

Village of Slokan

Official Community Plan Revision



OCP Engagement Open House #2 - 2022-05-24



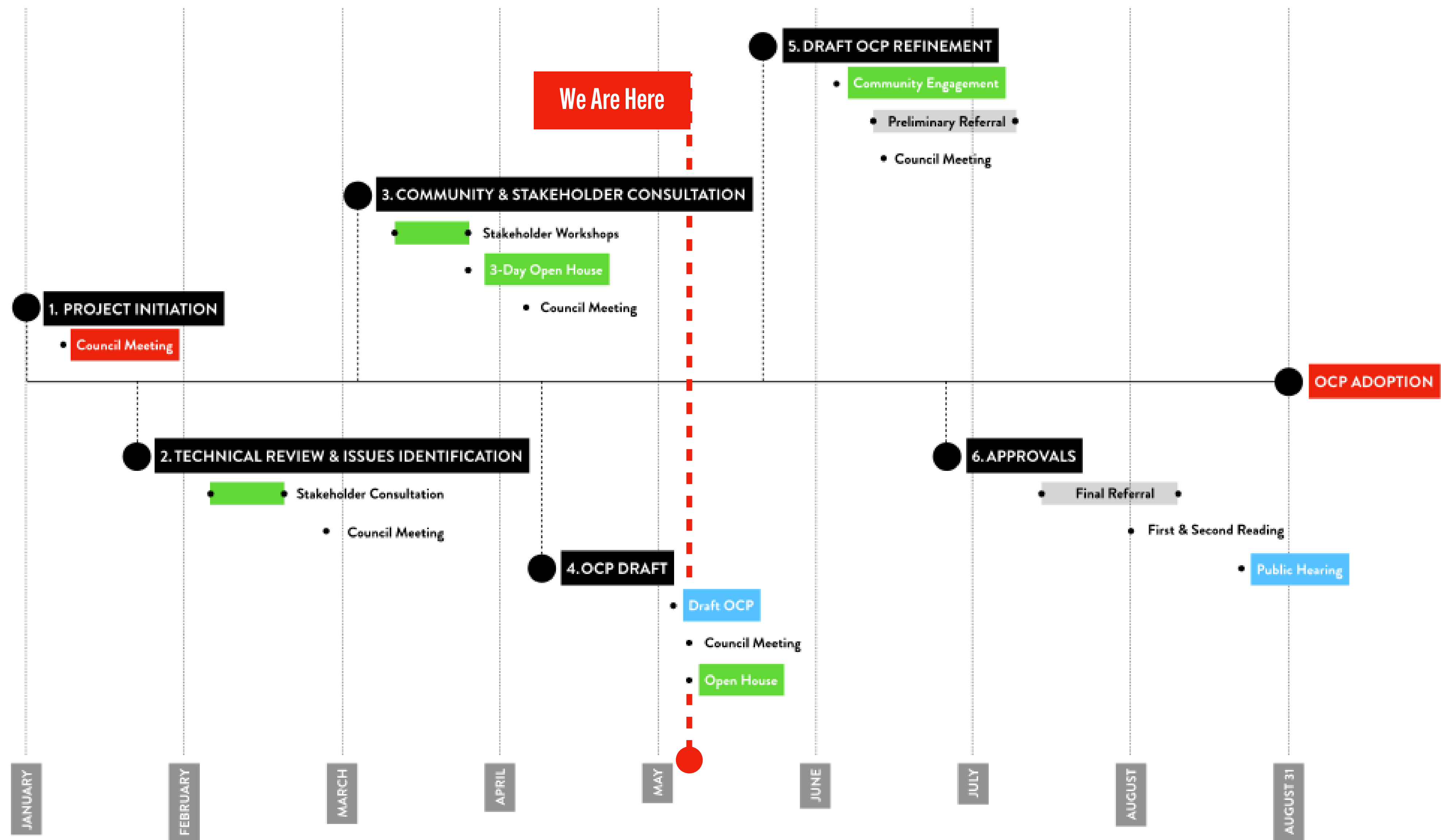
Today's Agenda

1. Work to Date & Project Schedule
2. OCP Overview
3. OCP Land Use
4. OCP Development Permit Areas
5. Questions

Work to Date

- Established an OCP Advisory Committee (2 Meetings to date)
- 3 Meetings with Council
- 1 Meeting with Village Staff
- Reviewed 35+ Village documents, bylaws and mapping information
- Reviewed entire existing OCP document, maps, and policies
- 9 online and in person meetings with Stakeholder groups
- 2 In-class sessions at W.E Graham School
- Summarized feedback to date into a “What We Heard Report”
- 3 Days of engagement in Slocan
- Walking Tour through the community
- Open House
- Community Survey
- Meetings with Autonomous Sinixt & Colville Confederated Tribes

Project Schedule



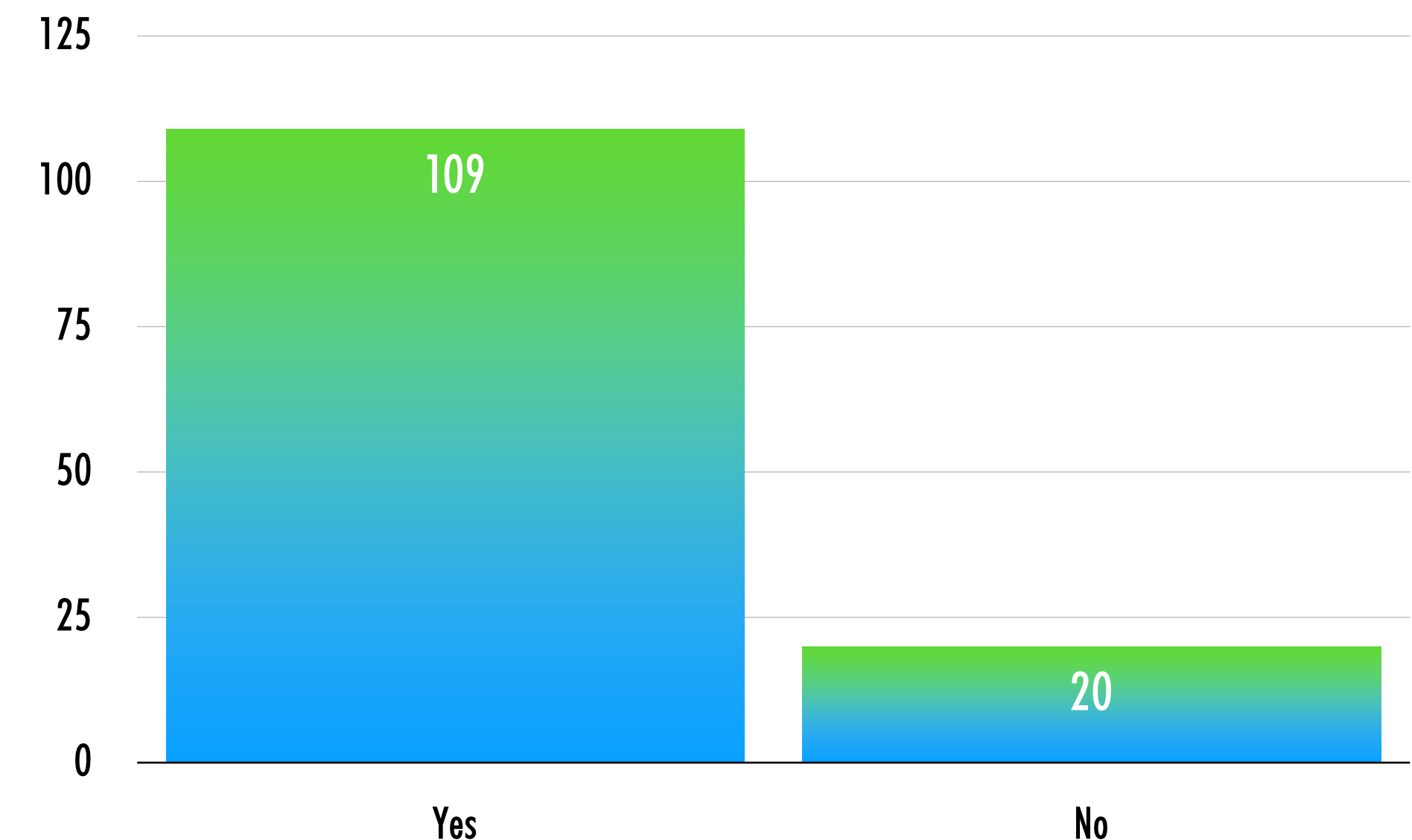
What We Heard: OCP Vision

Slocan is a welcoming, safe, quiet, and 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.

“Who are you and why do you matter?”

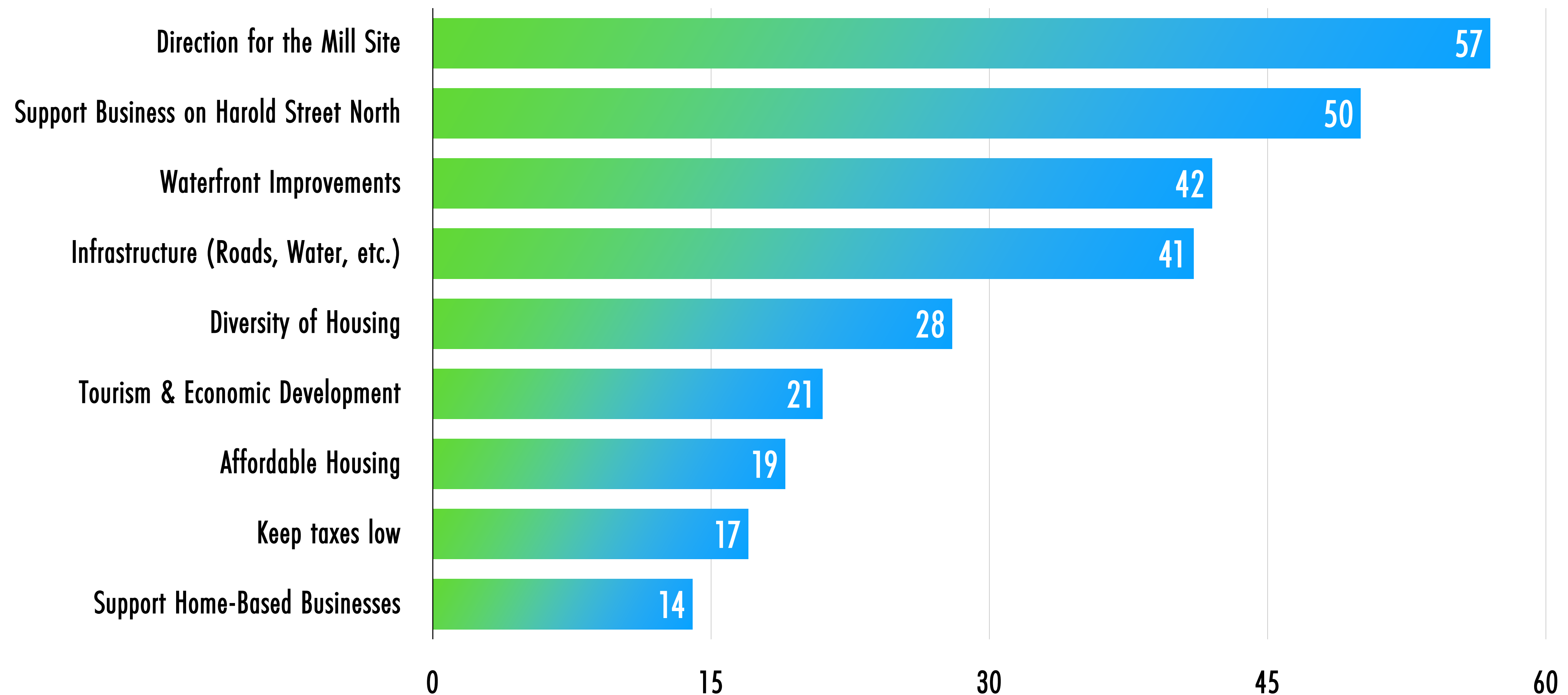
Do You Feel That the Draft Vision Reflect Your Ideal Slocan?



OCP 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

What We Heard: OCP Top Priorities



Big Moves

- 1.** Create A Vibrant Village Core Along Harold Street
- 2.** Housing Diversity and Affordability: Matching Housing to Demographics
- 3.** Maintain Village Character and Local Ecosystems
- 4.** Nurture Local Businesses
- 5.** Protect the Lake and Waterways


OCP Land Use

Simplified & Focused


5 Total Land Uses


- Residential Neighbourhood
- Village Core
- Mill Master Plan
- Community Gateway
- Environmental


OCP Map 01 - Land Use


 Village of Slocan Boundary


Land Use


 Residential Neighbourhood


 Village Core


 Mill Master Plan


 Community Gateway


 Environmental

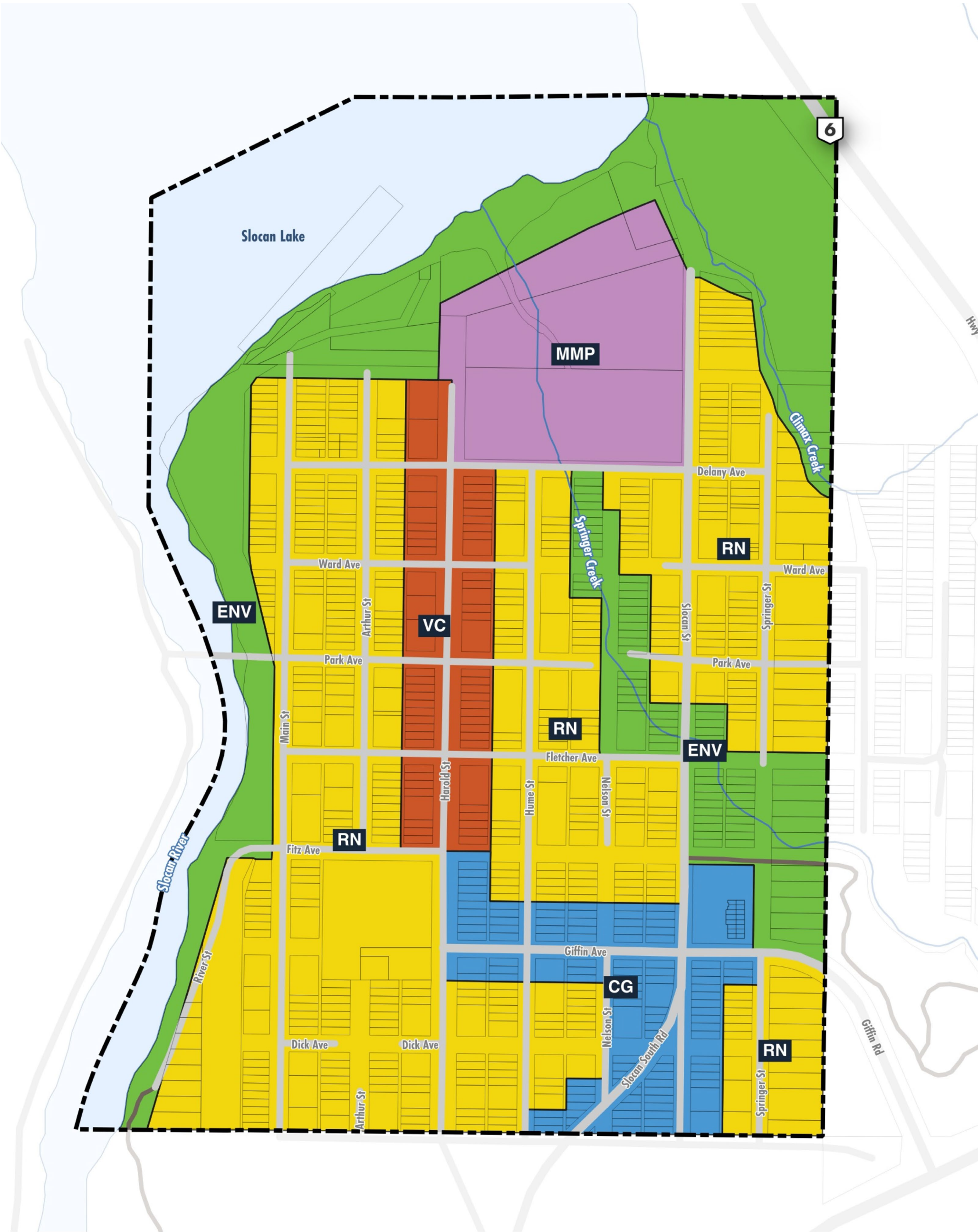
 Parcels

 Paved Roads

 Resource Roads

 Lakes and Rivers

 Creeks



All Land Uses

Key Policy Direction

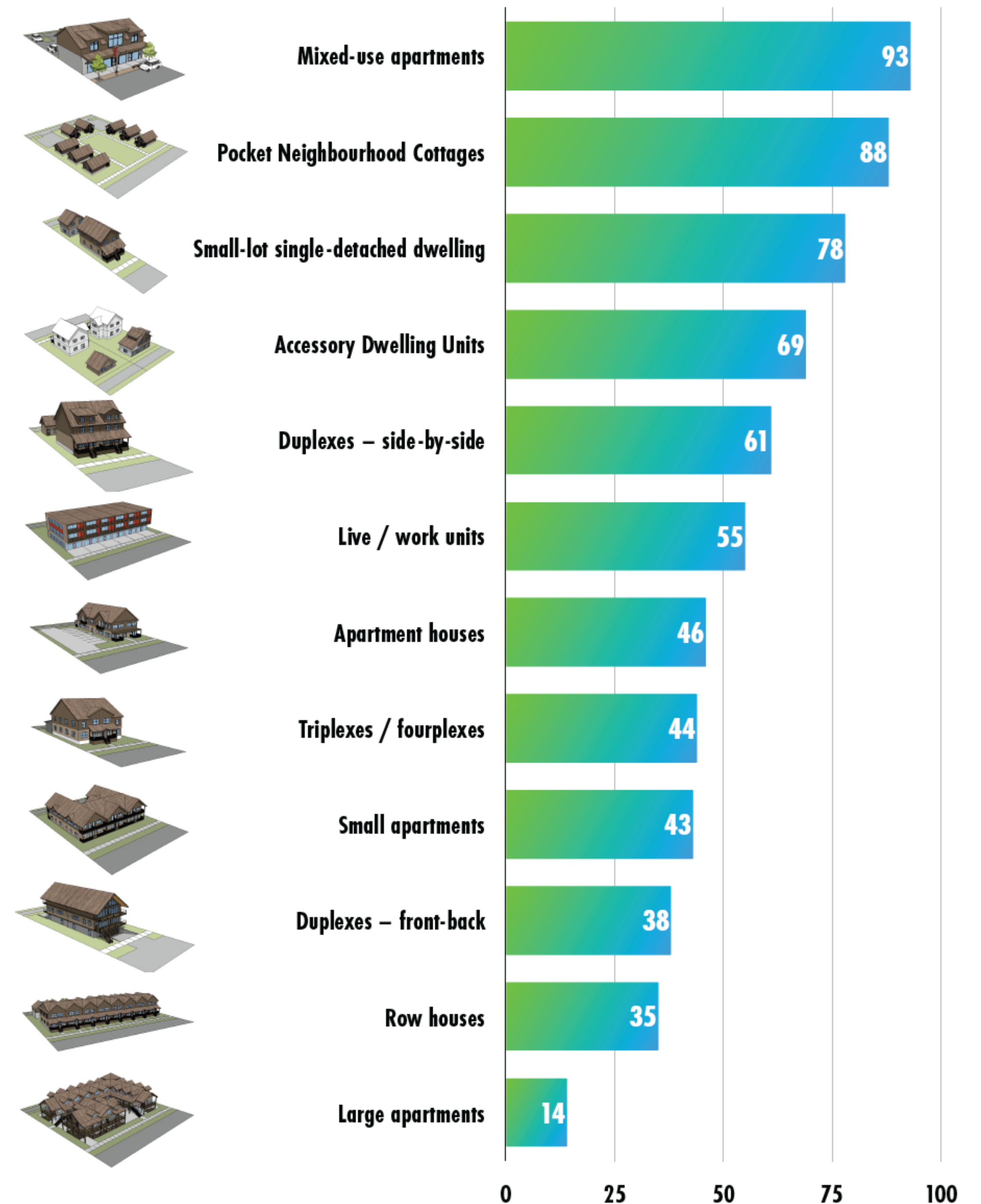
- Differentiate Land Use from Zoning
- All Public Uses Permitted in all areas “By Right” no OCP amendment needed
- Master Plan requirement for development over 10 units or 1 ha.
- More multifamily focused on corridors / main streets



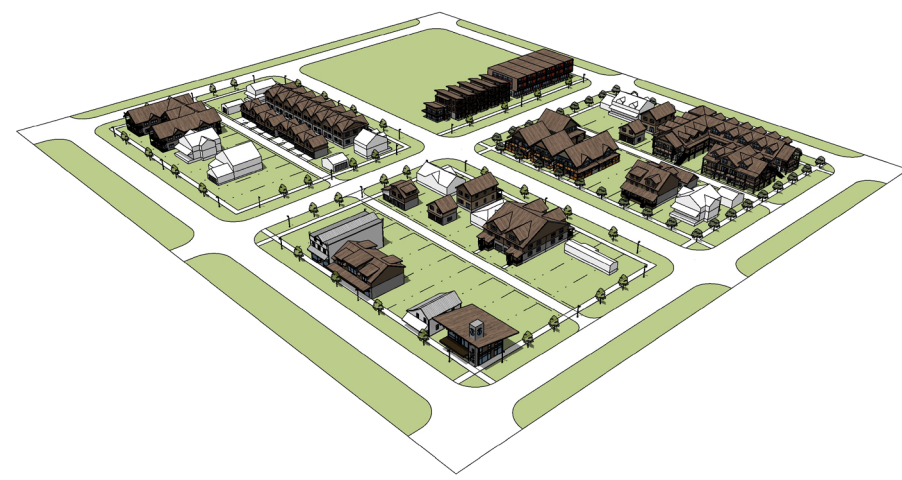
What We Heard: Preferred Housing Types

Key takeaways:

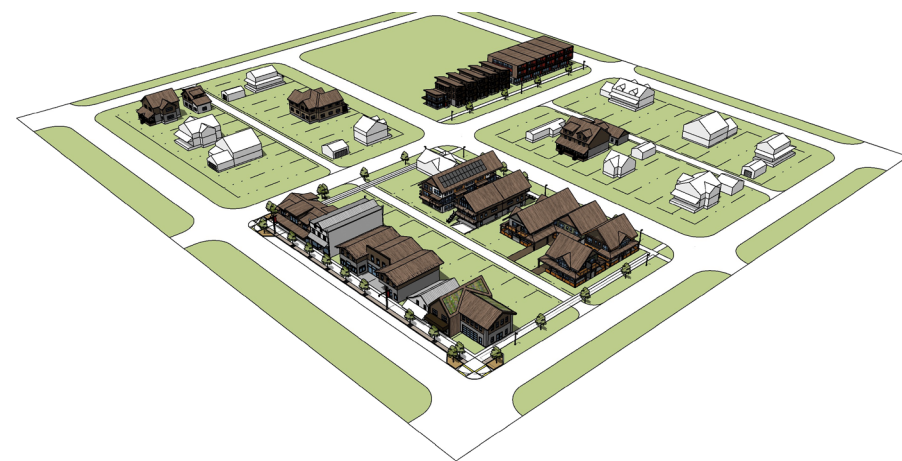
- Mixed-use apartments #1 preferred housing type
- Smaller housing types preferred, but some multi-family is acceptable in the right place



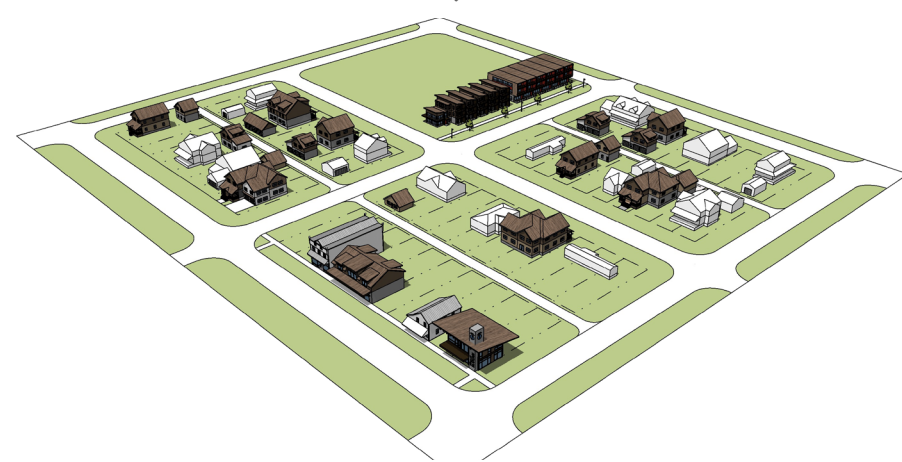
What We Heard: Where Should Infill Go?



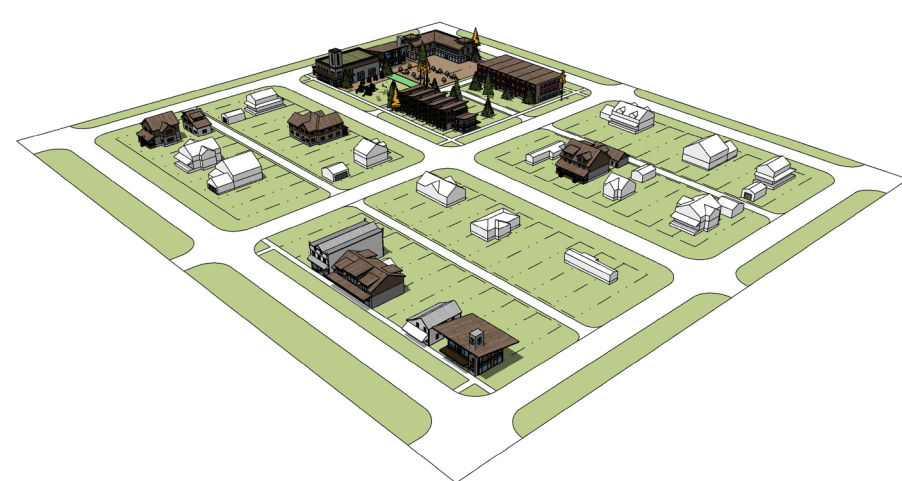
Diverse Infill in All Neighbourhoods



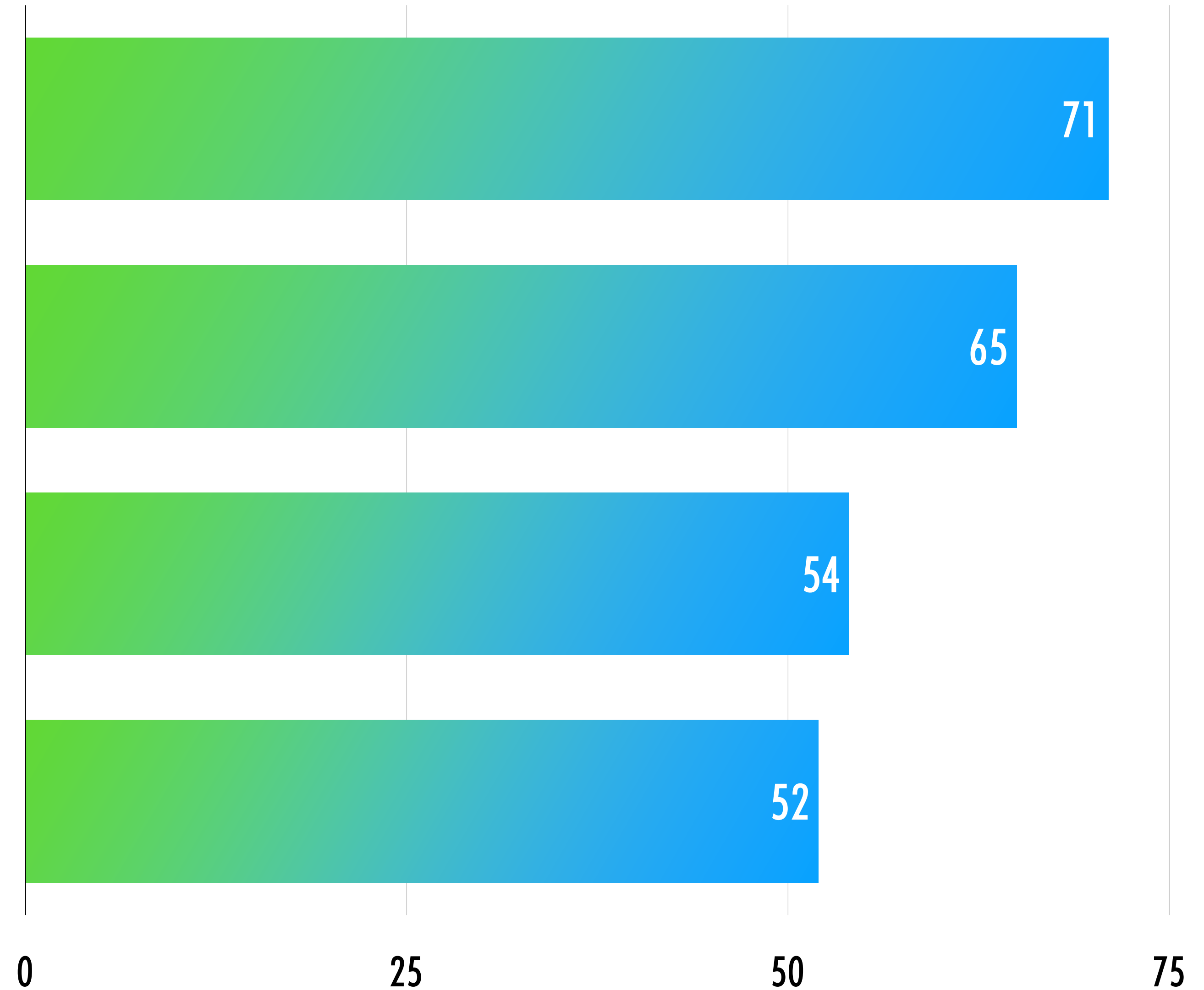
Within the Village Core



Small Scale in All Neighbourhoods



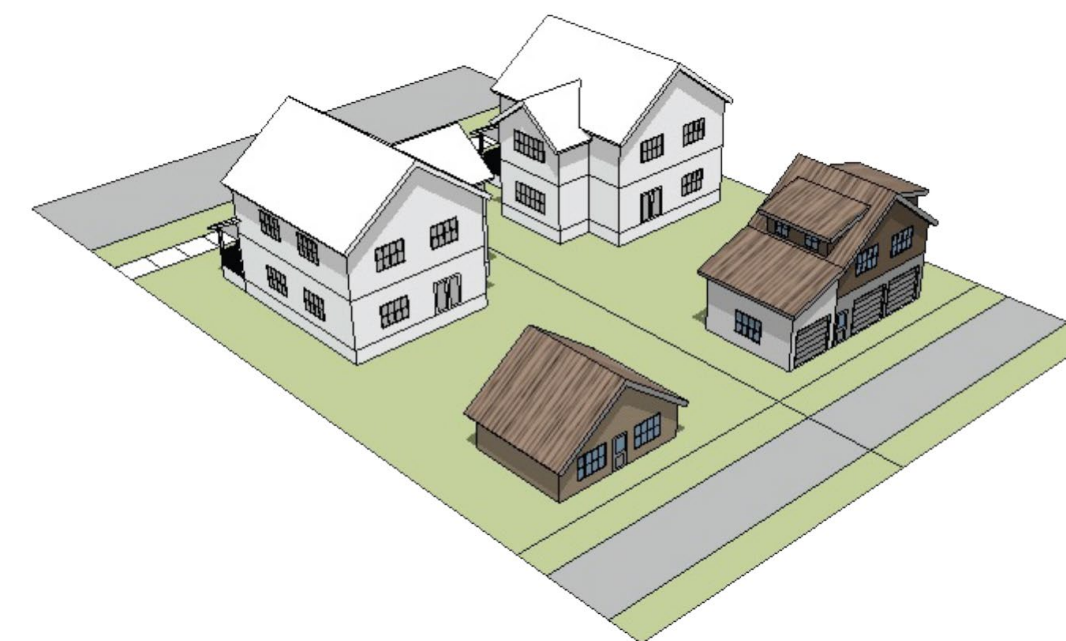
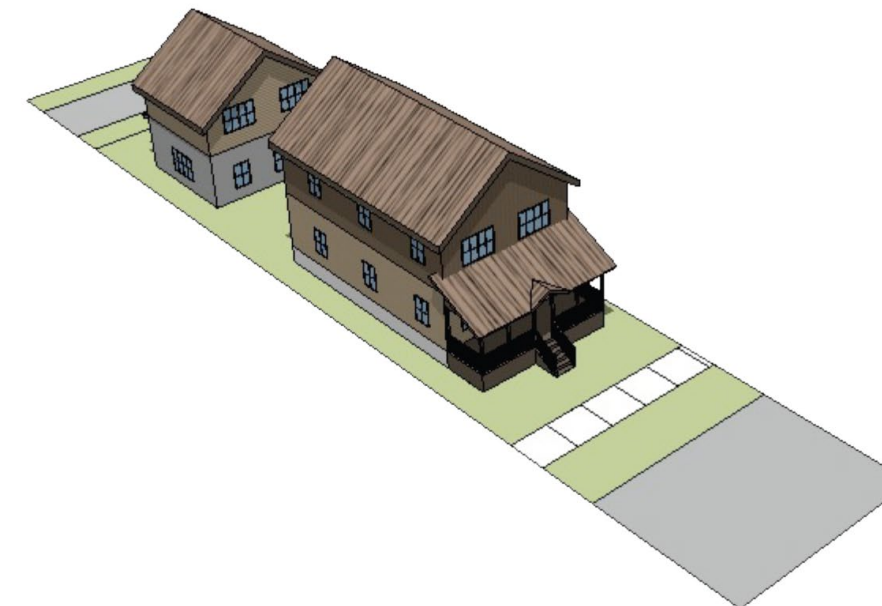
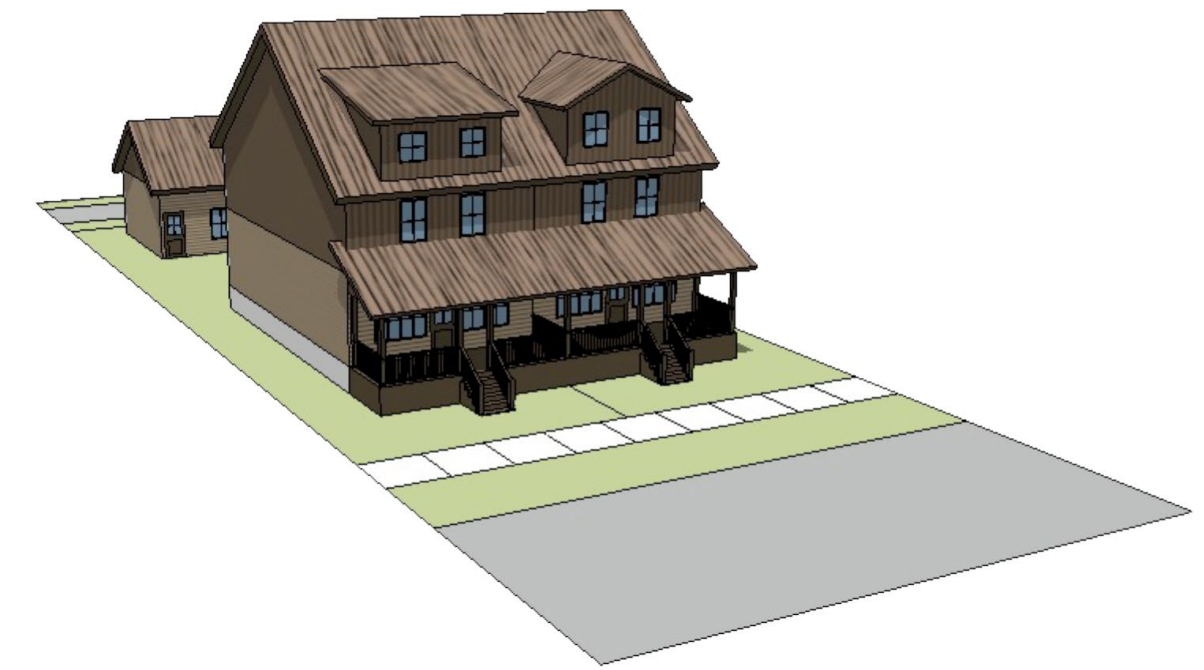
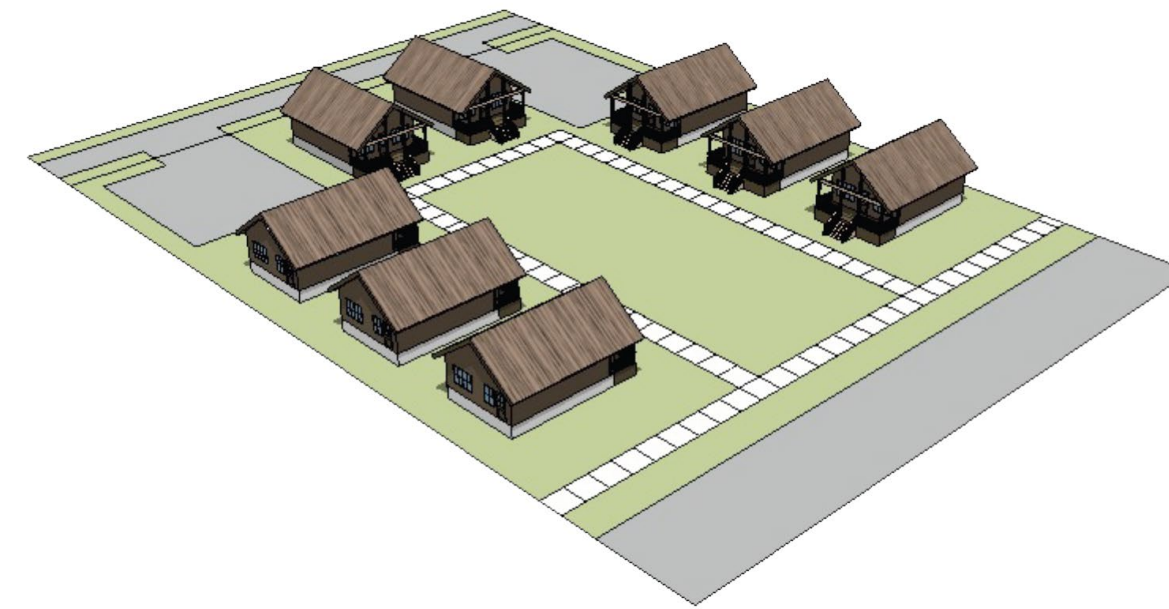
At the Mill Site



Residential Neighbourhood

Key Policy Direction

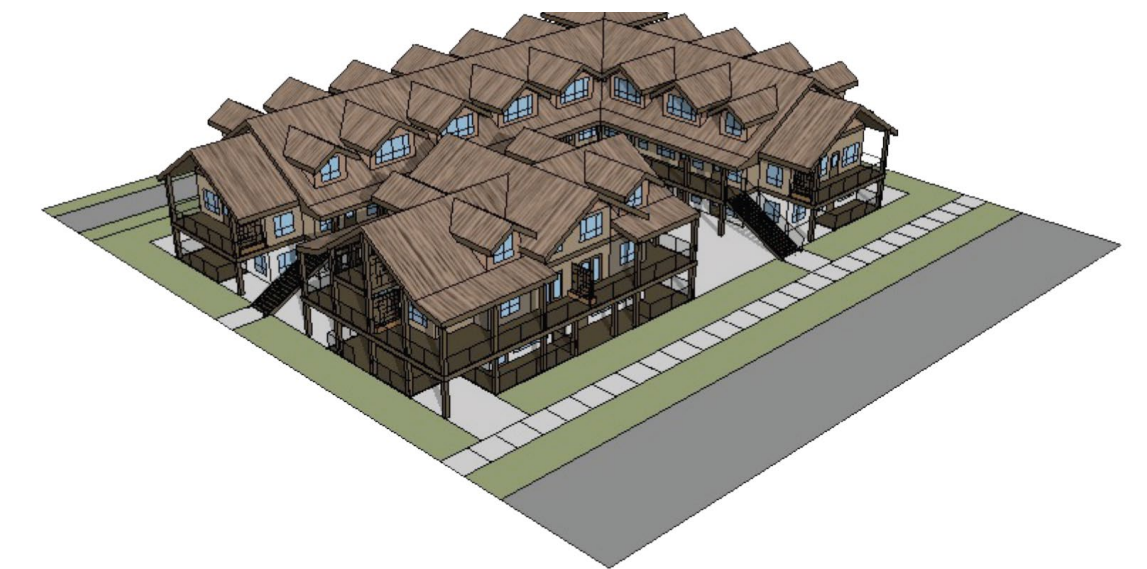
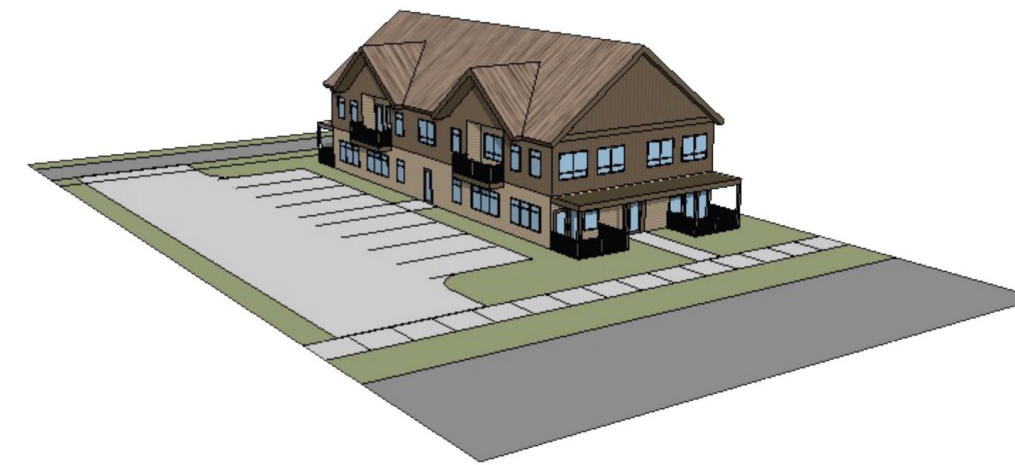
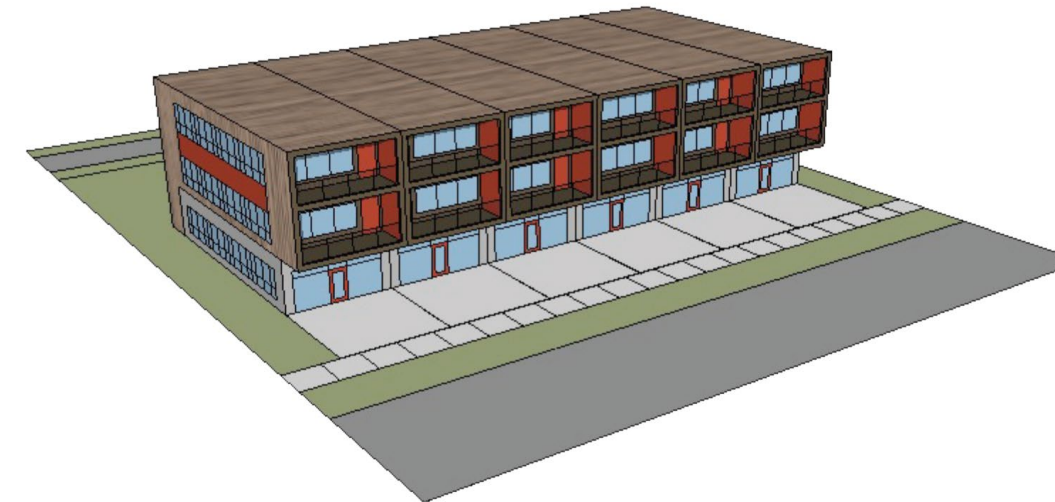
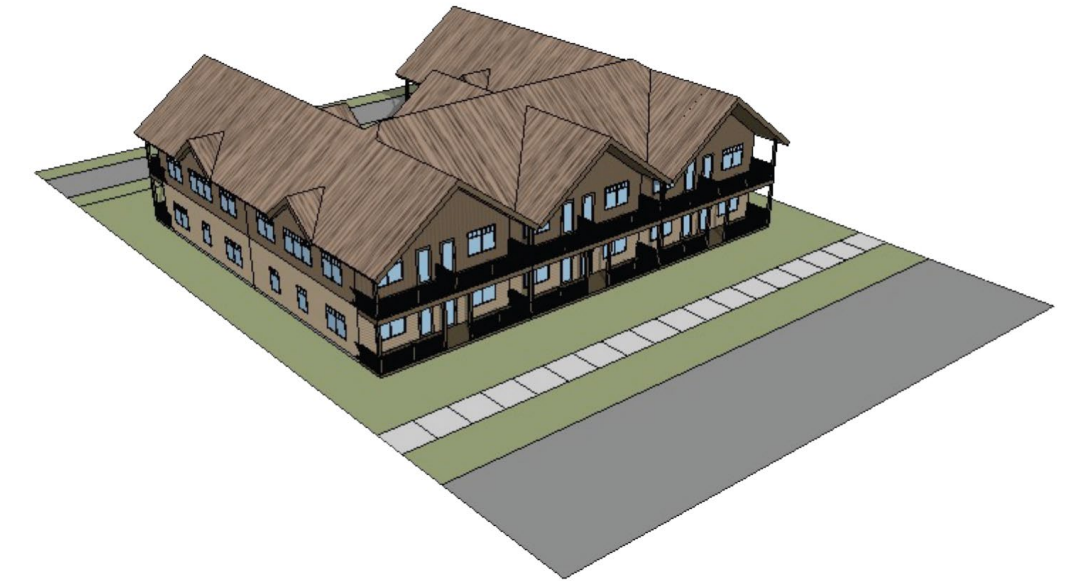
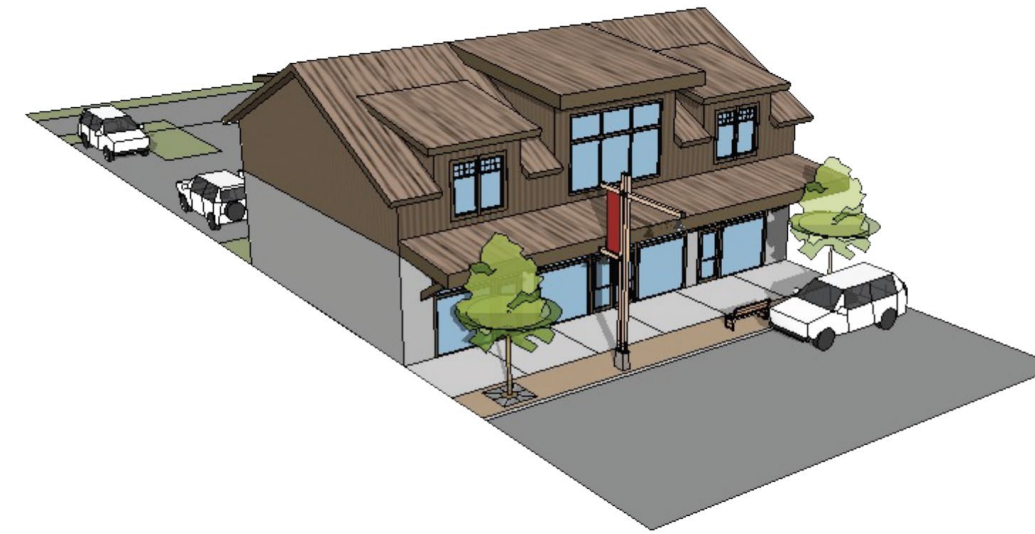
- Everything up to 4 units permitted everywhere in Slocan - Housing Choice
 - ADUs and ACUs permitted
 - STVRs permitted with conditions
 - No Development Permit Area
- Guidelines for anything up to 4 units



Village Core

Key Policy Direction

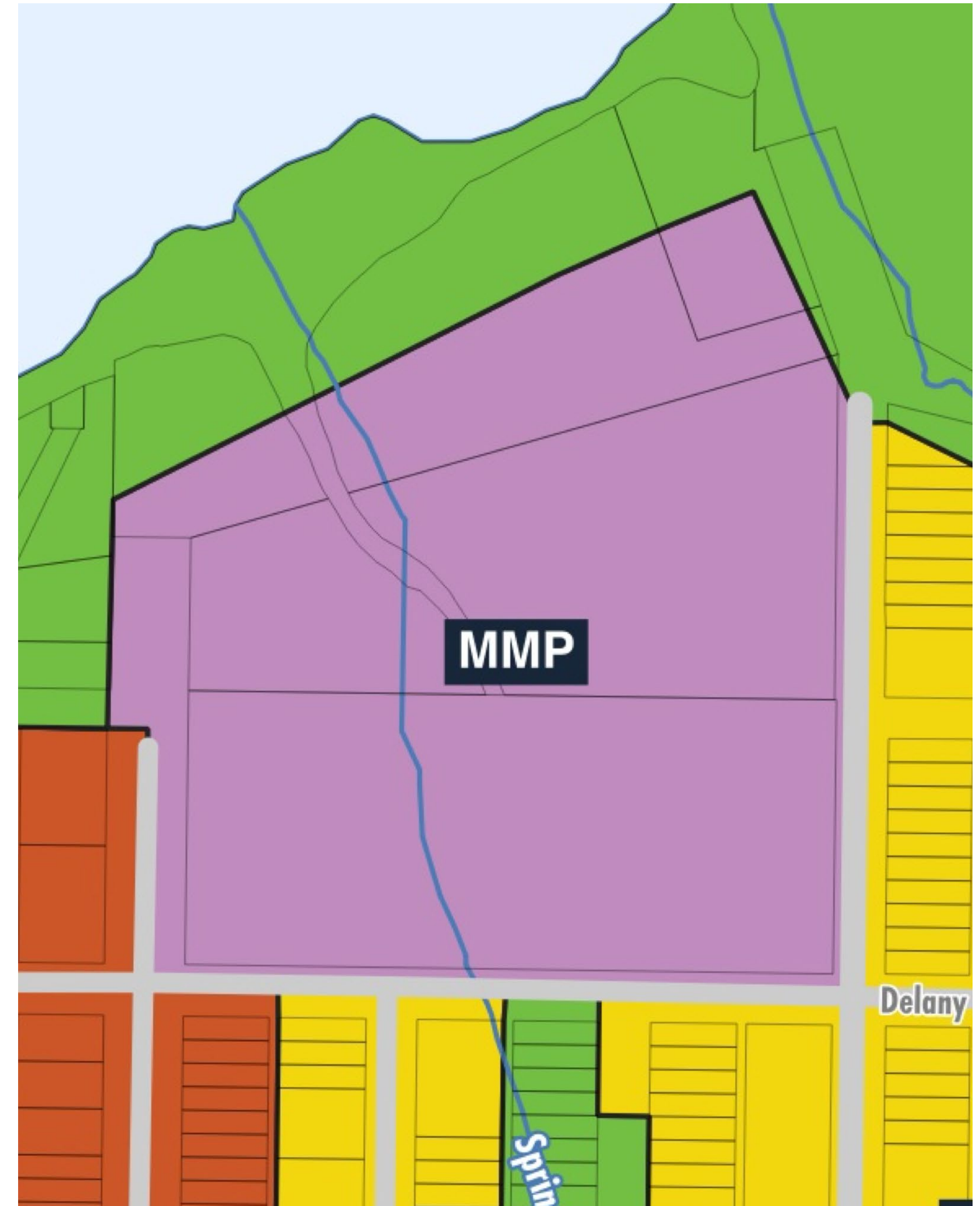
- More Multi-family dwelling types - up to 16 units
- Encourage and support Mixed Use Commercial / Residential
- Form-based
- Regulate style in DPA
- Incentives for development



Mill Master Plan

Key Policy Direction

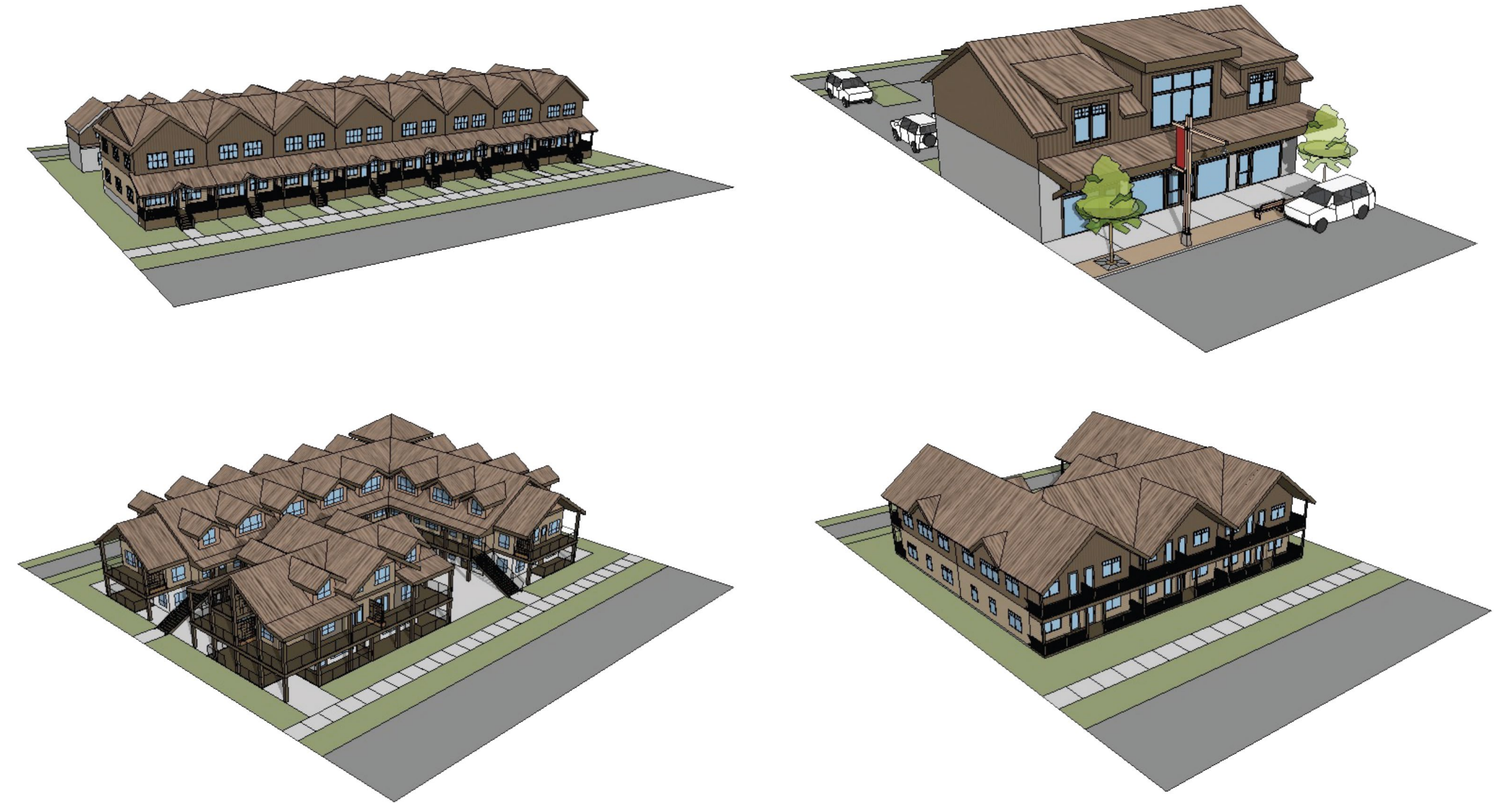
- Multi-family dwellings + mixed use commercial - up to 20 units
- Community centre?
- Environmental land use along waterfront - ~60m setback
- Encourage commercial as interface to environmental lands - north side of site



Community Gateways

Key Policy Direction

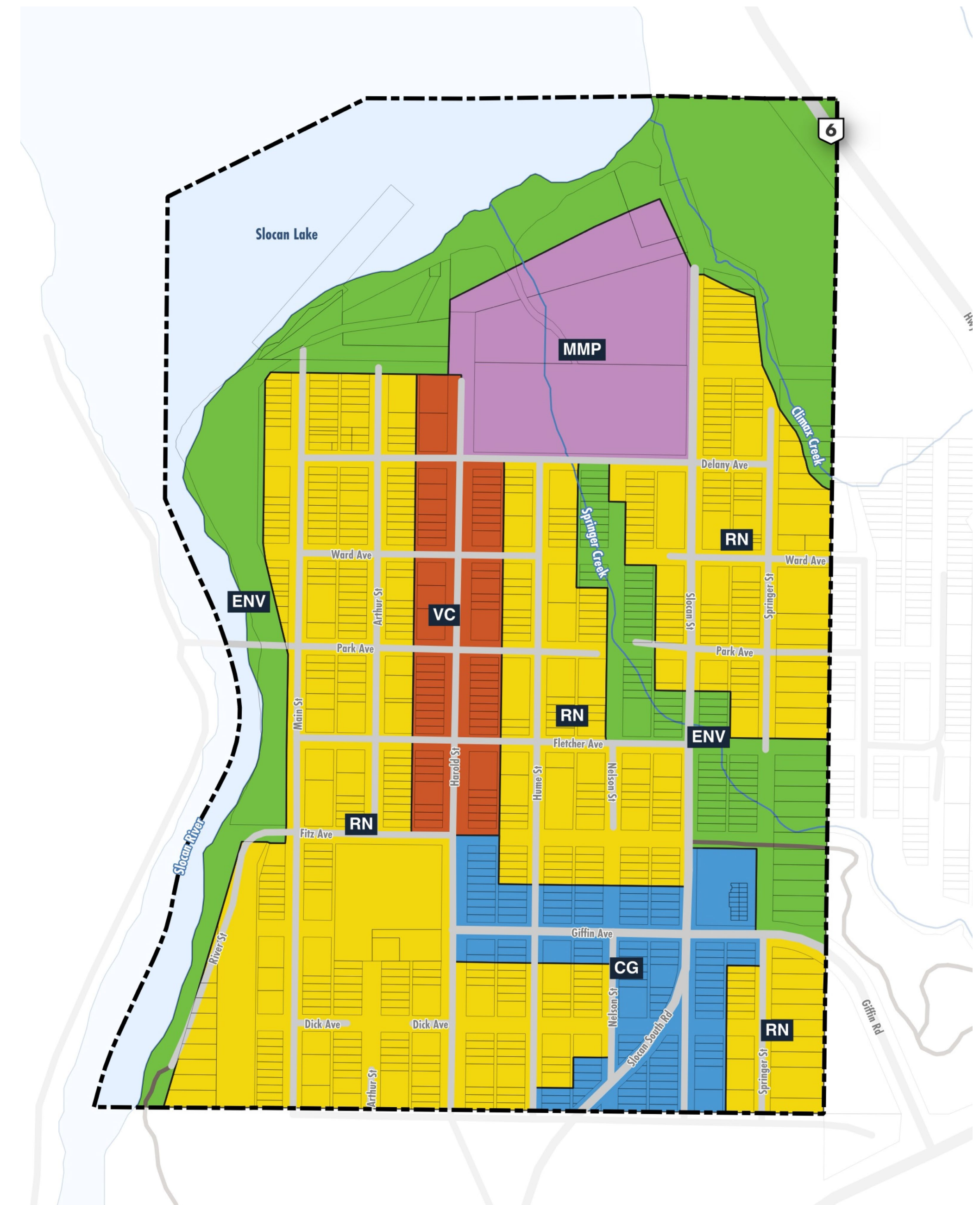
- Multi-family housing permitted - up to twenty units
- Auto-oriented commercial permitted
- Transition from highway to core
- Regulate through DPAs



Environmental/Ecological

Key Policy Direction

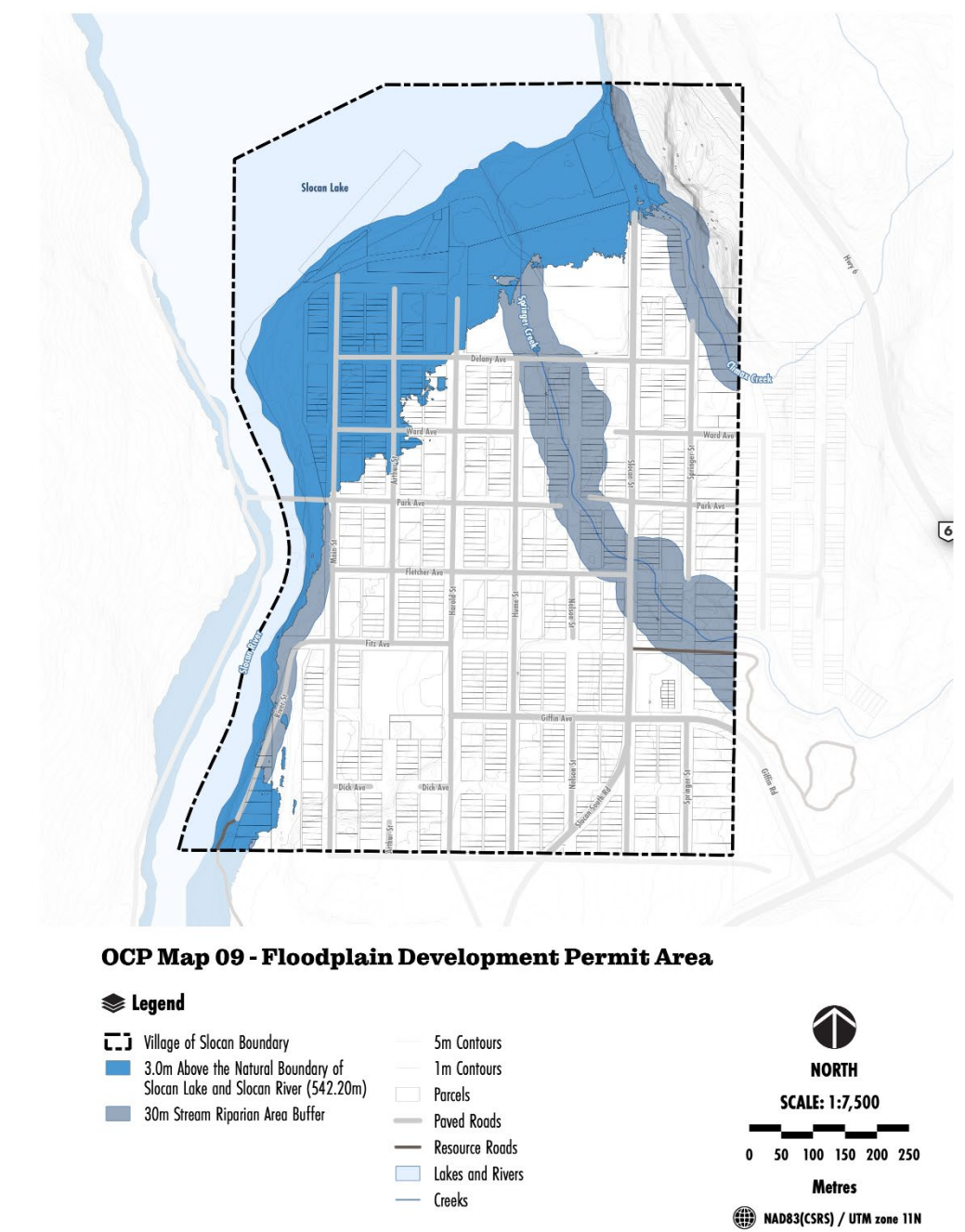
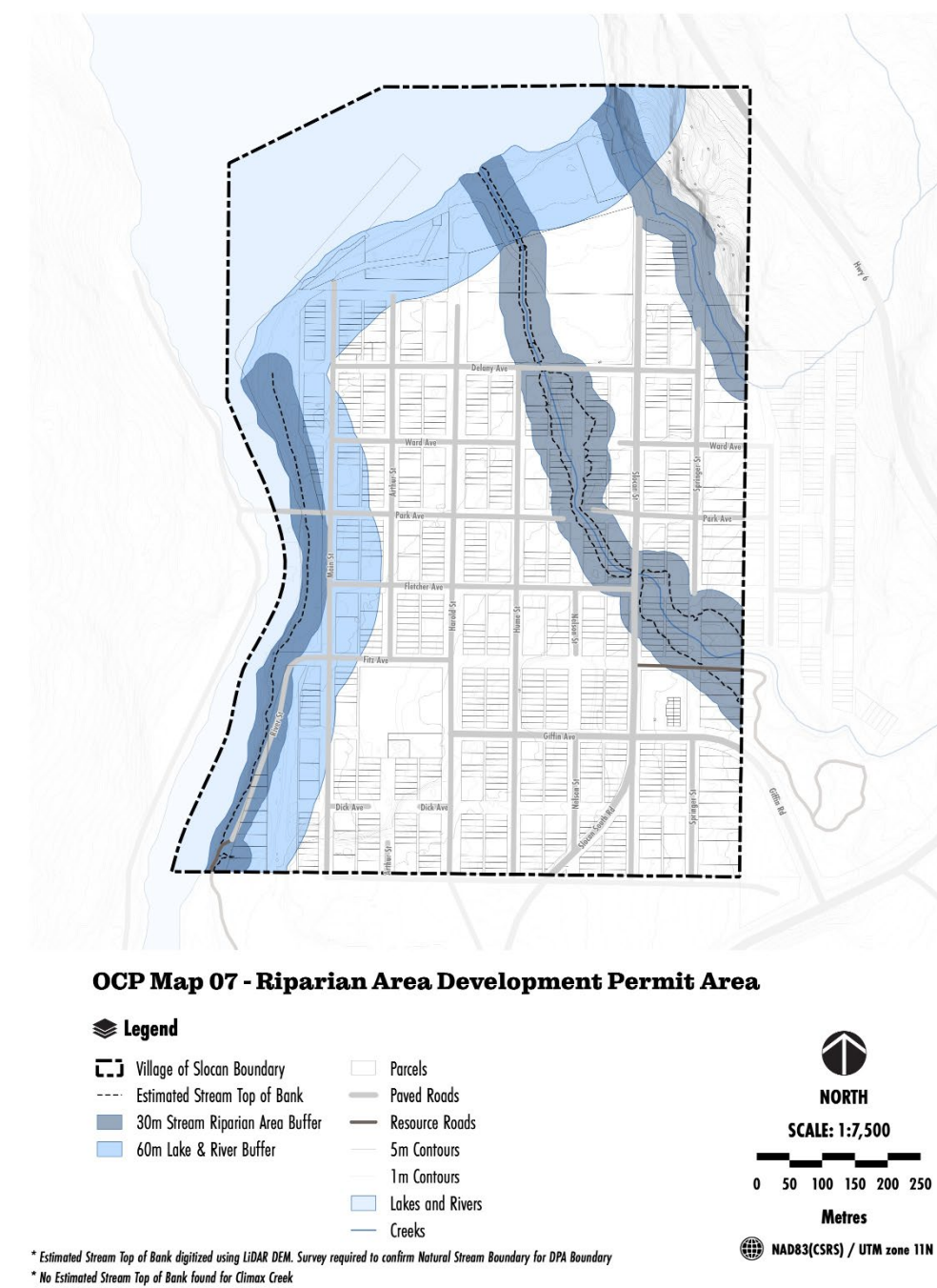
- Wraps around waterfront and Slocan River
- Includes Steep Slopes & Riparian Areas
- No residential/commercial development
- Public / Park uses ok
- Prioritized for enhancement
- Additional DPAs for protection



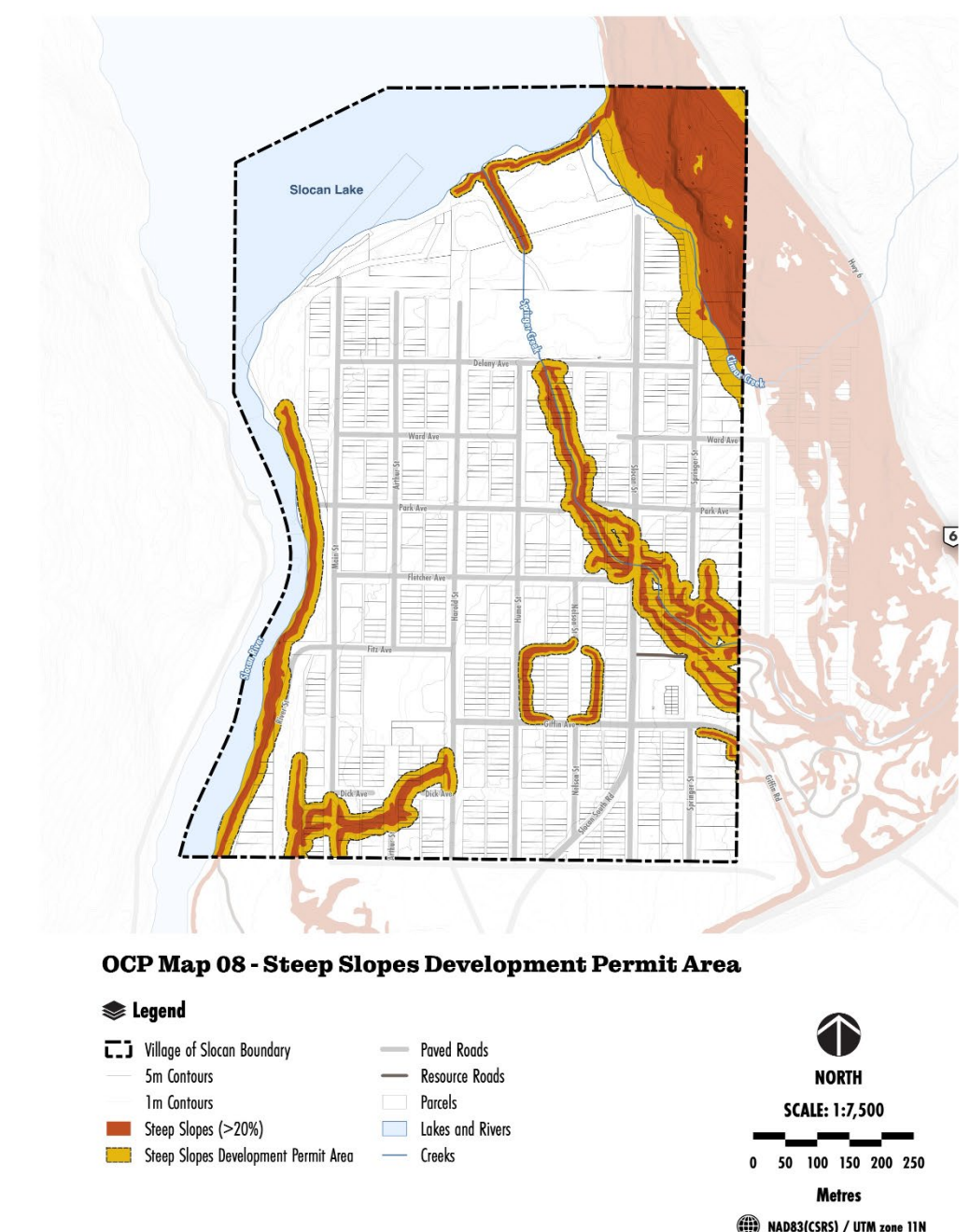
Environmental DPAs

Environmental/Hazard Protection

- New Riparian Area DPA
 - 60m Lake/River Setback
 - 30m Creek Setback
- Floodplain DPA
 - 30m Creek Setback
 - Floodplain Elevation aligns with zoning
- Steep Slopes - Over 20% Slope
 - 30m / 10m Slope Setbacks



Building in these areas is permitted if minimal impact is confirmed by a Qualified Environmental Professional or Qualified Engineer Report



What We Heard: To Regulate or Not?

Should the Village Regulate the Look and
Feel of Buildings and Sites?

54.4%

**“Does not matter
where you put [infill]
as long as it looks good
+ lots of green space”**

**“Leave enough
space between
homes for gardens”**

**“Maintain our rural
village character”**

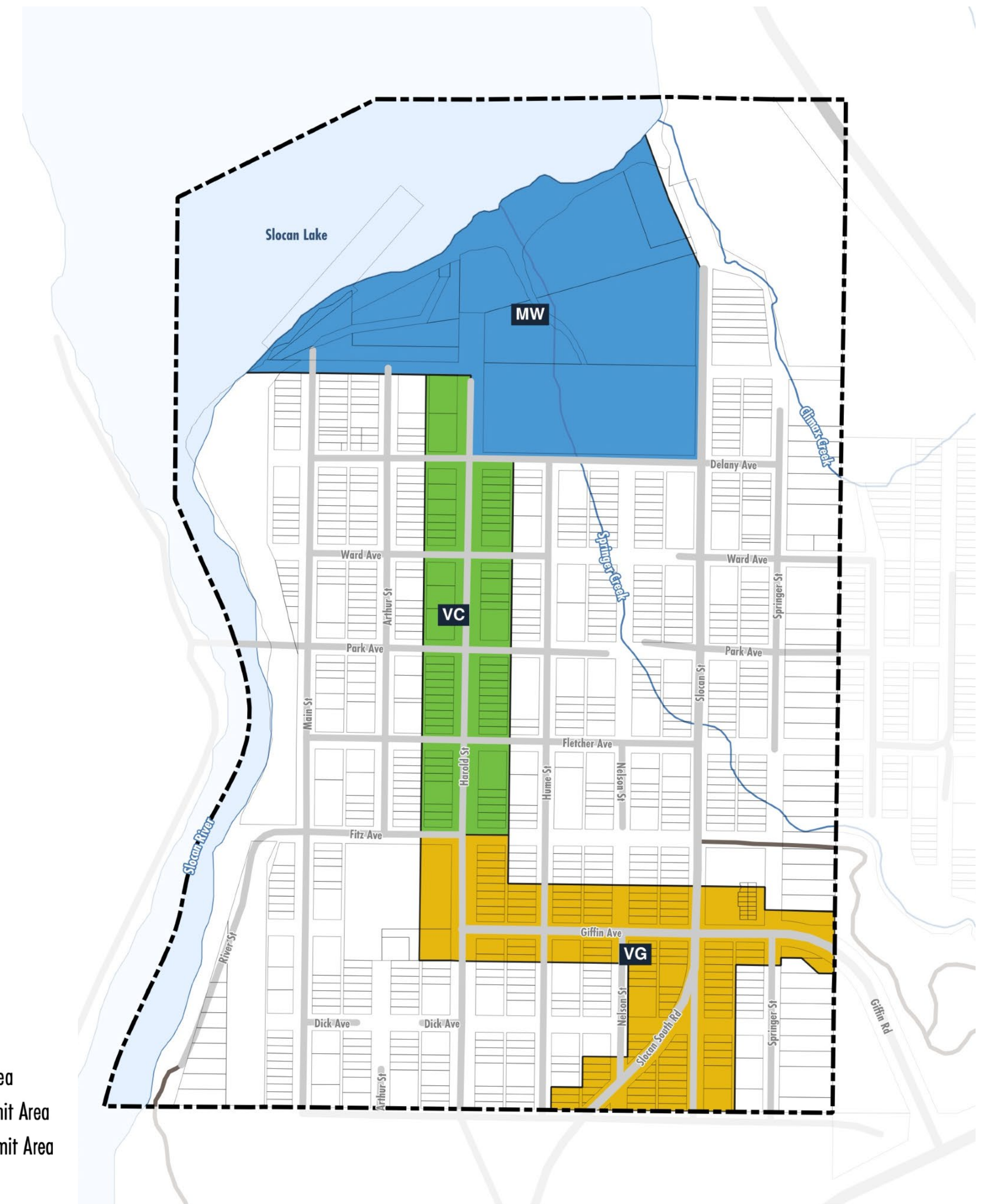
Form & Character DPA

Key Policy Direction

- Everything up to fourplex exempt
- No DPA Requirements in RN
 - Some regulation through zoning
- 3 DPA Areas
 - Village Core
 - Village Gateways
 - Mill & Waterfront

Legend

-  Village of Slocan Boundary
-  Village Core Development Permit Area
-  Village Gateways Development Permit Area
-  Mill & Waterfront Development Permit Area
-  Parcels







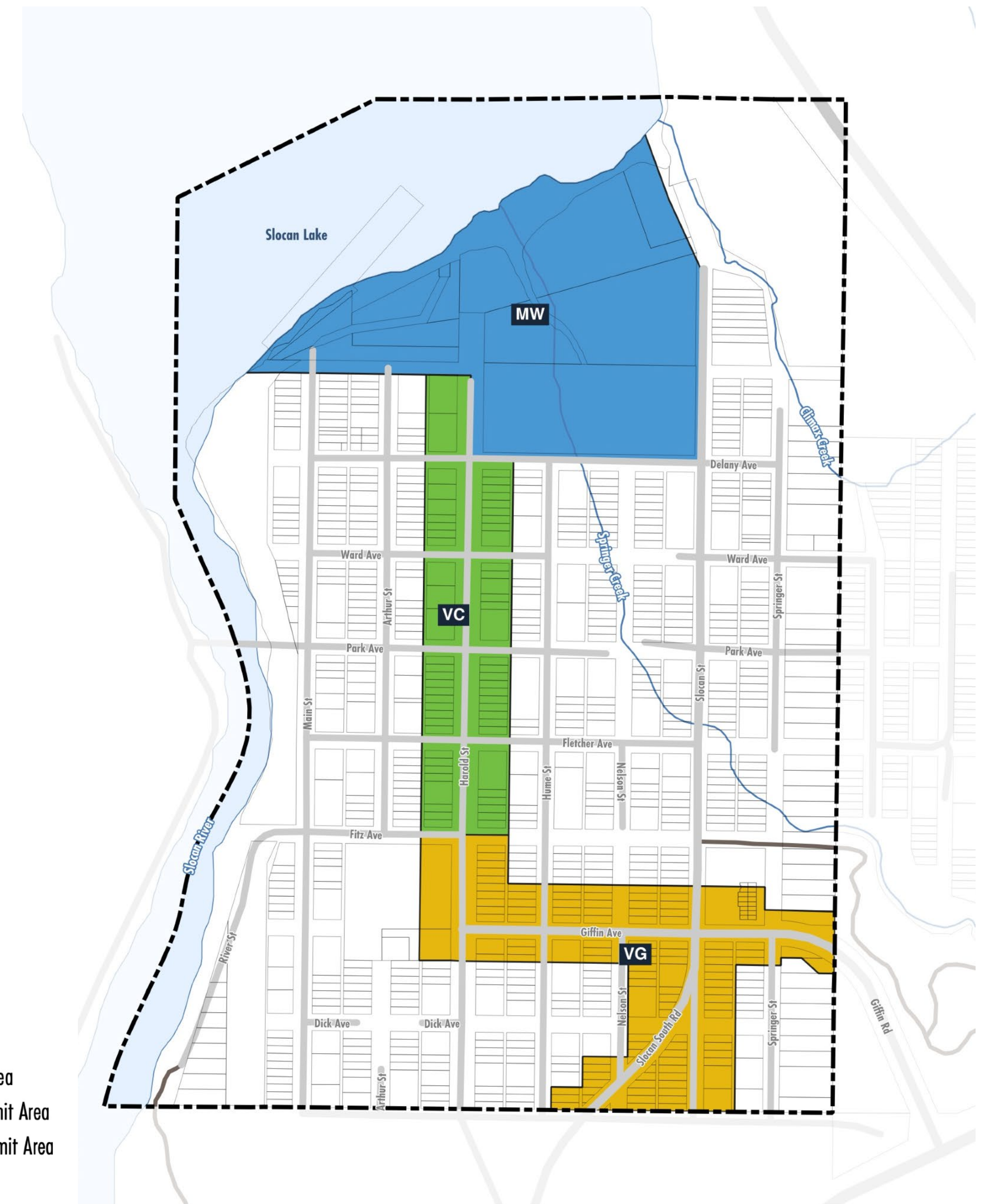
Form & Character DPA

Key Policy Direction

- Building Siting & Location
 - Space between buildings
- Building Form - smaller width
- Character + Materials
- Lighting & Signage
- Landscaping
- Public Space / Streets

Legend

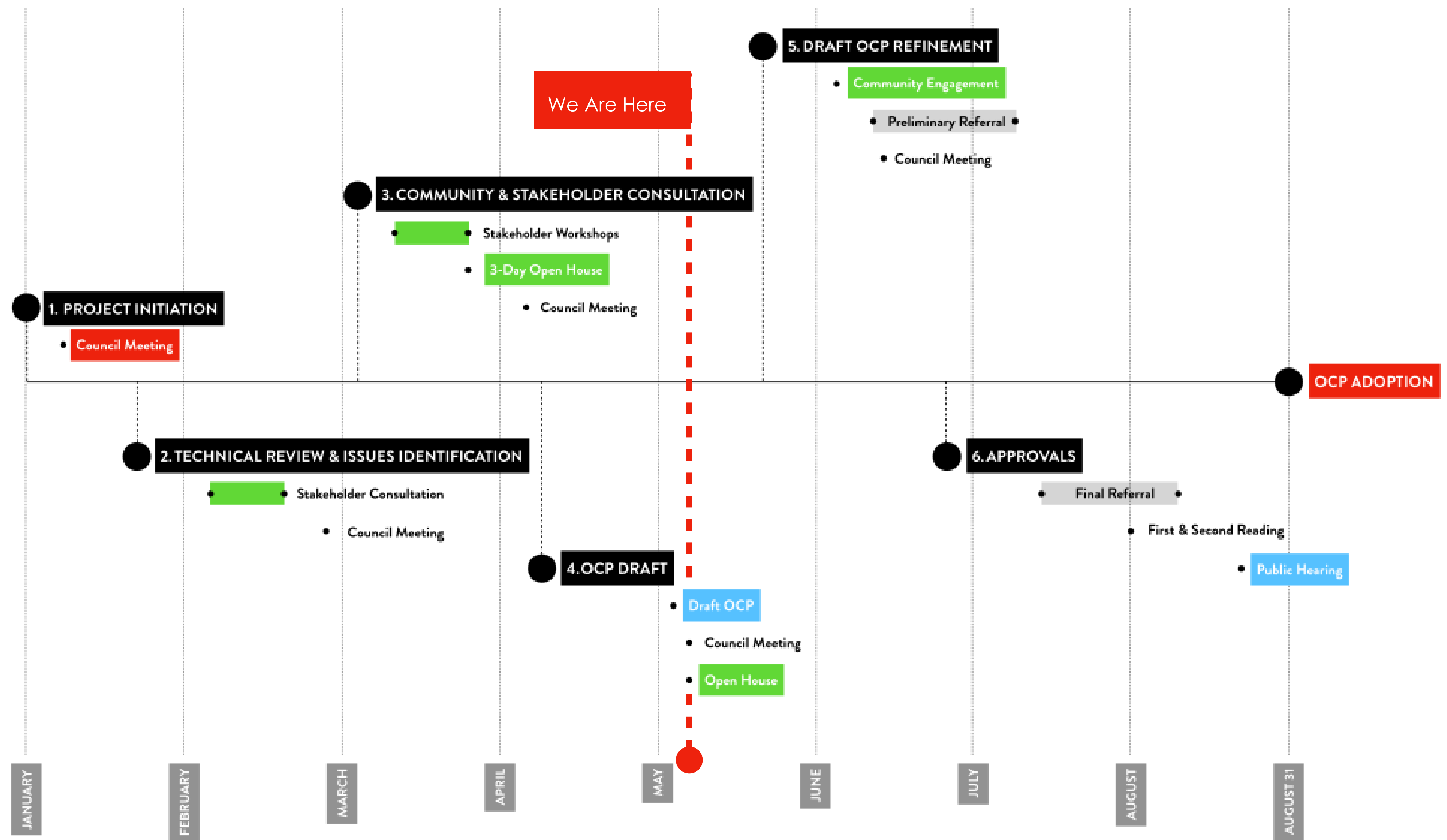
-  Village of Slocan Boundary
-  Village Core Development Permit Area
-  Village Gateways Development Permit Area
-  Mill & Waterfront Development Permit Area
-  Parcels



Other Key Areas

- Parks, Recreation & Trails
- Infrastructure – Water, Stormwater, etc.
- Ecological Protection & Enhancement
- Future Growth & Boundary Expansion
 - Explore feasibility
- Economic Development
- Agriculture & Food Security
- Social & Wellness
- Public & Institutional
 - Community Centre Feasibility
- Indigenous Relationships
 - Improve & Continually Engage
- Climate Change Adaptation & GHG Reductions
- Affordable Housing
 - Incentives
 - Coordinate with Zoning Bylaw changes

Project Schedule



An aerial photograph of a mountain valley. In the background, a large lake is nestled between forested hills. The foreground shows a residential area with houses and a large, open field. The text "OCP Questions / Comments?" is overlaid in the center of the image.

OCP Questions / Comments?

Next Steps

1. Community Survey #2 - May 24th
2. Send out for initial referral
3. Refine Draft OCP
4. First Reading + Formal Referral



Stay Involved

1. Survey

2. Website -

www.slocancity.com/ocp

3. Email list -

ocp@villageofslocan.ca

