

THE CORPORATION OF THE VILLAGE OF SLOCAN
(Minutes of Council)

Slocan, British Columbia
August 10th, 2020

A Public Hearing on Amendments to the Village of Slocan Zoning Bylaw No. 633, 2013 and the Village of Slocan Official Community Plan Bylaw No. 616, 2011 was held at the Slocan Legion Hall, 502 Harold Street, Slocan, B.C., on Monday, August 11th, 2020.

PRESENT:

Elected Officials

Mayor Jessica Lunn
Councillor Ezra Buller
Councillor Joel Pelletier
Councillor Madeleine Perriere
Councillor Burly Van Bynen

Appointed Personnel

Michelle Gordon, Chief Administrative Officer

Public Attendees:

(as listed on sign-in sheet)

Sandy Boisvert, Slocan
Ray Gregoire, Slocan
Linda Adams, Slocan
Jeremi Buzolitch-Roy, Slocan
David Bouliane, Slocan
Judy Klassen, Slocan
Brenda Brown, Slocan
Patricia McGreal, Slocan
Dave Fredrickson, Slocan
Delaine Hird, Slocan
Gene Hird, Slocan
Sandra Linstead, Slocan

Call to Order

Mayor Lunn called the meeting to order at 6:01 p.m.

**WAIVE
PROVISION
2020/134**

Moved by Councillor Perriere, seconded by Councillor Van Bynen,
And Resolved:

WHEREAS Council has established, by bylaw, provisions to govern the proceedings of Council;

AND WHEREAS Section 10.0 of the Village of Slocan Council Procedures Bylaw outlines provisions for location of Council meetings;

THEREFORE BE IT RESOLVED that due to COVID-19 social distancing rules and isolation protocols, that the provisions of the Village of Slocan Council Procedures Bylaw be waived for the Regular Meeting of Monday, August 10th, 2020 at 6:00pm to allow for Council to hold a Public Hearing at the Slocan Legion Hall, 502 Harold Street, Slocan BC.

**ADOPTION OF
AGENDA
2020/135**

Moved by Councillor Pelletier, seconded by Councillor Buller,
And Resolved:
That the Public Hearing agenda be adopted as presented.

INTRODUCTION: Mayor Jessica Lunn welcomed those attending, and read a statement outlining the process and rules to be followed during the Public Hearing.

PUBLIC HEARING

THE PURPOSE OF THIS PUBLIC HEARING, HELD ON MONDAY, AUGUST 10th AT 6:00PM IS TO CONSIDER AMENDMENTS TO THE VILLAGE OF SLOCAN ZONING BYLAW AND THE VILLAGE OF SLOCAN OFFICIAL COMMUNITY PLAN BYLAW.

THE VILLAGE OF SLOCAN INTENDS TO CONSTRUCT AN AFFORDABLE HOUSING COMPLEX ON THE CORNER OF SLOCAN STREET AND GIFFIN AVENUE.

THE PROPOSED AMENDMENTS TO THE ZONING BYLAW AND OFFICIAL COMMUNITY PLAN BYLAW IS TO RE-DESIGNATE 8 VILLAGE-OWNED LOTS FROM RESIDENTIAL (R-1) ZONE AND (C-1) "HIGHWAY COMMERCIAL", TO "MULTI-FAMILY RESIDENTIAL" ZONE (R-3), TO ACCOMMODATE FUTURE DEVELOPMENT OF AN AFFORDABLE HOUSING COMPLEX.

THE PROPOSED BYLAW AMENDMENTS, DEVELOPMENT APPLICATION, RELEVANT STAFF REPORTS, AND OTHER BACKGROUND INFORMATION HAVE BEEN AVAILABLE FOR INSPECTION AT THE VILLAGE OFFICE SINCE JULY 13th, 2020. ALL PERSONS WHO BELIEVE THEIR INTEREST IN PROPERTY IS AFFECTED BY THIS PROPOSAL WERE GRANTED AN OPPORTUNITY TO BE HEARD, EITHER IN PERSON OR BY WRITTEN SUBMISSION.

BACKGROUND:

Since the formation of the Slocan Affordable Housing Advisory Commission in 2017, the Village has been actively researching the current housing situation in Slocan, what the needs are, and land opportunities for a potential future housing development. The Commission discussed key components of a *Housing Action Plan* at their January 2018 meeting, which included identifying housing stakeholders, creating a common vision, confirming housing needs, identifying potential sites, forming partnerships, and assigning responsibility for delivery.

Several Village-owned sites were presented by the Commission to staff in January 2019 for investigation, most of which were ruled out for various reasons including size limitation, location, and infrastructure.

On April 23rd, the CAO, Mayor, Councillor Pelletier and the PW Supervisor conducted a site visit of Lots 1-5 and 18-20 of Block 43, and determined the land could potentially be suitable for housing – the land is relatively flat, a power source is existing at the site, and water is easily accessible. Further investigation was required to determine absolute feasibility of the property for this purpose.

In 2019, the Village procured M'akola Development Services; a non-profit consulting organization, operating from 11 locations across BC, and assisting governments, non-profits, and first nations

organizations to achieve their goal of advancing affordable housing in their towns from “*concept to community*”.

Funded by a CBT Grant and an RDCK Community Development Grant, M’akola successfully completed a Feasibility Analysis for the Village. The Analysis included information on the overall vision, need, cost breakdown, project detail, and potential funding programs, and showcased several funding scenarios available to build capacity for this project to move forward.

At a special meeting held on March 9th, 2020 Council approved submission of a CMHC Seed-Funding Application for affordable housing pre-development costs, and directed staff to begin preparations for the rezoning of Lots 1-5 and 18-20 to R3: Multi-Family Residential. On April 14th, 2020 the Village received confirmation that the application was approved, awarding the Village \$29,000.

A Request for Proposals (RFP) was issued on April 27, 2020; five proposals were received. Cover Architecture, based out of Nelson BC, was successfully hired to complete the pre-development and conceptual design work for this project.

It is Council’s intention to construct 6-10 affordable housing units, targeting low income families, in a mix of one- two- and three-bedroom units. The exact number of units, plus number of bedrooms per unit, will be determined during the detailed design phase of the project, and will be based on varying factors such as layout, use of land, services, setbacks, and cost.

The proposed site is located at the corner of Slocan Street and Giffin Avenue in the Village of Slocan, and is Legally described as Lots 1-5 and 18-20, Block 43, DL292, Plan 496, to be surveyed and consolidated into one lot. These lots are the largest group of vacant lots owned by the Village of Slocan, and were selected based on size, landscape, proximity to services and amenities, walking distance to commercial services, and is adjacent to another multi-family residential property.

The proposed development complies with the Village of Slocan Official Community Plan Bylaw, which emphasizes the “*importance of preserving and enhancing the residential land uses in Slocan by facilitating a choice of housing types*”. The project will take advantage of opportunities identified in the OCP by encouraging multi-family housing that caters to low income residents in areas where conflicts with other uses will be minimized. It will also directly address challenges identified in the OCP, including the need for affordable housing for families and the decline of rental housing availability and vacancy rates within the Village.

At the regular meeting of July 13th, Council passed the first two readings to the Zoning and OCP Amendment Bylaws, and intend to pass third reading of the bylaws at the meeting later this evening.

PUBLIC COMMENT

Speakers at Public Hearing

Twelve (12) members were marked as *in attendance* at the Public Hearing.

Ten (10) members in attendance spoke to the proposed amendments:

1. David Bouliane, Slocan Street, Slocan Village

David commented that he was told the project was in the early stages of planning, but now Council is adopting bylaws. Concerned as it is front of where he lives. Every town needs a low income housing area but is in direct vicinity of his property. Has concerns – opposed to project.

Wondered if this was a done deal, didn't feel he had any say in the project. Feels was not privy to the discussions and not being part of the process hard for him. David feels that his property has already taken a hit on that street due to reasons he felt he didn't need to mention, and may take another hit with low income housing across the street. Was there a planner qualified to judge this location? Not ideal location for project.

2. Jeremi Buzolitch-Roy, Slocan Street, Slocan Village
Jeremi commented that the project would be right in front of his property. He's not opposed to affordable housing – great need in all of BC for affordable housing. Has concerns – has kids and neighbours with kids – worried about it being a slum complex. Not many job opportunities in town, what will be their income? Concerned it will bring more drugs to town. What is the plan for Slocan to ensure the residents are eased into the community for economic resources? Already a delay with RCMP response. Doesn't want property to decrease in value. The public deserves to know what the plan is that integrates this into the community. Council's job to inform neighbouring properties. What is the incentive – there are no jobs here.
3. Dave Fredrickson, Nelson Street, Slocan Village
How is the project being funded? Is there funding already in place? Will further discussions on zoning be held in public meeting?
4. Delaine Hird, Springer Street, Slocan Village
Does the Village have any other property in the community more appropriate for this project? Not opposed to the housing project, just wondering if there's other property to use. Could the neighbourhood have a say with Council? What is the water situation? Will Slocan's water system be able to handle this development? With this much concern, will Council actually put a hold on the project and consult with neighbours?
5. Linda Adams, Springer Street, Slocan Village
Linda inquired if her written submission on the lane closure would be included with the regular agenda package. She also inquired if there will be more opportunity to be heard.
6. Ray Gregoire, Springer Street, Slocan Village
Ray inquired if the horse grounds were considered as it is the largest area of Village land.
7. Judy Klassen, Slocan Street, Slocan Village
Just moved into condos about a month ago – concerned that as it is low income housing, it will house residents on social assistance. No problem with poor people living beside as long as it is clean and well kept. This project is at the entrance of the Village, it's about presentation.
8. Sandra Linstead, Slocan Street, Slocan Village
Sandra commented that she was not familiar on the process of a public hearing. Will people get answers to their questions?
9. Brenda Brown, Arthur Street, Slocan Village
Brenda commented that this would not affect her property but she believes it will affect the properties across the street and condos. Worried that if not fenced in, kids could get hurt on busy street – should be protected from traffic.

10. Patricia McGreal, Harold Street, Slocan Village

Council's job is to consider the interests and well-being of the community, and is Council considering the interests and well-being of the community? All the residents of Slocan came here because it is what they wanted, hard to adapt to change.

CLOSING

Having heard from the public on the proposed amendments to the Village of Slocan Zoning Bylaw No. 633, 2013 and the Village of Slocan Official Community Plan Bylaw No. 616, 2011, and hearing no further comments from the public, Mayor Lunn declared the public hearing officially closed.

Adjournment
2020/136

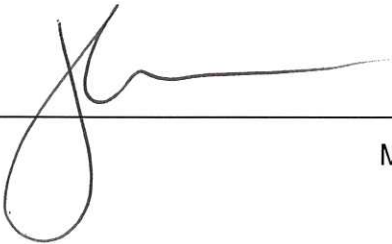
Moved by Councillor Van Bynen,
And Resolved:

That the Public Hearing be adjourned at 6:42 p.m.

CERTIFIED CORRECT:



Chief Administrative Officer



Mayor

