, Community Planner

DATE: August 5, 2021

SUBJECT: Zoning Amendment Bylaw No 736, 2021 – Lots 21 – 26, Block 51 (602 Slocan Avenue)

PURPOSE: To consider first and second readings for amendments to the Village’s Zoning Bylaw to enable rezoning of properties to accommodate the proposed Affordable Housing development.

RECOMMENDATION(S):

1. THAT Council give first reading to “Village of New Denver Zoning Amendment Bylaw 736, 2021”

AND FURTHER, THAT Council give second reading to “Village of New Denver Zoning Amendment Bylaw 736, 2021”

BACKGROUND:

Staff are proposing this rezoning in order to accommodate an affordable housing development at 602 Slocan Avenue, legally described as Lot 21 – Lot 26, Block 51, Plan NEP557, District Lot 549, Kootenay Land District. Each of the six lots is 25 ft x 110 ft for a total area of 16,500 sq.ft. All lots are currently zoned E1 – Environmental Reserve, for the purpose of protecting the Village’s water source; this is due to a Village well being located immediately north of the subject properties. The Village is planning to relocate the existing well (community water source) away from its current location, allowing development, including septic, to occur on the subject properties. No septic would be permitted to be installed on Block 51 until such a time as the existing adjacent Village well is relocated. The Regional District of Central Kootenay’s community recycling bins are currently located on the subject properties.

In June, 2021, the New Denver and Area Housing Society (NDAHS) was selected by BC Housing as a successful applicant for capital funding through their Building BC Community Housing Fund (CHF). The proposal includes the minimum of ten units, ranging from studios to 3-bedroom units. Minimum of 21% of units will be fully accessible with a provision of adaptable units, easily convertible into fully accessible units should the need arise. This building is being designed to meet the requirements of New Denver’s Core Commercial zone. Units built through BC Housing CHF fund will remain affordable rental housing in the long term, with ongoing operational subsidies from BC Housing.

Council has demonstrated ongoing support for development of affordable housing at 602 Slocan Avenue. At their Regular Meeting of January 14, 2020, Council carried a motion that the Village of New Denver submit an application for CMHC seed funding to assess the feasibility of developing 10 units of affordable housing on Lots 21-26, Block 51, DL549. At their Regular meeting of January 28, 2020, Council carried a motion that the Village of New Denver provide a letter in support of the New Denver & Area Housing Society’s application to the Vancouver Foundation for Investment Readiness Program funding to assist with the development of an affordable housing project in New Denver. And at their Regular Meeting of December 8, 2020, Council carried a motion that the Village of New Denver provide a letter in support of the New Denver and Area Housing Society’s application to the BC Housing’s Community Housing Fund for the development of affordable rental housing on municipal land at 602 Slocan Avenue.

DISCUSSION / ANALYSIS:

Procedures for amending the Zoning Bylaw are outlined in the *Local Government Act* and in the Village of New Denver [Development] Procedures Bylaw No. 417, 1993. A Public Hearing must be held after 1st reading and before 3rd reading of the Bylaw. The Public Hearings for OCP amendments and Zoning amendments can be combined.

The subject properties are located immediately adjacent to the existing Core Commercial zone and Commercial OCP designation. They are located in very close proximity to a grocery store and other downtown amenities, as well as Lucerne Elementary Secondary School and community trails and recreation. As such, this location is well suited to Commercial Core zoning and OCP designation, and specifically an affordable housing development. An affordable housing development in this location will contribute to infill development and the intensification of land use in an area that is underdeveloped and suited to higher densities.

Official Community Plan (OCP)

Details pertaining to the concurrent OCP amendment proposal are contained in the OCP Amendment Bylaw Report to Council dated August 5, 2021.

COMMUNICATION STRATEGY: Letters would be sent to all property owners within 100m of the subject properties and public notices can be placed in the August 26 and September 9 editions of the Valley Voice newspaper. A Public Hearing can be scheduled for Tuesday, September 21, 2021. A Regular Council Meeting could be held on Tuesday, September 28, 2021 to consider 3rd reading and final adoption of the bylaw.

FINANCIAL IMPLICATIONS: Costs associated with mail-outs and advertising the Public Hearing will be borne by the Village, given the properties are owned by the Village of New Denver and the Village is leading the Zoning Bylaw amendment process.

