



# NOTICE OF PUBLIC HEARING

## R3-C Mixed Use Social Housing Zone and Official Community Plan Amendment Bylaw No. 1934, 2018 (Bylaw 1934)

A **Public Hearing** will be held on **Monday 4 March 2019 starting at 6:30pm** at LUSO Canadian Association Multi-Purpose Hall, 159 Konigus Street, Kitimat, BC for the purpose of considering amendments to the *Official Community Plan (OCP)* and zoning in the *Kitimat Municipal Code* related to municipally-owned property at 461 Quatsino Boulevard, legally described as: Lot 13 DL6025 Range 5 Coast District PLAN PRP45571. [Property shown on sketch below]

**OCP:** Bylaw 1934 proposes to amend the Property's designation on OCP Schedule D Future Land Use (Northern Area) map from "Residential Small Holdings" to "Neighbourhood".

**Zoning:** Bylaw 1934 creates a new "R3-C Social Housing Development Zone" in Part 9 of the *Kitimat Municipal Code*, and proposes to amend the Property's zoning from G-1 Institutional to that new R3-C Zone. The R3-C Zone permits social housing and senior citizens housing as principal uses, home business address as an accessory use and the following secondary uses: Day Care (Child), Day Care (Adult), Education, Office, Personal Service Shop, Public Assembly, Restaurant and Retail Trade.

Part of the general purpose of Bylaw 1934 is to facilitate a proposal from Tamitik Status of Women (TSW), who wanted a site to host the organization's many community programs and services, and also provide supportive housing. A search led by TSW determined part of a municipal property at 461 Quatsino Boulevard was the best place to build. Boni Maddison on behalf of TSW, and with approval of DOK, submitted a development permit application to permit a mixed-use commercial and residential building consisting of commercial and office space, transition housing, second stage housing, and affordable rental housing, ranging from one to four storeys in height.

TSW's proposal relates to part of the Property. Bylaw 1934 proposes to amend the OCP and zoning for the entire Property. This could facilitate TSW proposal, as presented or revised, or other future development on the Property in accordance with the new zone.

### More Information

Bylaw 1934, related information and other background material is available for review at the District of Kitimat reception desk, 270 City Centre, 8:30 am-noon and 1:00-4:30 pm, Monday to Friday from 12 February to 4 March 2019, inclusive but excluding statutory holidays. Most of this information is also available at [www.kitimat.ca/pn](http://www.kitimat.ca/pn). Further inquiries should be directed to Community Planning & Development at 250-632-8900.

### Providing Comment

Anyone wishing to comment on this bylaw may provide written comment to Mayor & Council c/o 270 City Centre, Kitimat BC V8C 2H7; fax 250-632-4995; or email [dok@kitimat.ca](mailto:dok@kitimat.ca)

- Comment received before **noon on Thursday, 28 February 2019** will be included in a report to Kitimat Council that will be circulated in advance of the Public Hearing on 4 March.
- Comment received between noon 28 February and **noon on Monday, 4 March 2019** will be read before Council at the Public Hearing on 4 March.

You, or your representative, may make representations at the Public Hearing on 4 March.

**Public Hearing will be held at the LUSO Canadian Association Multi-Purpose Hall, 159 Konigus Street, beginning at 6:30pm on Monday, 4 March 2019.**

*Personal information contained in communications to Kitimat Council and Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision-making. Please note that your comments relating to this matter will form part of the District's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Deputy Corporate Officer at 250-632-8900.*