

Zoning and OCP Amendment for 461 Quatsino Boulevard

Fact Sheet & FAQ



The intent of this document is to provide information on common questions, concerns and inquiries heard through the consultation process, as identified by District of Kitimat staff, for R3-C Mixed Use Social Housing Zone and Official Community Plan Amendment Bylaw 1934, 2018 (Bylaw1934). This document was prepared by Kitimat Community Planning & Development.

Bylaw 1934 – Official Community Plan: Amend Schedule D Future Land Use (Northern Area) map from “Residential Small Holdings” to “Neighbourhood” for the entire municipally-owned parcel legally described as Lot 13 DL6025 Range 5 Coast District PLAN PRP45571 with civic address 461 Quatsino Boulevard.

Bylaw 1934 – Zoning: Create new "R3-C Social Housing Development Zone" and amend 461 Quatsino Blvd from G-1 Institutional to new R3-C Zone.

Section I: Land-Specific Inquiries

Official Community Plan

461 Quatsino Boulevard currently has a land use designation of “Residential Small Holdings”. Areas designated Residential (Small Holdings) are rural residential subdivisions, generally on lots of 3000-4500 m² or more. Agriculture and home-based business are among the accessory uses permitted in these zones.

Bylaw 1934 would amend the designation to “Neighbourhood”. Areas designated Neighbourhood are primarily residential. Primary or principal land uses include single and two-dwelling housing, multi-family residential buildings, residential buildings that may include care facilities, housing for seniors and group homes, and manufactured home parks. Neighbourhood supporting commercial uses, temporary worker accommodation facilities, institutional uses and parks and recreation uses are also included within this designation.

461 Quatsino is located within the Intensive and Multi-Family Residential Development Permit Area. This designation is to enhance the quality of development and to ensure that multi-family residential housing fits appropriately within what are presently predominantly one-family and two-family low-intensity neighbourhoods. No change in Development Permit Guidelines is proposed.

Current Zoning

461 Quatsino Boulevard is zoned G1 – Institutional at present. Permitted uses are: education, government (including public utilities and services), medicine (including medical and dental clinics, and hospitals), community care facilities serving nine or more people, and religion. Staff residence is permitted as an accessory use.

G1 Zone has no maximum building height. Lot coverage and floor area ratio are limiting factors for building height and mass. Lot coverage can be up to 30% and maximum floor area ratio is 0.5. Maximum building size permitted with current zoning for 461 Quatsino Boulevard is 7,250 sq m (78,038 sq ft). Maximum building footprint is 4,350 sq m (46,823 sq ft) or 30% lot coverage.

Zoning and OCP Amendment Application

Boni Maddison on behalf of Tamitik Status of Women (TSW), and with approval of the District of Kitimat (DOK), submitted an *Official Community Plan* (OCP) and zoning amendment application to permit mixed use development consisting of commercial space, offices, transition housing, second stage housing, and affordable rental housing on 23 October 2018. TSW is seeking the portion fronting Quatsino, proposed Lot 1, Plan EPP78740. Second stage housing and affordable rental housing have a combined total of 30 units for TSW's current proposal.

On 14 January 2019, Kitimat Council closed a Public Hearing and requested staff report back. Due to an error, there was a discrepancy between Bylaw 1934 and the Notice of Public Hearing as to whether the Bylaw was to apply to the entire parcel at 461 Quatsino Boulevard or the portion presently proposed for TSW's project.

On 21 January 2019, Kitimat Council confirmed Bylaw 1934 is intended to apply to the whole of an existing parcel. Staff consider this supportable, including on the basis that such an approach provides additional flexibility to address TSW's proposal; provides an additional site for social and seniors housing; and, by deleting other institutional uses, reduces the possibility these lands may be used for certain uses to which the neighbourhood has objected.

Bylaw 1934 was drafted to permit mixed-use commercial and social housing. Principal uses for proposed R3-C Zone are social housing and senior citizen housing. Secondary uses are only permitted when combined with a principal use. Secondary uses proposed for R3-C Zone include: offices, restaurant, education, personal service shops, public assembly, day care, and retail trade. Draft bylaw is available for review in the Public Handbook or on municipal website at kitimat.ca/pn. Kitimat Council can consider and complete bylaw amendments before third reading.



Land Ownership

The District of Kitimat purchased 461 Quatsino Boulevard in 2012 with the current zoning of G1 – Institutional. The land remains under District ownership until statutory notice of intention to dispose of land is given and the District executes transfer documents. In this case, there are further steps needed to advance the proposal before Council initiates the formal procedure for disposition of land. For example:

Appropriate Zoning for Proposed Project

If Bylaw 1934 is not adopted, then it will not be necessary to proceed with disposition unless proposal is revised to meet G1 zone.

Confirmation of What Portion (if any) of Land is Sufficient for TSW Project

While TSW is seeking the portion fronting Quatsino Blvd further to proposed plan of subdivision EPP78740, it has not been finally determined this is the appropriate size and configuration.

Confirmation of Terms of Land Transfer

While Council resolved in June 2018 to instruct staff to negotiate terms including a Housing Agreement and return of the land if the project does not proceed in three years, the further agreements have yet to be completed.

Subdivision (if required) is Approved

If only a portion of 461 Quatsino Boulevard is necessary for TSW's project, the parcel must be subdivided to create lot that could be transferred.

Once sufficient details are confirmed, the District would give Public Notice of Intent to Dispose of Land under section 26(3) of the *Community Charter* before Council's final decision. Thereafter, Council authorizes the execution of transfer and related documents (which may include covenants). In addition, a Housing Agreement requires a separate bylaw prior to being executed by DOK.

Gift of Land

In 2018, TSW submitted an application to the District of Kitimat Affordable & Accessible Housing Fund (AHF). AHF can provide a contribution of up to \$500,000 towards an eligible housing project. Kitimat Council approved an AHF grant of up to \$500,000 to TSW to support construction of second stage and affordable rental housing at 461 Quatsino Boulevard. The gift of land remains a gift in-principle.

The District of Kitimat is required to follow specific procedures to dispose of land. This process can be expected to continue if zoning and subdivision are approved. Notice of Disposition has not been issued and the District of Kitimat remains the property owner.

Assessed Value of Land

The District of Kitimat received two professional appraisals for the portion of 461 Quatsino Boulevard that TSW wished to occupy in April 2018. Market value was calculated to be the mean (average) of land value set by the appraisers, or \$297,500. Using mean value of two appraisals to determine "market value" is standard practice for the District of Kitimat.

Section II: Bylaw 1934 and Other Regulations

Building Height

Bylaw 1934 proposes a maximum height of 15m in the R3-C Zone. This height limit reflects the proposal to build a structure that includes sections ranging from one to four storeys. Current proposal shows commercial and children’s play space at one storey, office space at three storeys, and residential space at four storeys. Proposed building height is taller than other multi-family developments along Quatsino Boulevard.

Some individuals have indicated a preference for a two- or three-storey building. BC Housing responded to Council indicating a two-storey building would cost approximately \$1,080,000 more than the proposed multi-storey design, not accounting for escalating costs as a result of schedule creep and potential construction start in 2020 (instead of 2019). Letter from BC Housing is available in the Public Handbook. TSW has verbally advised operational costs would also increase if building height is lowered.

Multi-family Building Heights in Kitimat

Nearby multi-family properties are zoned R3-A. The R3-A Zone—which includes Quatsino/Lahakas Townhouses, Weedene and Little Weedene Street, Quatsino Apartments, and a portion of Stikine Street—has a maximum height of 11m (s. 9.4.8.7 of *Kitimat Municipal Code*). While existing developments on the streets listed above are below maximum allowable height, redevelopment of these sites could see structures up to 11m, without a zoning application or public hearing.

Parking Requirements

Some individuals have raised concerns, including about setting parking standards for social and senior housing that are different from the requirements for other or “typical” multi-family housing. TSW has advised DOK that vehicle ownership among transition house and second stage housing clients is rare; and is expected to be low for people who qualify for affordable housing. The proposed standard for social housing units is one stall per two dwelling units; versus two stalls per unit in R3-A Zone; plus the common standard of one guest parking for every five units).

Bylaw 1934 establishes parking stall requirements and does not specify layout or location. Standard parking requirements are proposed for accessory uses (e.g., commercial and office space).

If TSW’s final proposal does not satisfy Bylaw 1934 parking requirements, the project team can apply for a variance. *Kitimat Municipal Code* s.9.2.2.23(c) requires notice be given to owners and tenants within 30m for development variance permit applications and 90m for other development applications.

Traffic Impact

District staff encourage multi-family developments to have frontage and access along roads built to an arterial or collector standard (Boulevards and Avenues). Traffic from the proposed development would flow directly onto Quatsino Boulevard; there is no access from 461 Quatsino to Blueberry Avenue or Cranberry Street or other roads which comprise Strawberry Meadows network.

Noise

The *Kitimat Municipal Code* defines noise prohibition regulations by time and place (s.9.12.1.3). Development in the proposed R3-C Zone would be held to the same noise standard as other residential zones (R-zones) in Kitimat; this includes properties northeast and east of 461 Quatsino Boulevard. Residential areas in greenbelt zones (G-zones) that permit agriculture as an accessory use have less restrictive regulations to accommodate noises generated by agriculture, including animal husbandry; this includes properties southwest of 461 Quatsino Boulevard.

Landscaping

Some individuals have raised concern about visual impact of the development. Landscaping plans will be reviewed as part of the Development Permit process.

Garbage Removal

Property owners are responsible for providing safe and secure refuse storage. Proposals should be included on landscaping plan included with Development Permit application.

Snow Storage

Property owners and tenants are responsible for snow removal and storage on private property.

Drainage

Drainage will be addressed at time of subdivision by DOK Approving Officer.

Future Zoning Amendments

Some individuals have expressed concerns about this application setting precedent in the community and allowing projects of any size or nature to apply for rezoning. Further to the *Local Government Act*, Council is required to consider all complete zoning and OCP applications submitted to DOK.

Council is not bound by previous land use decisions and may choose to support, or not support, any application or any staff recommendation. Many Council decision processes include opportunities for public engagement. Public comment is both encouraged and welcomed for a variety of development applications, including zoning and OCP amendment proposals, and the *Local Government Act* outlines minimum requirements.

DOK advertises opportunities to delivery comment in the local subscription newspaper, on DOK bulletin boards and on a public notice page of the municipal website. All comment received by a published deadline is provided to Kitimat Council. An opportunity to speak to any issue on a Council agenda is also provided at each Regular Council meeting. Council schedule is published annually and may be reviewed at www.kitimat.ca. Call DOK Corporate Administration at 250-632-8900 for further information.

Section III: Project-Specific Matters

Site Selection

TSW conducted a site selection process with their project development team. DOK provided some input, maps and other data. TSW stated that over fourteen sites were considered. District staff were advised that 461 Quatsino Boulevard was selected based on proximity to services, shopping and other amenities as well as site-specific assets, including: parcel size, existing utility services, and access. For further information specific to site-selection, please review materials in the Public Handbook or contact TSW and their project team.

TSW Project

TSW indicated that they were looking for one centralized location for an administration office, and to host a variety of community programs and services, as well as to provide supportive and affordable housing. Current services offered by TSW include:

- Antipoverty Program
- Counselling (Women and Children)
- Free Store
- Food Share
- Furniture Store
- Harm Reduction Program
- Homeless Prevention Program
- Outreach

TSW also stated that a new and larger space would include a commercial kitchen for training opportunities as well as meeting and event rooms.

Building Design

Proposed TSW building has been included in zoning and OCP amendment application to help individuals better understand project scope. Designs shown to-date are preliminary. Final design will be available when complete multi-family Development Permit application is submitted. Site layout and building features may change before final application is delivered to DOK. Development Permit Guidelines are established in the OCP for building form and character, including landscaping.

Transition House

Some individuals have expressed concern about transition house location being publically available information. TSW has stated a known location will pose no threat to operations. TSW has indicated the building will meet required level of security in order to safely support clients. In the event of an emergency, the proposed building is approximately 400m from the RCM Police detachment.

Tenant Mix

Individuals have expressed concern regarding the potential to have male tenants living with female leaseholders in some affordable housing units. TSW and BC Housing have confirmed tenant selection is an operational decision made by TSW and BC Housing. DOK is not involved in tenant selection. For further information specific to tenant selection and screening processes, please contact TSW and the project team.

Harm Reduction

Tamitik Status of Women currently offers a harm reduction service provided by Northern Health. TSW has provided a summary of services included, such as: nursing services (monthly vaccination clinics); condom distribution; distribution of supplies including injection and inhalant kits and referral to other community services. TSW has stated this program has been ongoing for many years at various TSW locations; and offers a range of support services and strategies to empower and support people to be safer and healthier and have anonymity while accessing a variety of health and social services.

A needle exchange is among the services offered. This includes exchange of securely packaged needles, not a supervised or safe injection site. For further information, please contact Northern Health or TSW.

Blocking Sunlight – Building Shadows

Some residents have suggested a four storey building would block sunlight on adjacent properties, and interfere with garden productivity.

Boni Maddison Architects, on behalf of TSW, provided a report showing the impact of shadows on adjacent properties. The report provided illustrations of one day each season, showing approximate shadow at 10am, noon and 2pm. The report assumed no cloud cover or overcast skies and showed little impact on adjacent properties. Greatest impact is shown to be during winter solstice on 483 Quatsino Boulevard. DOK staff anticipates little shadow impact on properties south of the project site. A copy of the shadow report is available in the Public Handbook.

Light Pollution

Given appeal and character of LED lighting technology, DOK staff expect downward directed lights would be used on the subject property; minimizing spread of lighting to abutting property from parking lot or perimeter landscape lights for any building at 461 Quatsino Boulevard. Site lighting will be assessed at Development Permit.

Neighbourhood Safety

Some residents have indicated they believe proposed development will reduce neighbourhood safety and increase potential for exposure to violence. TSW has indicated the proposed development must meet standards of security to offer transitional and second stage housing. TSW has stated their clients are Kitimat residents and are familiar with the community. TSW does not anticipate that crime or risk will increase.

Section IV: Public Consultation

In addition to agency referral and internal review, DOK has provided the community with opportunities to provide comment on TSW's proposal and Bylaw 1934. Opportunities include:

1. Letters to property owners and tenants within 90 metres of site providing notice of the application and seeking comment;
2. Public Information Meeting held by TSW with DOK staff present;
3. Advertisements in the local subscription newspaper;
4. Project section on public notice page of municipal website;
5. Staff meetings with various individuals;
6. Members of the community were encouraged to speak before Council as a delegation;
7. Fax, mail, e-mail, and phone calls with DOK staff; and
8. Public comment received is included in the public record and documented in the Public Handbook.