



REPORT FOR DECISION

TO: Mayor and Council

FROM: Rory Hromadnik, Director of Development Services

Date: March 7, 2024

Meeting Date: March 12, 2024

SUBJECT: Proposed Official Community Plan and Zoning Bylaw Amendments to support a Comprehensive Development Proposal by the Metis Nation B.C. for property located at 1102 – 13th Street, Invermere BC

RECOMMENDATIONS: BE IT RESOLVED THAT COUNCIL:

1. Gives first and second readings to Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024 to initiate the change in Land Use and Zoning of Lot 2, District Lot 1092, Kootenay District Plan NEP15924, PID: 009-047-239 (the subject property) from R-2 Residential Zone (Low Density) to CDZ-6 Comprehensive Development Zone MNBC (High Density);
2. Directs that a Public Hearing be held to provide opportunity for persons who consider they may be affected by the bylaws described above to make representations to the District of Invermere Council before further consideration of the bylaws.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

The District's CAO supports the recommendations.

PURPOSE:

To present Invermere Council with Official Community Plan (OCP) and Zoning Bylaw amendments to support a Comprehensive Development infill application for property at 1102- 13th Street, Invermere.

COUNCIL STRATEGIC PRIORITIES ALIGNMENT:

The proposed Bylaw amendments are not identified in the current Council's Strategic Priorities – which were revised and adopted in January 2024.

BACKGROUND and COMMENTS:

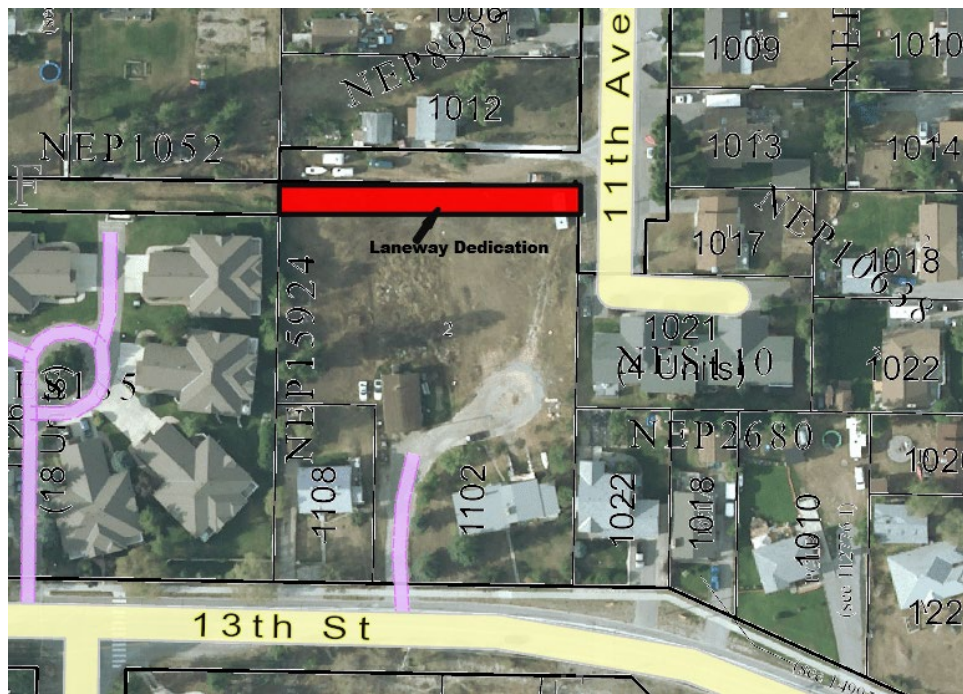
Métis Nation BC (MNBC) and Columbia Valley Métis Association (CVMA) are working in partnership to develop 1102 13th Street in Invermere, BC. The key program areas for this project include affordable rental housing, CVMA office space and community space to support the Métis community in Invermere.

The project site is a large parcel, 1.29 acres, 5,220m² which currently supports a one-story single-family house built in 1963. The Zoning in place is R-2, Multi family Residential, Low Density which

allows up to 4-dwelling units on a 555m² parcel. MNBC is proposing an OCP amendment and rezoning amendment by way of a Comprehensive Development Zone (CD Zone) to allow for an increase in site density and uses to support the housing demand in Invermere.

A CD Zone is a formal planning tool that formalises the allowable uses within the defined site to ensure any development of land is in accordance with the CD Zone. The CD Zone is established by a zoning regulation for situations in which there are no uniform regulations that would address the proposed uses. In addition, any person wishing to carry out development within a CD zone must obtain a development permit. In this situation, the CD Zone will reflect this specific development proposal at the proposed location and the is intended to allow for multi-family dwelling, a community building and as the site is within walking distance of the downtown core area and amenities nearby that are accessible by walking, a reduced parking requirement.

Location Map for 1102-13th Street with Laneway Dedication requirement



The proposed multi-family residential building accommodates 36 dwelling units with a mix of one, two and three bedrooms and the possibility for lock-off units to provide flexible options for future tenants. The building is set back from the nearby roadways to provide ample outdoor space. The proposed design allows for a building height of four storeys to maximize unit count and meet the housing needs in the community. To respect the neighbours to the west, several design strategies are implemented including a 7 metre fourth storey step back, a 4-metre building setback at ground level, a landscape buffer at the west side of the property and no windows on the west side of the building. The proposed community Building, with its organic design as illustrated in the attachments is intended to stand as a cultural landmark within the site, serving as a hub for community engagement, celebration, sharing, and learning. Positioned prominently at the site's forefront, it acts as a visible representation of MNBC and CVMA displaying and acting as a tribute to Métis culture. Should Council support the application, then the timing for consideration of the proposed plan is described below; assuming that all the studies including utility assessments for water demand and

sewer requirements, Fire Flows, Traffic assessment, Geotechnical evaluation and any other assessments which may be required are completed and there are no major hurdles beyond the administrative and consultation process.

1. Proceed with OCP and Zoning amendment notifications to the neighbours (100m) and place advertisements in the March 21st and March 28th editions of the Columbia Valley Pioneer newspaper.
2. Public Hearing April 4th
3. Third reading on April 9th or April 23rd, subject to any changes / information requested following the April 4th Public Hearing.
4. Potential adoption April 23rd or May 14th.
5. Infill Development Permit issued after OCP and Zoning amendments are complete.

FINANCIAL, POLICY, and ORGANIZATIONAL IMPLICATIONS:

All Development application fees, administrative fees for advertising etc. and professional review costs associated with the proposal are the responsibility of the proponent. It is anticipated that the application will require 25 to 40 hours of staff time to complete.

ALTERNATIVES:

1. Council could choose not to support receipt of the proposal and request revisions to the proposal.
2. Council could defer to a future Committee of the Whole meeting for further discussion.

SUMMARY & CONCLUSIONS:

Based on Council input received at the February 27th 2024 Committee of the Whole meeting where the MNBC team presented the proposal to Council, staff supports moving forward with the OCP and Zoning Amendment Bylaws.

Prepared by: Rory Hromadnik
Director of Development Services

Reviewed By: Andrew Young, MCIP, RPP
Chief Administrative Officer

Attachments:

1. MNBC – Rezoning Application 1102 13th Street
2. MNBC – Invermere Committee of the Whole Presentation
3. Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658
4. Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024