

WELCOME OFFICIAL COMMUNITY PLAN

A vision without a plan is just a dream.
A plan without a vision is just drudgery. But a vision with a plan can change the world.

COMMUNITY
ENGAGEMENT
MARCH 2022

Project Schedule



Village of Slocan

Official Community Plan Revision

Engagement Workshop #1

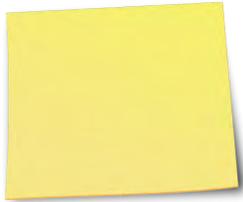
March 28 - 30, 2022



WHAT IS AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan (OCP) is a long-term vision for a community. An OCP is the key plan for the future of the Village of Slocan. An OCP is a series of policies and objectives that guide future decision-making of the Village and has legal status as the highest level plan in the Village.

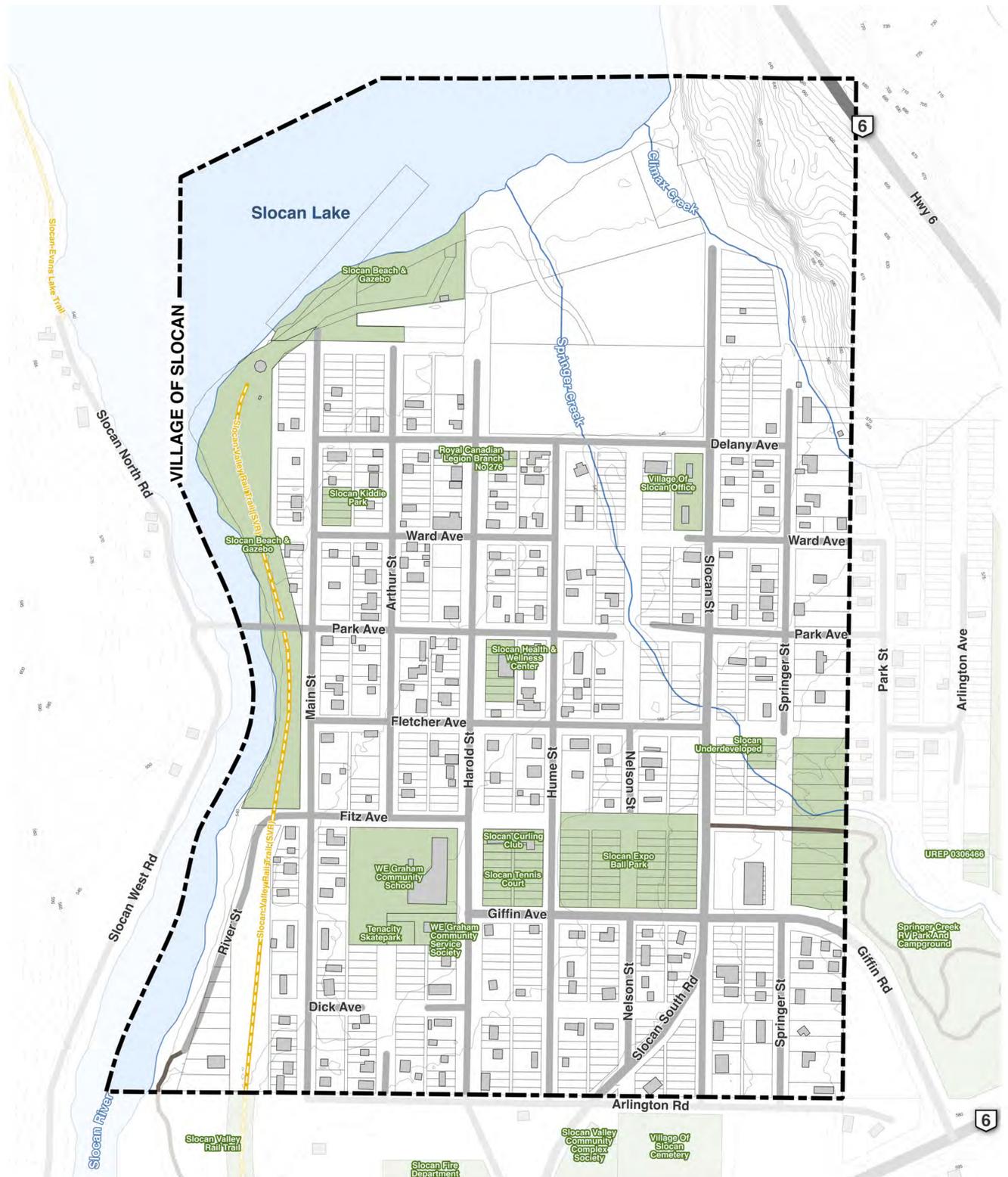
HOW DOES THIS AFFECT MY DAY-TODAY LIFE? Housing choice and affordability, parks, trails, future development of the former mill site, and local jobs/economy are just some of the aspects of your everyday life that are influenced by the OCP.



Grab a sticky note and add your ideas for Slocan's future on the map

A few ideas to get you started/keep in mind:

- What kind of housing do you want to live in? What about your parents or the next generation?
- What types of businesses fit in Slocan?
- What kind of amenities do you use? Where do you see them?
- How do you connect with others? Where do you socialize? Where do you recreate?
- Where and how do you work?
- Where do you spend your weekends or down time?



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WHAT ARE SLOCAN'S OPPORTUNITIES & CHALLENGES?

The Village of Slokan has both opportunities and challenges. Slokan's OCP update will need to address these opportunities and challenges where possible through policy and implementation of the OCP.

OPPORTUNITIES



- Growing student population in the school
- Increase in permanent residents in the last few years (transferring from second home owners to permanent)
- Beautiful location, spacious lots, nature everywhere
- Momentum from recent Village initiatives (Waterfront redevelopment & Harold St. design)
- Purchase of the former Mill Site land, identified for mixed-use development by the Village

CHALLENGES



- Low annual revenue from taxes and fees (**18% of annual revenue**) / subsequently high reliance on grant funding from the Province (**61% of annual revenue**), and transfers from savings (**21%**)
- Small population base vulnerable to boom or bust (school could close = bust / second homes could = boom)
- Individual septic fields limit future development potential / potential for enviro or health risks that might require a Village sewage system eventually
- Odd boundary (expansion could be a possibility)
- Mill Site land economics are challenging given clean up costs

Any other opportunities or challenges that you see?

	Add note here	Add note here			

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VISION & GUIDING PRINCIPLES

The team has completed several interviews with community stakeholders, an OCP Advisory Committee, and Council. Through these discussions we've identified key elements that we think should inform the Community Vision. Please review the draft vision and guiding principles (below) and let us know if we've hit the mark, or if there's anything else missing.

Draft Vision

Slocan is a quiet, peaceful village in the Slocan Valley that is deeply connected to the unique surrounding natural areas and scenic waterfront. The rural village character is maintained by integrating the mountain landscape throughout the community. Our community bonds and entrepreneurial spirit ensure that we care for each other and are strengthened by working together to get things done. All citizens have access to affordable places to live, health care services, education, clean water, parks and trails, and the surrounding natural areas. We are resilient in protecting our environment and addressing climate change and food security. The Village Core is the heart of our community with small locally owned businesses along beautiful Harold Street North. The former mill site is a seamless extension of our rural Village with opportunities for parks and recreation, housing, and jobs.

Guiding Principles

1. *Integrate our natural landscape throughout the community to maintain our rural village character*
2. *Create opportunities to strengthen our social connections*
3. *Ensure there are affordable housing options for everyone in the community*
4. *Improve access to health care and education services*
5. *Ensure access to services and amenities for everyone in the community, especially youth, seniors, and others in need.*
6. *Ensure access to clean drinking water, and protect the water quality of the Slocan Lake watershed*
7. *Maintain and enhance access to parks, trails, and other recreation opportunities, both in Slocan and the surrounding area*
8. *Protect and enhance our local environment*
9. *Protect the community from harm and consider future impacts of climate change*
10. *Improve food security*
11. *Attract small, locally-owned businesses and essential services to the village through the promotion of small home-based businesses and establishing a Village Core on Harold Street*
12. *Let the community guide the development of the Mill Lands*

Add Your Suggestions:

					
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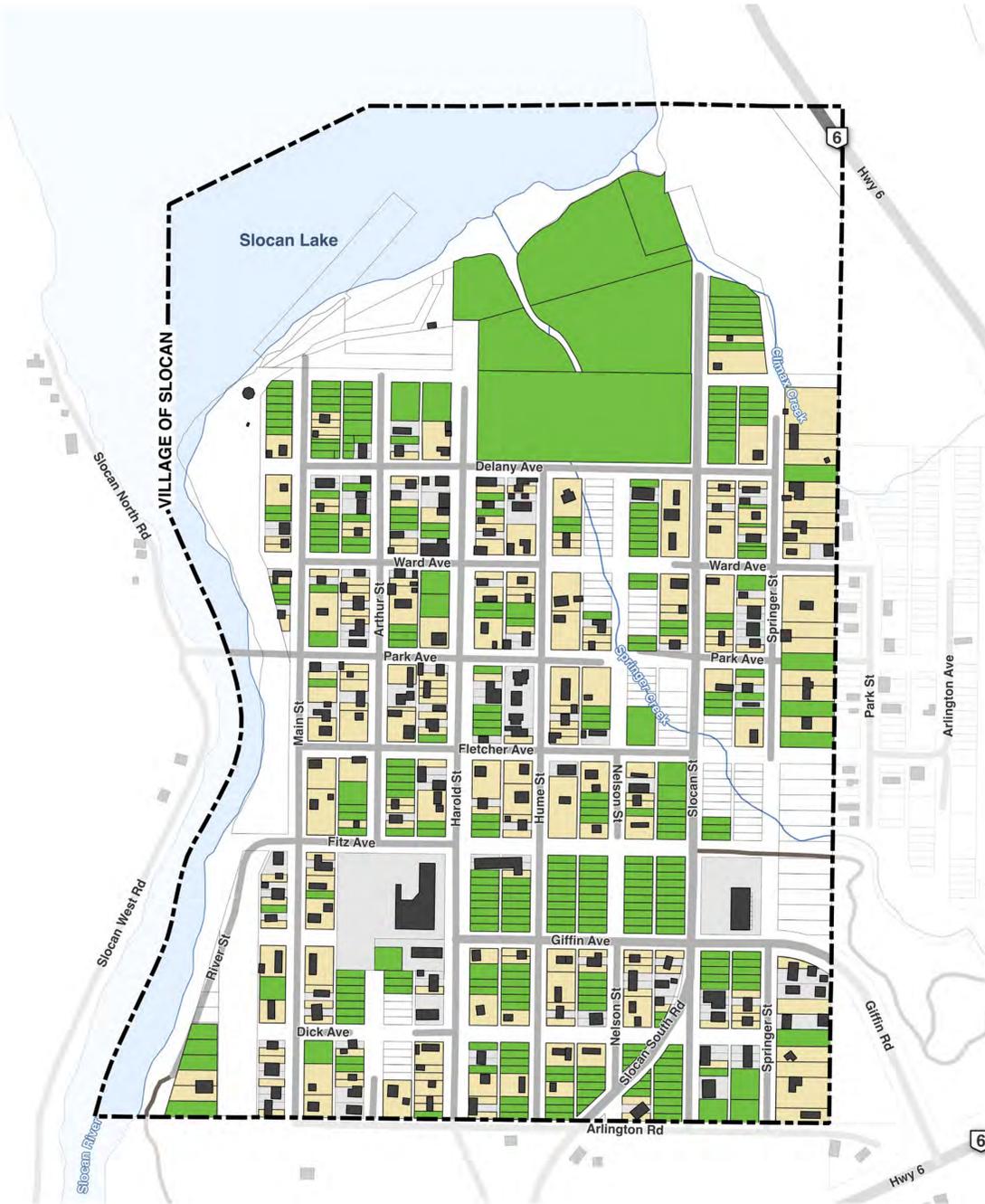
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VACANT LAND & INFILL OPTIONS

“There’s No Land Left in Slocan” - SLOCAN CITIZEN INTERVIEWS

The OCP project team completed a vacant and under-utilized land analysis. The results are shown on the map below and indicate a significant amount of land available for new houses and businesses. However, in early interviews, many people felt that there was no land left for new homes and businesses. Current density in Slocan is 2.7 units per hectare (6.7 units per acre). This is considered “very low density.” Low density development often leads to infrastructure deficits (not enough people to pay for roads, water, sidewalks, parks, etc.).



40 Hectares
(99 acres)

Approximate amount of “Total Developable Land” in Slocan

**All properties - Excludes road right-of-ways, large parks, and environmental hazard areas*

81%

Infill Potential

Approximate percent of “Underdeveloped Land”

**Less than 25% lot coverage*

46%

Vacant Land

Approximate amount of “Vacant Developable Land” in Slocan

52%

Underdeveloped Private Land

Lands owned privately with 25% or less building coverage

60%

Village-Owned Vacant Land

60% of all vacant land is owned by the Village of Slocan

19%

Vacant Private Land

19% of all privately-owned land is vacant

Legend

- Village of Slocan Boundary
- Building Footprints
- High (Vacant Land)
- Moderate (Less than 25% Covered)
- Low (Greater than 25% Lot Coverage)
- Parcels
- Paved Roads
- Resource Roads
- Lakes and Rivers
- Creeks

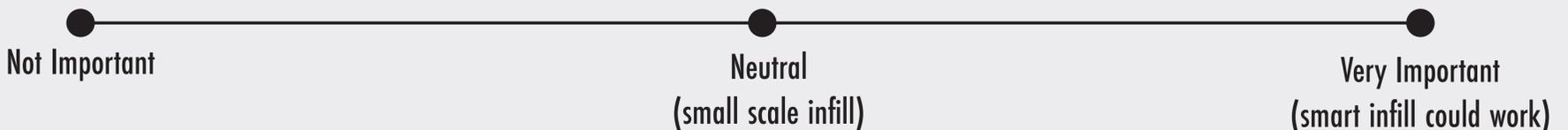
***NOTE:** Some properties have been removed due to environmental hazard (Steep slopes and riparian areas) and road access
This is a simple analysis. Some infill options may not work for all properties shown

INCREASING DENSITY THROUGH INFILL WILL KEEP TAXES LOWER OVER THE LONG RUN

(More people paying for the same amount of water lines, roads, sidewalks, parks, trails, snow clearing, etc.)

● Place your dot in one or more of the boxes below:

1. How important is it for the OCP to encourage infill of vacant land?



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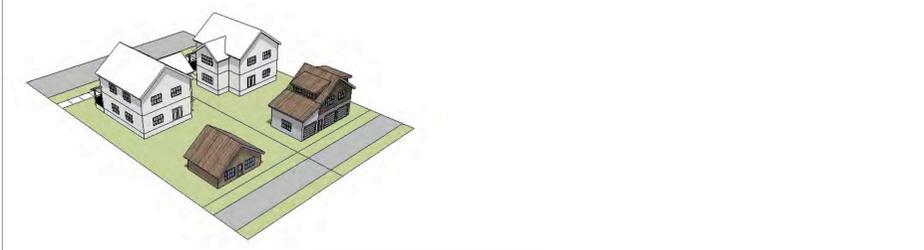


INFILL OPTIONS

“We’re not opposed to growth, but it’s important what it looks like” - SLOCAN CITIZEN INTERVIEWS

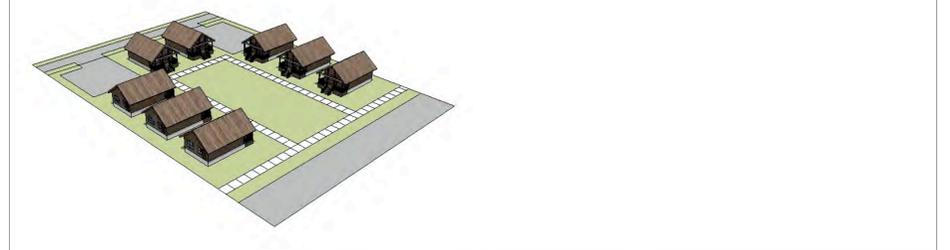
● Place your dot next to the ones that you think work best in Sloca

ACCESSORY DWELLING UNITS



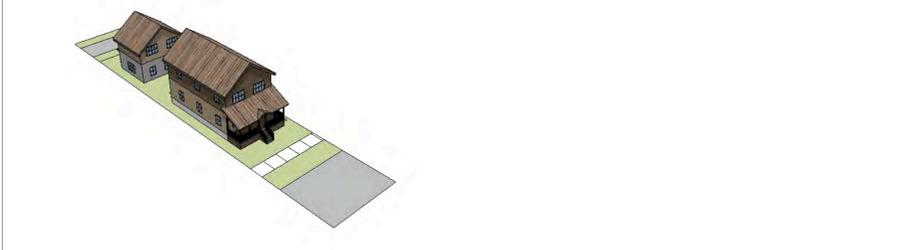
Rental units that are accessory to a single-detached dwelling

POCKET NEIGHBOURHOOD COTTAGES



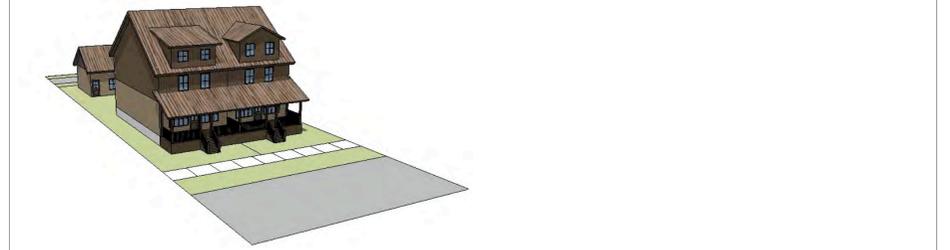
Small cottages with central / communal parking and greenspace

SMALL-LOT SINGLE-DETACHED DWELLING



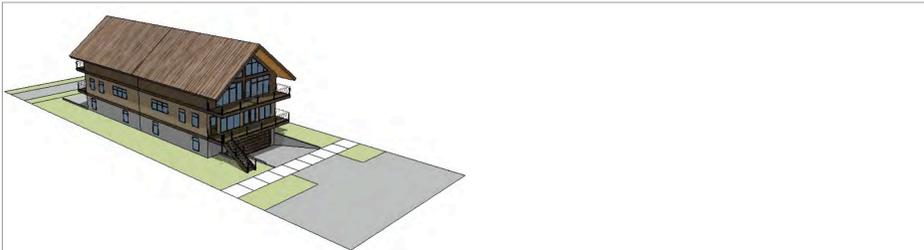
Narrow single-detached dwellings on small ~ 3,000 ft² lots

DUPLEXES - SIDE-BY-SIDE



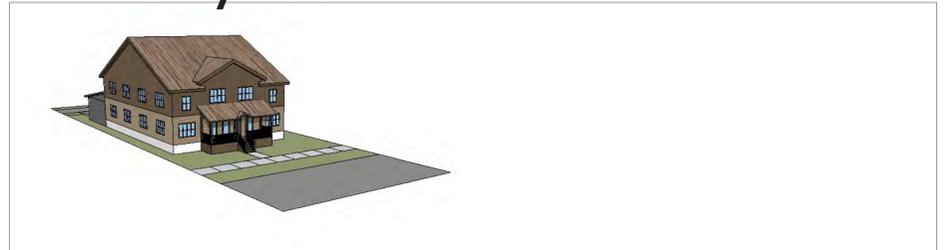
Two units on one lot that are side-by-side and share a party wall

DUPLEXES - FRONT-BACK



Two units on one lot that are accessed from the street and alley and share a party wall

TRIPLEXES / FOURPLEXES



House-like buildings that are either three, or four units. Units are smaller but have their own entrance

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INFILL OPTIONS

What Could Other Housing Look Like?

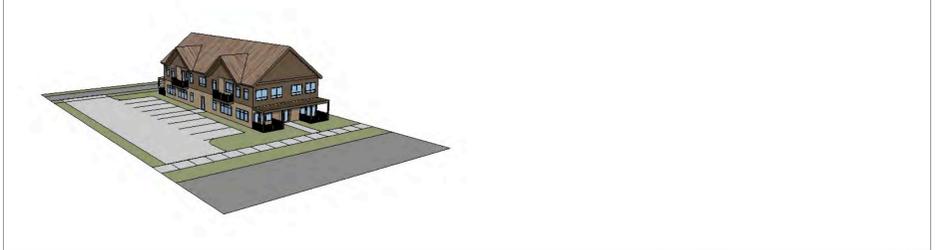
● Place your dot next to the ones that you think work best in Slokan

ROW HOUSES



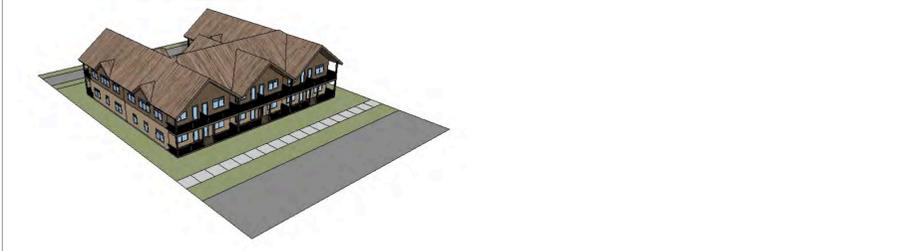
4-8 units placed side-by-side with shared party walls
Access from alleys for more attractive streetscapes

APARTMENT HOUSES



8-12 unit buildings that are as wide as single-detached houses, but longer with smaller units inside, and shared or underground parking.

SMALL APARTMENTS



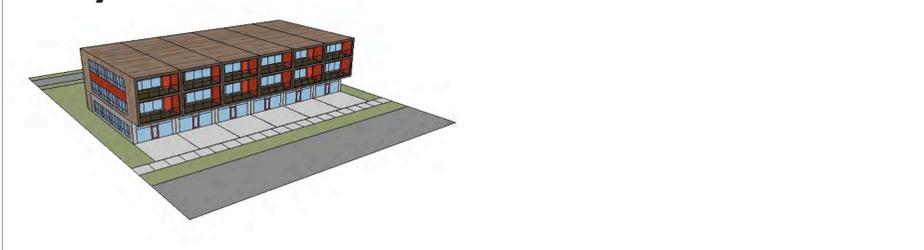
8-16 unit apartment buildings that fit in to existing residential neighbourhoods

LARGE APARTMENTS



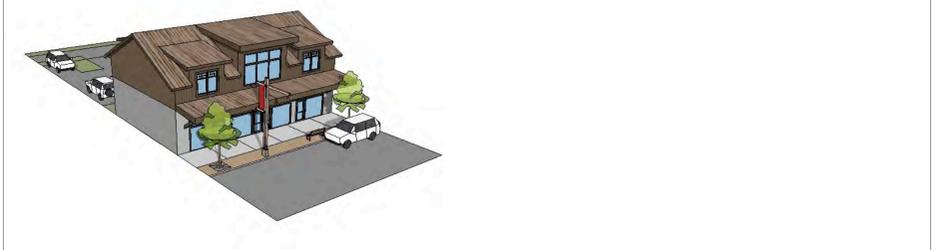
Larger apartment buildings on larger lots
Typically taller, wider and longer buildings

LIVE / WORK UNITS



Home Office / shop / workshop on the ground floor
Owner's residential unit on second / third floors

MIXED USE APARTMENTS



Commercial spaces along the street, typically occupying the ground floor
Residential apartments above, but could be located at the back with alley access

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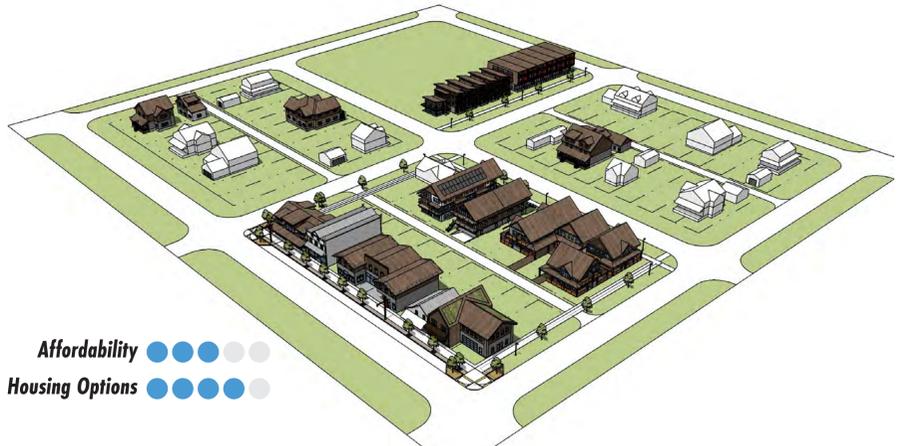
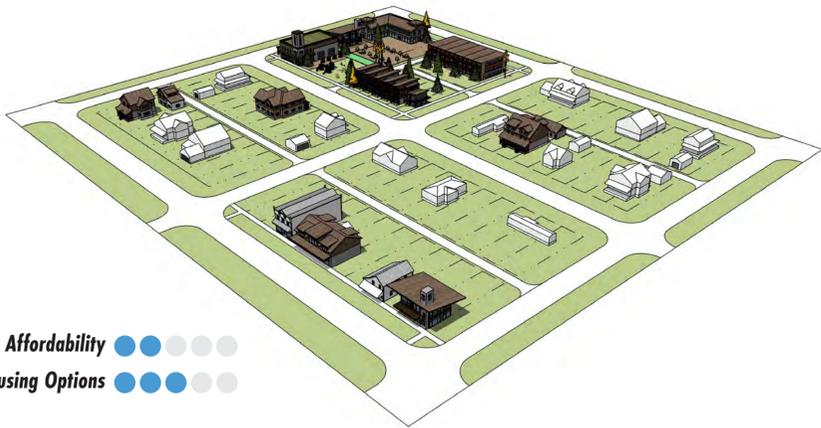


HOW / WHERE SHOULD SLOCAN INTEGRATE NEW HOUSING & BUSINESSES?

Development is occurring in Slocan and it's important to set rules for where and how development can occur. The OCP update can encourage both where and how new developments occur within the Village. Policy can direct or encourage development to certain locations as well as dictating how it looks. What types of development do you think the OCP should encourage or discourage?

HOW SHOULD NEIGHBOURHOODS INTEGRATE NEW HOUSING & BUSINESSES?

● Place a dot(s) to reflect your answer:

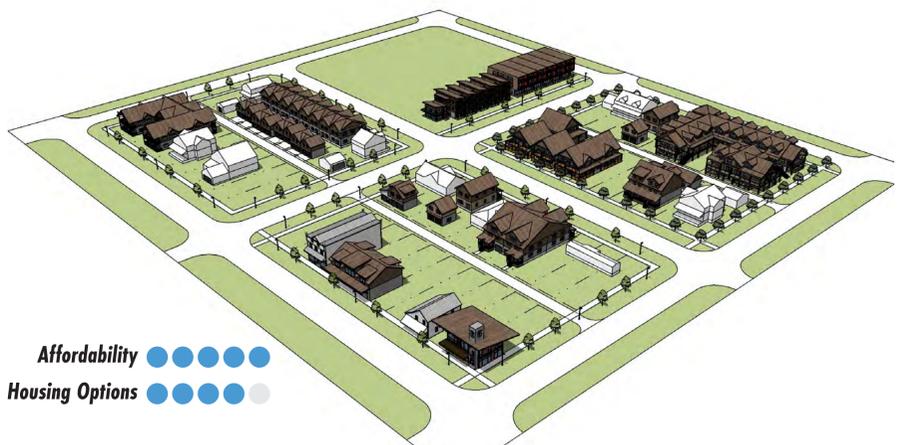
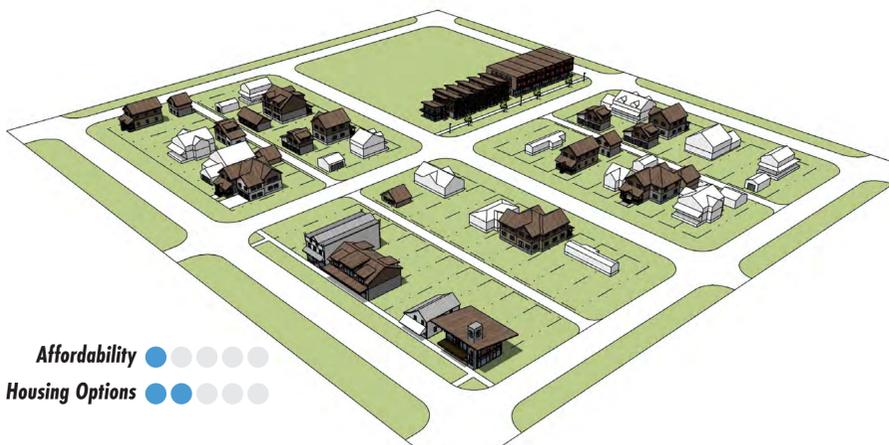


A. Clustered Around the Mill

- Mixed-use (business and residential) development
- 2-3 storey buildings
- Park space and trails around the waterfront
- Some smaller scale residential infill in all neighbourhoods
- Limited focus / investment in Harold Street

B. Clustered Village Core

- Mixed use & multi-family housing focussed in and around Harold Street
- Smaller infill (single-detached, duplex, triplexes in all neighbourhoods)
- Limited focus around the mill
- Investment in Harold Street improvements



C. Small Scale Infill

- Widespread small-scale infill in all neighbourhoods
- Duplexes, single-detached housing, laneway suites, and home-based businesses are predominant
- No multi-family buildings (fourplexes, row houses, apartment houses)
- Limited focus / investment in Harold Street and the mill site

D. Diverse Infill

- Widespread large-scale infill in all neighbourhoods
- Everything permitted in all neighbourhoods, from laneway suites to row houses and apartments
- Higher density allows for additional neighbourhood investment
- Moderate investment in Harold Street and the mill site

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THE FUTURE OF SLOCAN

The Village of Slocan has witnessed many changes over the years. The recent closure of the mill has dawned a new future for the Village and there has been recent population growth. As a small community in a beautiful setting, the Village must manage and guide our future growth so that our desired future as a community can be realized. For some residents this might mean promoting more growth, for others it might mean a more steady state. Growth for a small village can have numerous pros and cons that must be balanced to achieve the desirable future. A few of these are highlighted below:

Growth Pros:

- Greater population to spread the tax burden (more sustainable tax base),
- Better choice of housing and affordability
- Opportunities for improved amenities and infrastructure,
- Less financial reliance on the ups and downs of grant funding,
- Greater chance of maintaining local school, and
- Typically more shops and stores.

Growth Cons:

- Noise,
- Change to look of Village,
- Can be hard to control for moderate growth (boom or bust),
- Change in community character and values,
- Can splinter residents between old vs new
- Reduces spacious feel of the Village
- Busier local parks/waterfront, and
- Increased pedestrian and vehicle traffic.

Village growth from 2016-2021 was 7.5% annually, which is approximately 6 new dwellings per year.

2016 = 183 units (289 population)

2021 = 212 units (379 population)



Do we want more people and businesses? If so, how much?

● What do you think? Put a dot in the scenario that best aligns with your feelings about growth in the Village.

Before voting consider the trade-offs in all the different scenarios.

Slow & Steady State

- Population 550 by 2042
- 1-2% growth annually
- ~2 new dwellings/year

PLACE DOTS HERE

Moderate growth

- Population 700 by 2042
- 3-4% growth annually
- ~4 new dwellings/year

PLACE DOTS HERE

Continued Recent Growth Rate

- Population 1,000 by 2042
- 7.5% growth annually
- ~8 new dwellings/year

PLACE DOTS HERE

Potential Pros

- No large infrastructure changes needed (e.g. sewage treatment)
- Easy to manage physical and social change in the Village

Potential Cons

- Tax base small / maintains reliance on grant funding for majority of Village income
- Minimum increase in Village amenities
- School population unsteady

Potential Pros

- Better choice of housing
- Broader tax base to provide amenities / lessen individual tax burden
- School population growing

Potential Cons

- Can feel like rapid growth to some people (uneasiness)
- Still maintains some reliance on grant funding for Village income

Potential Pros

- Broader / more self-reliant tax base
- Opportunity to increase Village amenities
- School population growing to sustainable numbers

Potential Cons

- Fast growth can create social divisions / uneasiness
- Large infrastructure changes likely be needed eventually (e.g. sewage treatment)
- More multi-family housing

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WHAT SHOULD NEW HOMES & BUSINESSES LOOK LIKE?

The OCP update gives the Village the opportunity to establish minimum requirements for what new buildings should look like through updates to the Village's Development Permit Areas (DPAs) and associated DPA policies. The Village's current OCP has one DPA for multi-family buildings and one for Environmental protection. DPAs can also help to preserve the rural character in Slocan.



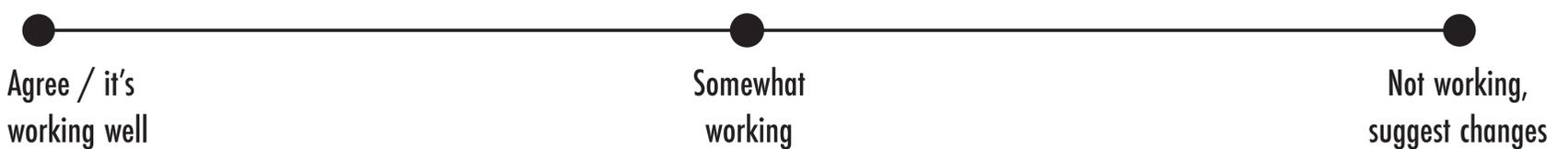
What do you think?

Place a dot somewhere along the sliding scale below to reflect your answer to the questions below:

1. How strongly should the Village regulate the look and design of buildings?



2. The Village's current approach is only to regulate the look and design of multi-family / multi-unit residential dwellings. What do you think of this approach?



3. Are there any other types of developments or locations you think the Village should add rules for the design of new sites and buildings?

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Village entrances / gateways	Commercial sites / buildings	Harold Street	Former mill site

4. What do you think is most important to regulate?

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Trees/landscaping	Roof styles	Building architecture	Building materials	Building placement on a site

Additional comments

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VILLAGE FINANCES

What do you think?

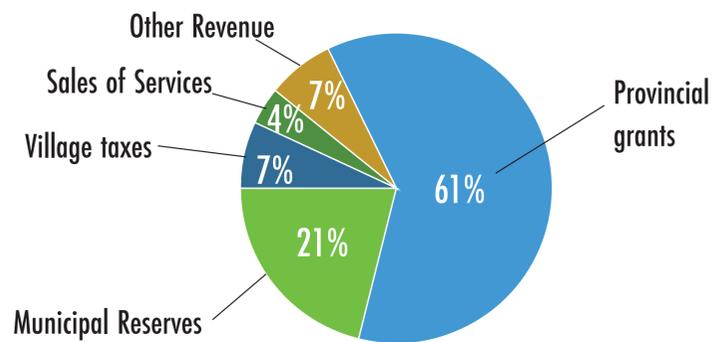
● Place a dot somewhere along the sliding scale below to reflect your answer to the questions below:

1. The main priority for the mill site should be:



The Village presently relies on provincial grant funding for approximately 61% of its annual revenue. This is typically quite high for a municipality. There are benefits and drawbacks to this approach to financial management. One benefit is that it keeps taxes down and reduces the reliance on growth or land development to create new tax revenue. One drawback is that the province may reduce funding suddenly resulting in a need to increase taxes.

Where does the Village get its revenue?



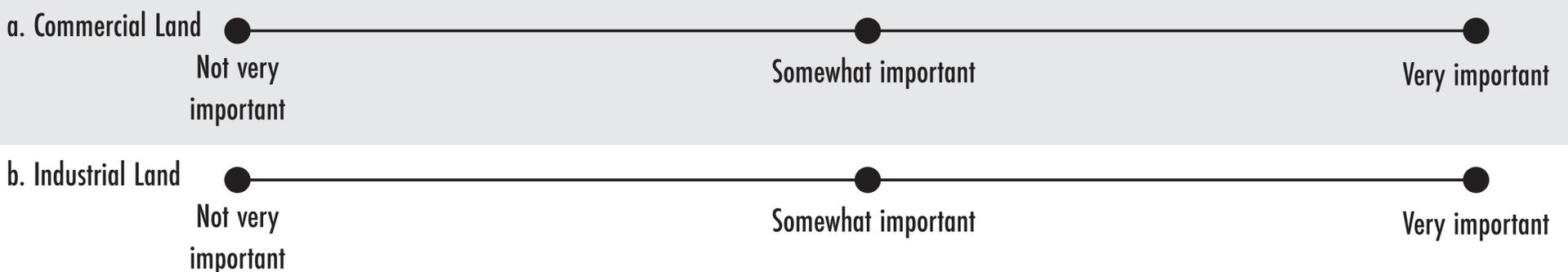
2. What do you think should be the priority for the Village's finances?

● Place your dot along the spectrum.



Commercial and Industrial lands can get Slokan to financial sustainability more quickly than residential. This is because commercial and industrial tax rates are much higher than residential. The Village currently has 11.6% of land dedicated to industrial (though 11.5% of that is at the mill site – leaving only 0.1% of all lands as industrial), and has 5.4% of all lands dedicated to commercial. Increasing commercial and industrial lands in the Village could potentially generate additional revenue and provide space for new businesses looking for land.

3. How important is it for the Village to increase the amount of:



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