
The Corporation of the Village of New Denver

AGENDA – PUBLIC HEARING

DATE: September 21, 2021
TIME: 7:00 p.m.
PLACE: Council Chambers

CALL TO ORDER:

Mayor Casley will call the hearing to order and advise that the purpose of the Public Hearing is to consider:

“Official Community Plan Amendment Bylaw No. 735, 2021 and Zoning Amendment Bylaw No. 736, 2021.”

CONFIRMATION OF PUBLICATION:

- The CORPORATE OFFICER will provide information as to how the meeting was publicized, as required by Legislation.

BYLAW:

- **“Official Community Plan Amendment Bylaw No. 735, 2021 and Zoning Amendment Bylaw No. 736, 2021.”**

Bylaws:

To Amend the land use designation for the subject properties from Environmental Reserve to Commercial.

To Amend the zoning for the subject properties from ER – Environmental Reserve to C1 – Core Commercial.

If approved, the bylaw amendments would facilitate the development of a 10-storey affordable housing development on the subject properties (currently housing New Denver’s recycling depot) at 602 Slocan Avenue.

PROCEDURE:

- Brief description of the application by staff
- Mayor will call for representation from the public in attendance
 - The Chair will recognize speakers only when they have been called to address Council. Speakers are requested to limit the length of time they speak to five (5) minutes until all present, who wish to be heard, have been given the opportunity. Thereafter speakers may take another opportunity to speak.
 - The public and members of Council may ask questions of the applicant and / or Village staff in order to clarify details of the project, etc.
 - Council may comment or ask questions.
 - Final calls for representation.

ADJOURNMENT:

- Resolution to adjourn the meeting at ____ p.m.

The Corporation of the Village of New Denver

REPORT TO COUNCIL

SUBMITTED BY: Jessica Rayner, Community Planner

DATE: August 5, 2021

SUBJECT: OCP Amendment Bylaw No 735, 2021 – Lots 21 – 26, Block 51 (602 Slocan Avenue)

PURPOSE: To consider first and second readings for amendments to the Village's Official Community Plan (OCP) to facilitate an OCP amendment and enable rezoning of the subject properties to accommodate the proposed Affordable Housing development.

RECOMMENDATION(S):

1. THAT Council give first reading to "Village of New Denver Official Community Plan Amendment Bylaw 735, 2021"

AND FURTHER, THAT Council give second reading to "Village of New Denver Official Community Plan Amendment Bylaw 735, 2021"

BACKGROUND:

Staff are proposing this OCP amendment 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 designated, on the OCP's Land Use Designation Map (OCP Schedule B), as Environmental Reserve. This designation is to protect the Village's water source, given 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. Regardless of Zoning, 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 OCP 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.

Section 1.1.1 of New Denver's Official Community Plan indicates that "The vision for the Village of New Denver includes safe and affordable housing." Section 4.2.9 of the OCP indicates that Council will actively encourage multi-family housing for seniors, handicapped residents, low-income residents, and renters in areas where conflicts with other uses will be minimized.

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.

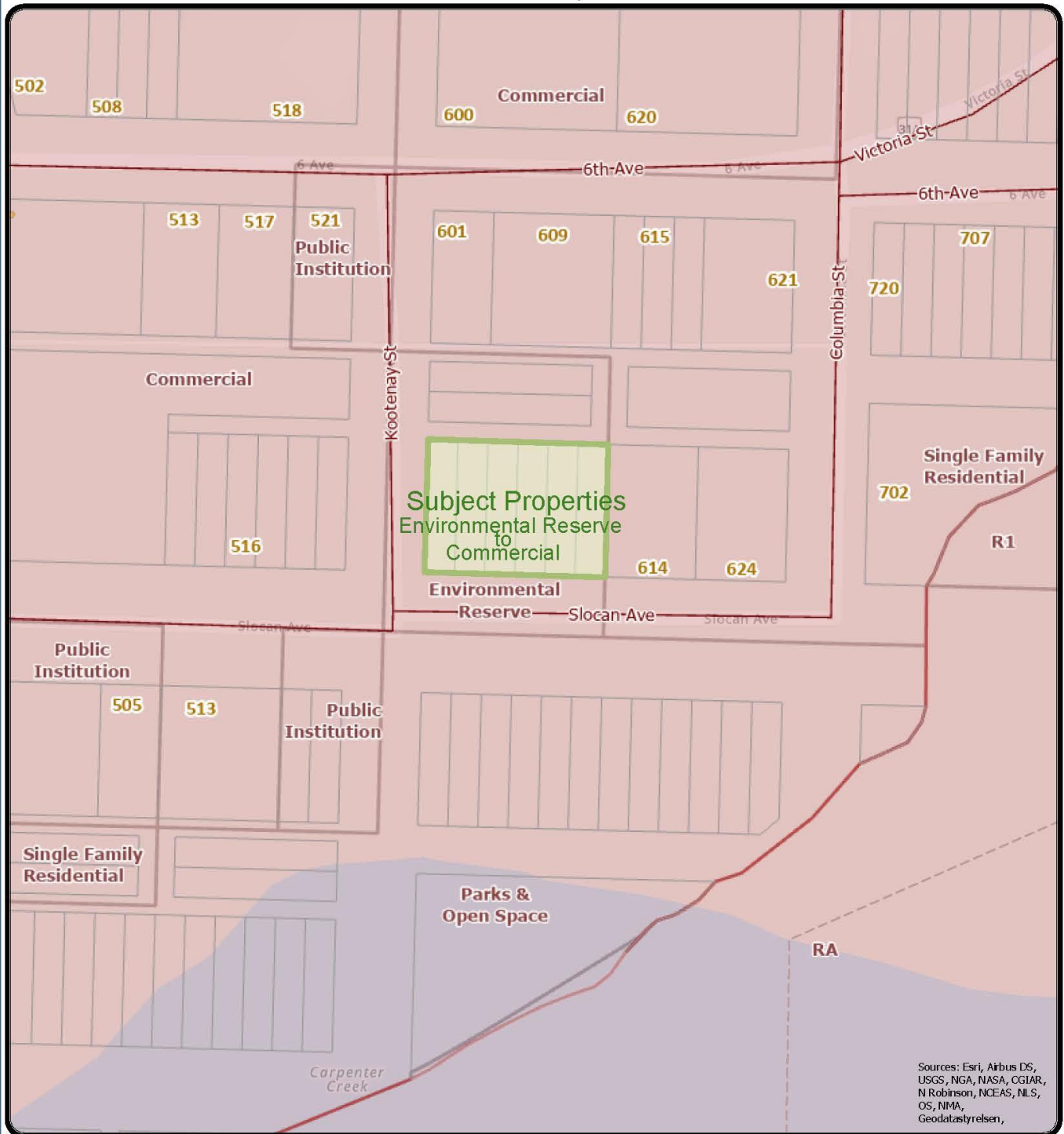
Zoning

Details pertaining to the concurrent zoning amendment proposal are contained in the Zoning 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 OCP amendment process.

RDCK Map



Sources: Esri, Airbus DS,
 USGS, NGA, NASA, CGIAR,
 N Robinson, NCEAS, NLS,
 OS, NIMA,
 Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Official Community Plan
- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

Map Scale:

1:2,000

Date: August 5, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

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.

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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)

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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.



Jessica Rayner

From: Eleanor Spangler <spangler@netidea.com>
Sent: September 9, 2021 9:26 AM
To: Jessica Rayner
Subject: Rezoning for the Housing Project

Turner Zion United Church been a supporter from the beginning of this endeavour since its inception. We have made two donations to help with the early work and will donate again as it nears completion.

Affordable housing for New Denver residents has become a crucial need this year in particular. This project will be a fantastic option for ten families and individuals.

The Church continues to support the work of an amazing group of volunteers who are still working hard to see it to completion.

Thank you for moving progress along!

Eleanor Spangler, Treasurer, Turner Zion United Church

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This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Jessica Rayner

From: helen davis <helen@netidea.com>
Sent: September 11, 2021 3:04 PM
To: Jessica Rayner
Subject: New denver and Area Housing Project

I am writing in support of the building of housing units on the property which is now the recycling centre.

We so badly need housing in New Denver and especially affordable housing for families. With much rental housing being bought up by out-of-area folks for summer homes, we are losing people who would stay and work here but now have no place to live.

Our village will not survive if we do not have families settling and raising their children and working here.

Helen Davis
Resident of New Denvver

Jessica Rayner

From: Paul Merrifield <pauljmerrifield@gmail.com>
Sent: September 11, 2021 5:51 PM
To: Jessica Rayner
Subject: 100% Support the new housing project!

The one thing I think is the most crucial for the town is places for folks to live!!!!

Absentee landlords have crippled that possibility!

YES YES YES for the new housing project!

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Kindest Regards,
Paul Merrifield
Accounting Technician / Tax filing consultant
250-505-9748 cell
pauljmerrifield@gmail.com

Jessica Rayner

From: Susie O'Donnell <susodo@telus.net>
Sent: September 11, 2021 5:36 PM
To: Jessica Rayner
Subject: Affordable Housing

Dear Village of New Denver: I support the affordable housing project & urge the council to pass the proposed bylaw amendment.

We urgently need more rental housing in the village, as evidenced by the numbers of people looking for rental accommodation, especially those who have lived here for many years, and have lost their rental housing; and those who cannot work here because they cannot find accommodation. Also there are empty houses in New Denver, whose owners for whatever reason choose not to rent them out. Relying on the private sector to provide enough rental housing is unpredictable; The non profit sector in conjunction with the village can provide designated rental apartments, as well as providing subsidies for low income households. Please pass the bylaw amendment.

Susie O'Donnell
720 8th Ave New Denver

Jessica Rayner

From: Danika Skye Hammond <danikaskyehammond@gmail.com>
Sent: September 12, 2021 6:38 PM
To: Jessica Rayner
Subject: Public Hearing for Bylaw amendments

To the Village of New Denver

I would like to register for the public hearing on Tuesday the 21st at 7:00pm.

In the event that I am unable to attend - I wish to provide a written submission in support of bylaw amendments 735 and 736 which will enable the 10-Unit Affordable Housing project to move forward.

This project is so desperately needed in our community. Over the past few years we have seen a staggering number of posts from people looking for housing and the number only increases.

Prices are skyrocketing and long term residents and newcomers, whether they be ageing seniors, or families with school-aged children are being left behind or forced out.

This project is a beacon of hope for so many that continue to look for a place to call home in this beautiful village.

I applaud the people and the Village who worked so hard to get this project to where it is now. 10 units is a great start but it is only the beginning.

I hope to see the Village continue to enthusiastically support affordable housing projects and provide leadership in addressing the housing crisis that we face.

Many thanks,

Danika Hammond

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Danika Hammond

B.A. First Nations Indigenous Studies & Political Science

778-879-5844 | danikaskyehammond@gmail.com

Living and working on the traditional, unceded territory of the Sinixt Nation

Pronouns - She/Her

Jessica Rayner

From: Kathy <mccrorykathy@gmail.com>
Sent: September 12, 2021 2:54 PM
To: Jessica Rayner
Cc: ND Ahs
Subject: NDAHS

We would like to submit our support for the NDAH project. We feel there is an urgent need for housing in our area, & on a personal level very necessary. As we are aging seniors we know the reality is we must downsize & are so hopeful that we can reside in this project & stay in this area we so proudly call "our home". We respectfully endorse this project & anticipate a favourable response from the Council members. Thanking you for your time, Sincerely Kathy McCrory & Les Merrifield (Silverton)

Sent from my iPhone

Jessica Rayner

From: Michael Brown <michaelbro99@gmail.com>
Sent: September 13, 2021 7:52 PM
To: Jessica Rayner
Subject: Affordable housing project

Greetings Village of New Denver Government

I'm somewhat dismayed that the affordable housing project is still being questioned by the Village government. Affordable housing is desperately needed here in New Denver.

As one in his mid seventies, surviving on a fixed income far below the poverty line, this project offers a way for me to stay in New Denver for the last stage of my life. If this project is denied it will demonstrate to the citizens of New Denver that its government is happier to deal for the rich predatory capitalists than the low income families, singles and old age pensioners.

Do the right thing and approve this project.

Yours truly,

Michael Brown,
New Denver

Jessica Rayner

From: diana degroot <diana_healingarts@yahoo.com>
Sent: September 14, 2021 4:31 PM
To: Jessica Rayner
Subject: housing

Village Office, I am in favor of affordable housing in New Denver. The situation has become very dire to some folks who would love to live here full time and be contributing members of the community, especially in the winter months.

Sincerely, Diana DeGroot

Sent from my iPhone

Jessica Rayner

From: david everest <aardsaw@gmail.com>
Sent: September 14, 2021 1:27 PM
To: Jessica Rayner
Subject: N.D. affordable housing project

To whom it may concern;

I would like the New Denver Council to do anything and everything they can to assist the New Denver and Area Housing Society with their project (including passing the Bylaw Amendment). A project like this is long overdue in our Village.

Thank you.....David Everest

Jessica Rayner

From: Michael Sweeny <mjsweeny@netidea.com>
Sent: September 14, 2021 9:11 PM
To: Jessica Rayner
Subject: New Denver and Area Housing Society - OCP & zoning bylaw amendments

Dear Mayor Casley and Council Members

As you all know, affordable housing is a rare commodity in the New Denver area. Your ongoing support of the NDAHS project has greatly increased the possibility of adding ten affordable housing units in the Village.

I am a member of the society; and am writing in support of the proposed amendments to the Village's Official Community Plan and Zoning Bylaw. These amendments will represent yet another, constructive step toward addressing the critical shortage of affordable housing in the Village.

Thank you for your support for this project to date. I look forward to reading of the passage of the amendments to the planning documents.

Sincerely,

Mike Sweeny

Jessica Rayner

From: Susanne Bolivar <cheeona@netidea.com>
Sent: September 15, 2021 10:41 PM
To: Jessica Rayner
Subject: Affordable housing!

I definitely support the New Denver and area housing project! It's disturbing to see how many people, who have called New Denver and area home for many years, not able to find adequate, affordable, housing aside from RVs, travel trailers or having to leave! This project is a must in these times!!!!!! Hopefully it can begin as soon as possible!!!! Housing is an emergency!!!!!!!!

Regards,
Susie Bolivar

Sent from my iPad

Jessica Rayner

From: Nadine Raynolds <nadineraynolds@gmail.com>
Sent: September 16, 2021 11:01 AM
To: Jessica Rayner
Subject: Affordable Housing

Dear Mayor and Council,

When I first moved to New Denver, fifteen years ago, I could not find a place to live. My husband Gary had accepted a teaching position at the school. I was working with a non-profit organization. I actually walked around the village, knocking on doors, introducing myself, desperate to find somewhere, anywhere. Finally, we rented a tiny cabin that we were only allowed to stay in until the spring, when the second home owner would come back for the summer.

I feel incredibly fortunate that we were in a position to buy a home the next year. It was a stretch for us (even at the lower prices then) but we did and it allowed us to stay and make the North Slokan our community.

We are in a housing crisis, across Canada and BC, and our community is no different. We no longer have affordable housing here. You can't find anywhere to rent. At the same time, new houses are being built and more seasonal residents are moving here. It is a challenge for all governments and society at large to reconcile this divide and to ensure that people of all demographics can afford to have shelter.

I am writing to ask that you embrace and support the proposal by the New Denver and Area Housing Society. This will be a huge contribution and exactly the kind of development we need here. Please approve and allow this development to go forward and take a great step in demonstrating the Village of New Denver supports affordable housing for our community.

Thank you
Nadine Raynolds