



1102 13 Street
Proposal Resubmission
District of Invermere
Committee of the Whole Presentation

July 9, 2024



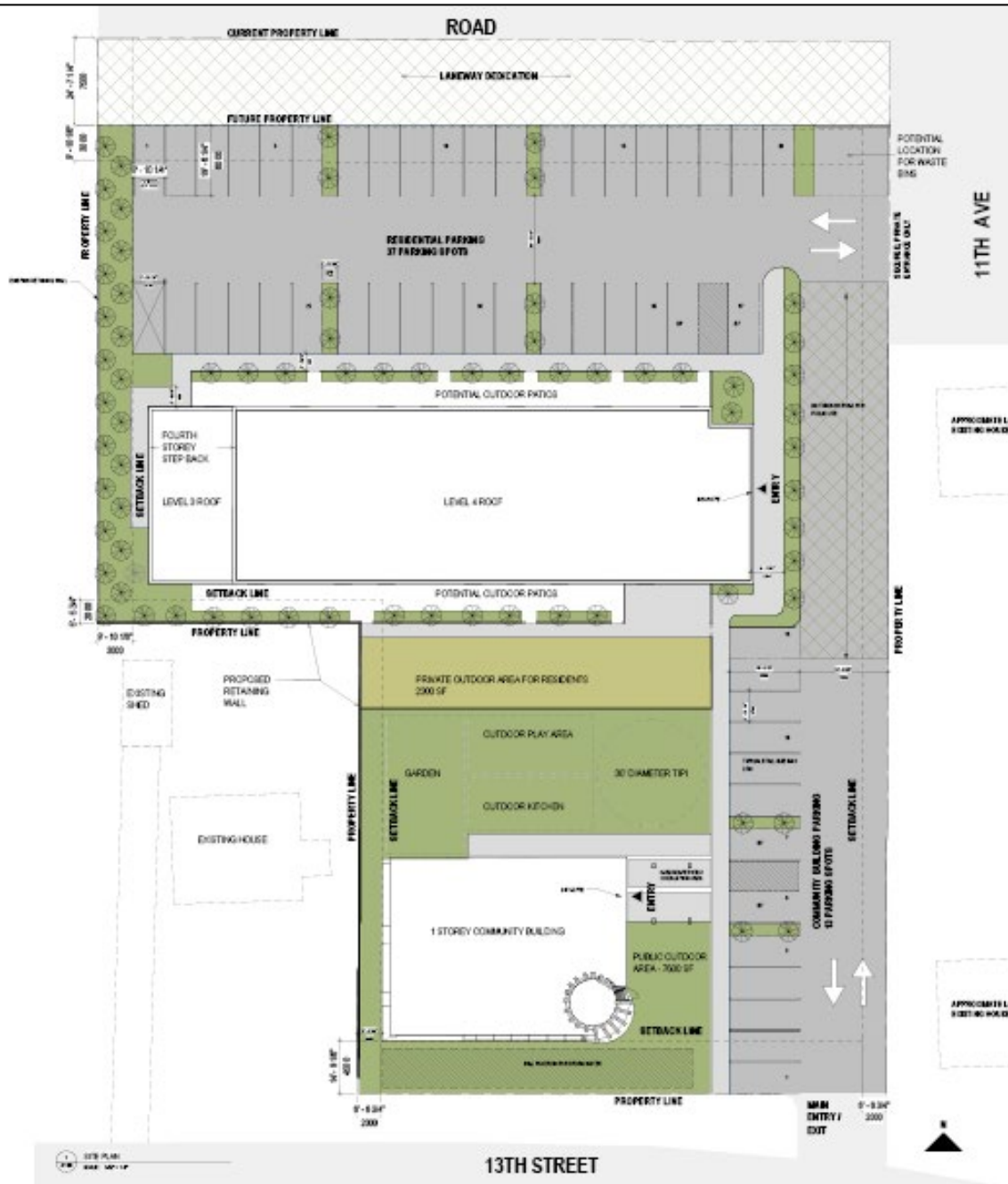
Background

- MNBC and CVMA partnering to develop affordable rental housing within the District of Invermere.
- Feb 2024 – Project team submitted original application to amend the OCP and Zoning Bylaw.
- April 4, 2024 – Public Hearing for a 4-storey, 36-unit apartment with a community building.
- May 14, 2024 – Committee of the Whole presentation with revised proposal
- May 2024 – Application made to BC Housing IHF (Indigenous Housing Fund)
- June 2024 – Project team submitted revised application to District

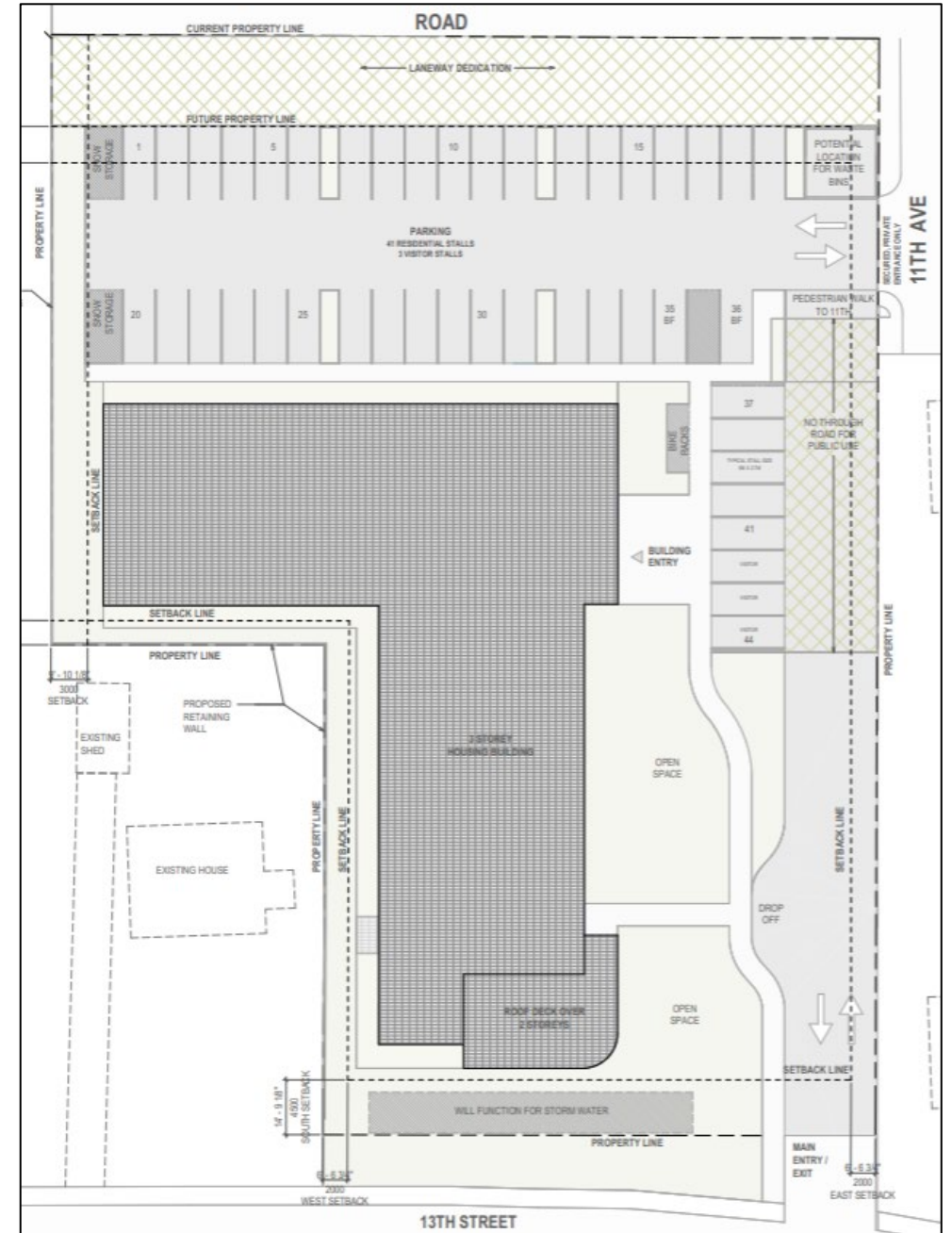
Agenda

- Review Public Hearing comments and revised design
- Review projects alignment with Invermere Official Community Plan
- Discuss next steps

Original Site Plan



Amended Site Plan





Public Hearing Feedback and Design Amendments

Feedback at April 4, 2024 Public Hearing	Response through Amended Design
4-storey height is too high	The development has been reduced to a 3-storey building.
The cultural / community center building is not a suitable use for this area of the community.	The cultural / community center building has been removed from the proposal.
The development does not fit the surrounding community.	Current applications are for OCP and Zoning amendment. Project team is committed to working with staff to address the design and fit at time of Development Permit application, including submission of a comprehensive Development Permit package with analysis of the applicable development permit area guidelines will be provided.



Development Features

- The development includes:
 - **41 rental units** (breakdown of units may change slightly)
 - 26 – 1 bedroom
 - 9 – 2 bedroom
 - 6 – 3 bedroom
 - 8 of the units are proposed to be accessible
 - 33 of the units are proposed to be adaptable
- **Landscaping buffer along south and west property lines.**
- **Parking: Total 44 off-street vehicle spaces**
 - 41 spaces (1 per residential unit)
 - Additional 3 spaces (visitor parking)
- **Bicycle parking: Total 52 spaces**
 - 41 Class 1 spaces (intended for residents; located inside the building in a bike room)
 - 11 Class 2 spaces (intended for visitors; located outside)



Support from Official Community Plan

- The development is aligned with the following objectives and policies of the District's Official Community Plan:
 - Goal 1: Building a Complete Community
 - Objective 3: to support the provision of affordable housing.
 - Residential Policies, Policy 1
 - The District will **encourage a well-balanced mixture of housing types, tenure options** and prices that will strive to meet the accommodation needs of all socio-economic groups. Council will **encourage initiatives to supply affordable forms of accommodation**. These initiatives could include the **development of new zones that would permit higher densities**, different forms of housing, endorsement of secondary suites, and the introduction of density bonus provisions.
 - Residential Policies, Policy 2
 - The District will encourage residential development that efficiently utilizes the existing land base to prevent further sprawl.
 - Residential Policies, Policy 3
 - The District will encourage the development of entry level and rental accommodations within existing and future residential areas and mixed-use developments within the downtown commercial area.
 - Many other policies related to importance of building sustainable community, urban containment boundary, protecting and/or preserving lands for agriculture (ALR), environmental (ESA), or natural hazard areas.



Next Steps

- We remain committed to working with Council and staff to
 - Provide affordable housing,
 - Demonstrate strong alignment to the OCP,
 - Comply with appropriate development permit area guidelines to ensure the development is considerate of the surrounding community.
- We are seeking Council support for 1st and 2nd Reading of the proposed bylaw amendments, allowing the Bylaws to proceed to Public Hearing.
- Should this occur, our team intends to conduct further engagement with the community.
 - Reach out to CVMA, directly adjacent neighbours and broader community
 - Inform of new proposal, changes made
 - Collect any feedback
 - Provide a summary of the feedback to Council at subsequent meeting
- We look forward to discussion with Council and opportunities to work together to support the development of affordable rental housing.

Thank you

Questions & Discussion







Métis Nation British Columbia (MNBC)

Métis Nation British Columbia (MNBC) is recognized by the Métis National Council and the Government of Canada as the governing body for Métis in BC.

MNBC represents the collective Section 35 rights of over 24,000 citizens and over 98,000 self-identified Métis in BC

Our mandate is to develop and enhance opportunities for 40 Chartered Communities by implementing culturally relevant social and economic programs and services.





Columbia Valley Métis Association (CVMA)

The Columbia Valley Métis Association (CVMA) is the local Chartered Community organization associated with MNBC whose service area include *Spillimacheen, Brisco, Radium Hot Springs, Invermere, Wilmer, Athalmere, Panorama, Windermere, Fairmont Hot Springs and Canal Flats.*

As of June 2023, the CVMA services 176 registered MNBC Citizens.

