

“Legal Proceedings “as prescribed by the Local Government Act

**Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661, 2024; and
Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024.**

The District has provided notice as to a public hearing related to consider opinions related specifically to Official Community Plan Bylaw Amendment No. 1661, 2024 and Zoning Bylaw Amendment No. 1662, 2024 for:

**Lot 2, District Lot 1092, Kootenay District Plan NEP15924,
PID: 009-047-239 (the Subject Property
Address : 1102 – 13th Street**

Which will change the following:

OCP Amendment Bylaw No. 1661, 2024 proposes to change the land use designation of the North portion of the Subject Property in Invermere’s OCP Bylaw No. 1495, 2015 Residential Map 3.2 (as amended) from **PLANNED RESIDENTIAL to MULTI FAMILY RESIDENTIAL (HIGH DENSITY) and;**

Zoning Amendment Bylaw No. 1662, 2024 proposes a change to the Zoning designation of the Subject Property on the Official Zoning Map referred to in section 5.2.1 of Zoning Bylaw No. 1145, 2002 as Schedule “A-1” from **R-2 LOW DENSITY RESIDENTIAL to CDZ- 6 COMPREHENSIVE DEVELOPMENT ZONE 6: MNBC.**

The Public Hearing notice prepared and advertised and stated:

- The time and date of the hearing – **September 5, 2024. 6:00 pm MST**
- The place of the hearing: **The Columbia Valley Centre located at 646 - 4th Street, Invermere B.C.**
- In general terms, the purpose of the bylaws would be: **To amend the OCP and Zoning designations of the Subject property to allow for the development of a three-storey rental residential building with 41 rental units on the subject property.**
- The land or lands that are subject of the proposed zoning amendment **Lot 2, District Lot 1092, Kootenay District Plan NEP15924, PID: 009-047-239 (the Subject Property**

- The place, dates and times when copies of the bylaw were available to be inspected was; **The Invermere District Invermere web site <https://invermere.net/news/> and at the Invermere District Office, 914-8th Avenue Invermere B.C. from during regular business hours, 8:30 am to 4:30 pm.**
- The notice was published in not less than 2 consecutive issues of a newspaper, the last publication to appear not less than 3 nor more than 10 days before the public hearing. - **The notice of this hearing was published in the Columbia Valley Pioneer August 22, 2024, and August 29, 2024**
- Notices were mailed August 14, 2024 to all the residents within 100m of the subject property under this application – **99 notices were mailed out. 12 Letters received prior to the Public Hearing which Council has received for their consideration.**

From: [Isa D](#)
To: [Kindry Luyendyk](#)
Subject: In response to amendment Bylaw No. 1661, 2024 and 1662 2 024
Date: Friday, August 16, 2024 3:56:22 PM

We are vigorously opposed to the rezoning of 1102-13th Street Lot 2, District Lot 1092 due to following reasons:

The congestion, noise and strain on current Invermere town services that will result from turning a low density area into an area that will support a highrise containing 41 units (82 additional individuals and their cars) will become a logistical nightmare to navigate, given that that area is a conduit for school dropoff and pickup.

This is the kind of development better suited to a larger area that will allow the additional population adequate space to blend seamlessly into the community. This is not an appropriate site for this level of development.

Thank you for your time and consideration

Isa and Am Nativ
residents of Invermere BC

Date: August 23, 2024

To: District of Invermere – Council c/o corporateservices@invermere.net

From: MJA Hoofd and HJTM Reijers, Owners Unit 11, 1126 13 street, VOA 1K0

Re: Public Hearing Notice for:

Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024

Council members,

Position

This is our letter opposing the proposed amendments to the land use and zoning designation to enable the proposed development at 1102 -13th Street by the Metis Nation British Columbia (MNBC).

Background

The prime reason for our objection is that the proposed development is contrary to the Invermere Official Community Plan (OCP), which was one of the supporting documents that I reviewed when purchasing and moving to our property at Unit 11 Osprey Lane in March 2018.

As part of our due diligence before purchasing the property the OCP and existing land use zoning for the adjacent property 1102 – 13 Street (Development Property) was reviewed. The Development Property is immediately adjacent to the east side of our unit and all of Osprey Lane.

One of the key attributes that attracted me to our home was the view of the mountains from both our deck and the walkout patio. The view was a key driver for the value of the property when I purchased it. When reviewing the OCP it was clear that at some point the adjacent land could be developed, but as residential low density. This was acceptable as the height of development allowed under the OCP and zoning for residential (Figure 2 Existing Residential Zoning) was not going to limit the view from our property. The zoning was also compatible with the surrounding existing neighbourhoods.

The Proposed Development includes a four-story building and parking lot which will severely negatively impact the view and aesthetics of our property. Also the Proposed Development form and character is not compatible with the existing neighbourhood.

(Note that all figure references are to documents in the attached Appendix)

Rationale

An OCP is intended to be the “highest level planning policy document in any community”, the Invermere OCP (The OCP) specifically states (Figure 1 Section 1.2 OCP):

“All decisions made by Council and Administration will be in support of OCP objectives and policy.”

There are numerous sections in The OCP that indicate that if Council and Administration were to approve the development and proposed amendments it would be clearly in contravention of not only the details but the intent of many portions of this important plan that was developed to reflect the planning interests of the overall community.

The Development Property is designated as potential infill (Figure 4 Infill Designation). The OCP has substantial policies and guidelines to direct where and how development can proceed in infill areas. The goals and objectives are outlined in Figure 3 Infill Rationale OCP. Some of the key relevant ones are concerning “form and character” and require development permits to ensure specifically:

“multi-family residential development are required to ensure that new development in existing neighbourhoods is compatible with adjacent land uses and the general character of Invermere. As well it should be effectively integrated with the natural setting.”

The Infill objectives further establish the importance of, and specific requirements related to scale (Figure 5 Infill Objectives OCP), to establish appropriate scale of development that contribute to a consistent and complementary architectural character. The proposed development does not meet this objective.

The OCP further establishes specific infill design requirements that are relevant to the proposed development reference Figure 6 Infill Design Requirements. Key requirements are:

- Be low-profile buildings not exceeding three storeys in height so as to reduce the visual impact on adjacent properties,
- Be well integrated within the existing residential fabric in terms of scale and form,
- The height must conform with other buildings in the area,
- Distinct changes in scale and massing shall be used with respect to the surrounding context, and
- Large developments shall be broken into smaller buildings when possible.

The design requirements further show an example of building heights Figure 5.2-A: Example of Building Heights. The text in section 5.2 a) describes the acceptable massing, the overall shape and volume and orientation in the surrounding environment. The sections states:

“ The height, width and general proportions of a building must conform with other buildings in the area (Figure 5.2-A). Building heights shall be in accordance with the Regulating Plan and Bylaws....”

Figure 5.2-A is shown below, it clearly indicates that the intent is contrary to the Proposed Development.

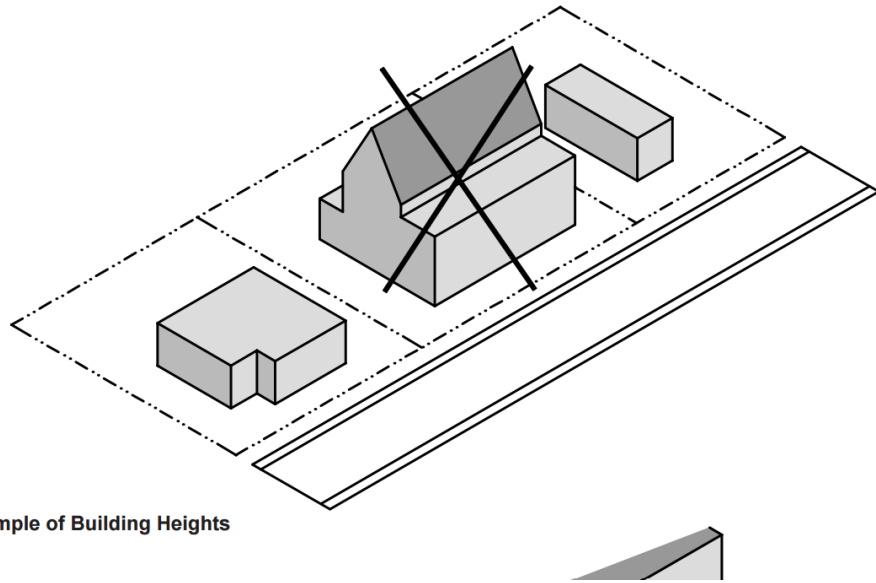


Figure 5.2-A: Example of Building Heights

When reviewing the OCP, there are numerous sections the importance of maintaining the “spectacular views”, Figure 8 Excerpts from OCP referencing the importance of maintaining Views, shows numerous examples in the OCP where the importance is referenced. A few examples are as follows:

- 4.4.3.1-2 “Building siting must ensure the preservation of significant view to an from the site and must not have detrimental impact on adjacent properties.”
- 4.7.4 “the proposed development will protect these views by providing a building scale and layout that allows all dwellings a direct view of at least one of the mountain ranges.”
- 4.7.5.1-9 “Orientation and height of buildings should favour as well as preserve the many spectacular views”
- “The maximum height of a roof will be dependent upon site location and the preservation of views.”
- 4.7.5.2-5 “Orientation and height of building should favour as well as preserve the many spectacular views.”

While these objectives and requirements are listed related to specific Development Permit Areas, they clearly indicate that The OCP clearly recognizes the importance of maintaining the views as a condition of new development in Invermere. It is expected that if a specific DPA had been previously developed for the Proposed Development, it too would have similar requirements.

The OCP includes a section titled "Sustainable Development Checklist". It states that the OCP integrates the priorities and actions of the ICSP into the District's broader policy context. By aligning, the District ensures sustainability. Figure 9 Excerpt from OCP Sustainable Development Checklist, has relevant excerpts and questions that must be answered by the proposed developer, that are relevant to our concerns with the Proposed Development:

Goal: Improve community quality of life

Have any potentially negative impacts of the project on nearby communities been reduced or eliminated?

Goal: Preserve views and local character

Intent: Design the project in a way that maintains the local character of community and does not have negative impacts on views.

Metric: Applicant has identified important community views and aspects of local landscape and has incorporated them into the project design.

Is the project designed in a way that preserves views?

Does the project preserve and contribute to local character?

It would be interesting to see the Applicants responses to the Sustainable Development Checklist, as the Proposed Development certainly does not meet the "Intent" of these key sections.

Closing

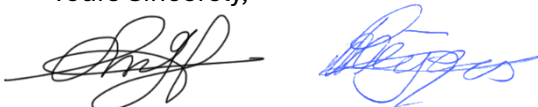
In closing, The OCP that was developed by the community of Invermere is a very comprehensive and compelling document. It was developed with significant public input, represents the legislative requirements for planning in British Columbia, and was prepared by expert planners. The OCP is the "highest level planning policy document in any community", and "All decisions made by Council and Administration will be in support of OCP objectives and policy."

If the proposed bylaw amendments are approved that enable the Proposed Development as it is, this will be a clear violation of the legal requirements that both Council and Administration have.

The initial proposed development plan has been amended to address the issues addressed at the previous public form, ie

- The proposed development is now 3 stories and not 4 stories but the height difference is less than 1.6 meters because of the roof.
- The proposed development no longer has a separate community centre, this has been replaced by an internal amenities area and a rooftop garden.
- Because the whole proposed building is now designated residential, 41 apartments replace 37 apartments and the primary access is via 13th street the traffic impact will be much greater.

Yours Sincerely,



MJA Hoofd and HJTM Reijers

Appendix – Excerpts from the Invermere Official Community Plan

1.2 What is an Official Community Plan (OCP)?

OCPs are intended to guide future development within a community. A plan outlines how and where future growth will be directed, providing a degree of certainty about the location and nature of expected development.

As the highest level planning policy document in any community, OCPs serve as a guide to municipal Councils and Administration when making a wide range of decisions from land development matters such as zoning, development and servicing, allocation of resources for infrastructure investments, to ensuring key elements that contribute to community quality of life are protected.

The policies of the OCP will provide decision makers with a clear, shared vision of the community's future. All decisions made by Council and Administration will be in support of OCP objectives and policy. The



Figure 1 Section 1.2 OCP



Figure 2 Existing Residential Zoning

4.8 Residential Infill DPA

4.8.1 Area Designation

Invermere is a community that at times has experienced rapid rates of growth. As such, large vacant parcels of land are rare and increasing the opportunities for new growth will need to be realized in already developed areas. To ensure that growth and development proceed responsibly, the following areas are designated as Development Permit Areas under the Local Government Act.

4.8.2 Justification & Objectives

The Residential Infill Development Permit Area of Invermere has been designated as a Development Permit Area for the following reasons:

1. The designated infill and redevelopment area consists of vacant land or sites presently occupied by older single family dwellings. With continuing growth and development, more intensive use of these areas is encouraged including multiple unit dwellings.
2. Due to an increased rate of growth in the Invermere area the District is under pressure to grow and expand its boundaries. Infill residential redevelopment in areas of low density surrounding the downtown core is needed to offset this concern.
3. Increasing the density of residential development in areas surrounding the downtown core of Invermere will increase its economic viability of the downtown area by providing a greater population base within close proximity.
4. Guidelines concerning the form and character of multi-family residential development are required to ensure that new development in existing neighbourhoods is compatible with adjacent land uses and the general character of Invermere. As well it should be effectively integrated with the natural setting. These guidelines are contained in following sections and chapters of this plan.



Figure 3 Infill Rationale OCP

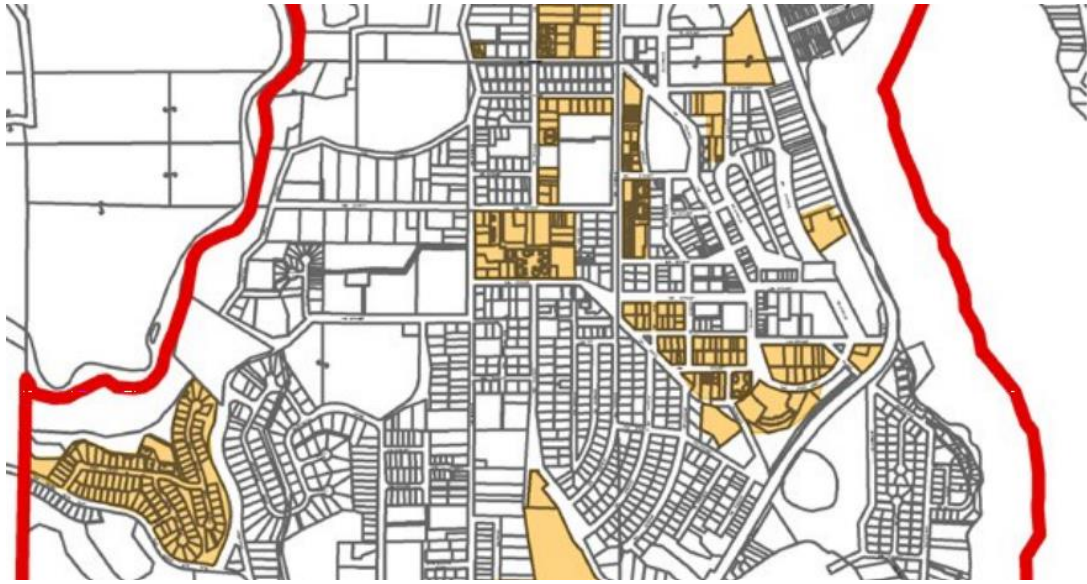


Figure 4 Infill Designation

Objectives:

- To designate sufficient buildable land for residential re-development to accommodate Invermere's growth.
- To help develop new relationships and mechanisms that help to increase private investment in, and production of, affordable housing.
- **To establish appropriate styles, materials and scale of development that contribute to a consistent and complementary architectural character.**
- To encourage housing design that supports the conservation, enhancement and continued vitality of areas within Invermere

Figure 5 Infill Objectives OCP

4.8.3 Specific Design Requirements

The Residential Infill Development Permit Area contains several distinctly different residential neighbourhood areas. These range from single family housing on very large lots to more compact and higher density housing including apartment blocks. **It is important that the overall character of the single-family neighborhoods not be radically altered when higher density housing is inserted into the area.** In addition, landscape features must be adequately protected. The highest density infill is proposed for those areas immediately surrounding the downtown core while lower density townhouses, duplexes and fourplexes are suggested for areas further from the town centre.

The buildings within the permit area must:

- **Be low-profile buildings not exceeding three storeys in height so as to reduce the visual impact on adjacent and nearby properties.**
- Be **well integrated within the existing residential fabric in terms of scale, form,** materials, style and landscaping.
- **Provide for adequate and well screened parking and service areas.**
- **Have adequate driveway and parking access that does not negatively impact adjacent properties either functionally or aesthetically.**

5.2 Building Massing & Scale

Massing refers to the overall shape and volume of a building through its positioning and orientation in the surrounding environment.

Scale describes a building's relationship in dimension to other structures as well as to the human form. Scale and proportion are elements that define the visual experience of the building in relation to use and expression.

- a) **The height, width and general proportions of a building must conform with other buildings in the area. (Figure 5.2-A.) Building heights shall be in accordance with the Regulating Plan and Bylaws. Heights that vary radically from adjacent buildings can detract from the look and consistency of the streetscape.**
- b) Larger buildings shall be broken into smaller masses by breaking up the building footprint, off-setting walls, shifting rooflines to vary height, and articulating building elevations. Building massing facing the street shall be reduced in scale as much as possible by articulation of the massing and elevation in response to the pedestrian scale of the street. The use of low eave lines, porches and canopies is encouraged. (Figure 5.2-B).
- c) No wall plane or roof line shall exceed 9 meters in length without a change in the plane of the wall or alteration in the roof form and/or height. Known as articulation, this adds visual interest to a building and reduces the impact of the mass. (Figure 5.2-C).
- d) **Distinct changes in scale and massing shall be used appropriately with respect to the surrounding context.**
- e) **Large developments shall be broken into smaller buildings when possible.**
- f) Height and footprint shall be reduced by utilizing attic space where possible.

Figure 6 Infill Design Requirements

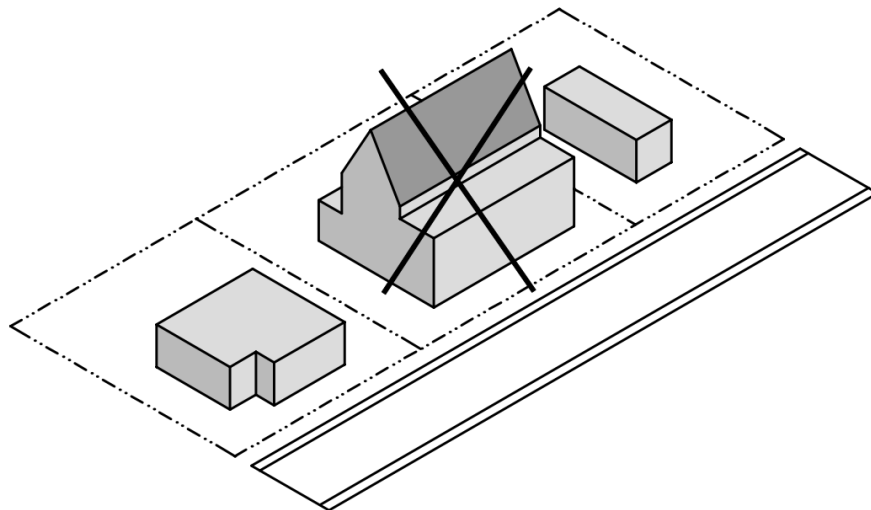
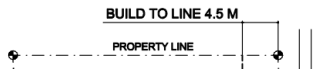


Figure 5.2-A: Example of Building Heights

Figure 7 Specific Scaling Prohibitions

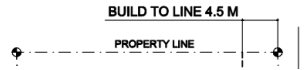
street. Buildings on corner sites must address both streets, adjacent buildings as well as buildings on opposing corners. This is accomplished by locating the entrance at or close to the corner and using the same facade design on both sides.

2. All new commercial development along Laurier Street and Third Avenue must be located along the designated build-to line. The build-to line is 4.5 m from the edge of the property line. An encroachment of 1.5 meters into the setback is allowed. Figures 4.4.3-B and 4.4.3-C.



their impact on residential properties.

4. Building siting must ensure the preservation of significant views to and from the site and must not have detrimental impact on adjacent properties. Views to the lake, mountains, and wetlands must be considered in the orientation and location of buildings, roads, pathways, and other landscape features.



Topography

- The west edge of the property has steep grades, which is a hindrance to road building; contour maps have helped design a road layout keeping minimum gradients.
- The rising slopes along the western edge of the property provide a great opportunity for a dwelling layout that takes advantage of vistas and provide alternate walk out level for dwellings.

Views

One of the most compelling qualities of the subject property are the majestic views in all directions. The property faces the Rockies and backs onto the Purcell Mountains.

- The proposed development will protect these views by providing a building scale and layout that allows all dwellings a direct view of at least one of the mountain ranges.
- The streets will be designed to enhance views from the buildings to the mountains.

Site location

The site under development is located at the southwestern limit of the District of Invermere. It is less than 5 minutes to downtown by car and a 20 to 30 minutes walk to the town centre. The site is situated within walking distance to the primary, elementary and senior high schools. The hospital is less than 5 minutes away by car. No other available site offers a better view of the Rocky Mountains.

4.7.5.1-9 Building Design

Layout

- Orientation and height of buildings should favour as well as preserve the many spectacular views.
- The number of units in a row will be limited to four (4) to avoid long unbroken lines of houses.

Trims

- Contrasting trim colours varying on each building of a series, but complementing one another, shall be permitted to encourage ea owner's individuality.

Windows

Roofs

- The maximum height of a roofline at the highest point of a lot shall be 9.0 metres.
- The maximum height of a roof will be dependent upon site location and the preservation of **views**.
- As per the Chapter 5, acceptable roof styles shall include: gable, hipped, or hipped-gable.

Exterior Wall Finish

- Other materials than those mentioned in Chapter 5 of District of Invermere Official

4.7.5.2-5 Building Design

Layout

- Orientation and height of building should favour as well as preserve the many spectacular **views**.

Massing

- Building will be a maximum of three storeys high except in a few places where penthouses might be integrated into the design.
- The senior housing building will be broken into

Accessories

- Only individual private yards can be used in accordance with District of Invermere regulations. Common areas will remain open so as to allow access and use by property owners.

Accessory Buildings

- Storage sheds shall be permitted under following guidelines:

Single Family Detached	One (1) accessory building per unit	Maximum 6m ² (64ft ²)
Townhouses	One (1) per two	Maximum

Exterior Wall Finish

- Other materials than those mentioned in Chapter 5, such as high quality materials acceptable as long as they are approved by the industry as a good alternative and their aesthetics compare and are approved in Chapter 5.

Trims

- Contrasting trim colours will be used to accentuate windows, doors and

Figure 8 Excerpts from OCP referencing the importance of maintaining Views

Invermere OCP:

Sustainable Development Checklist



The Imagine Invermere 2030 Integrated Community Sustainability Plan (ICSP) embraced the District's deliberate commitment to sustainability. The latest update of the Official Community Plan integrates the priorities and actions of the ICSP into the District's broader policy context. By aligning the plans, the District is ensuring that sustainability, resiliency and community health are captured for the District.

The District's sustainability efforts should be implemented over time through a variety of methods that include ongoing community education, Imagine Invermere Implementation Committee grants and projects, and the realization of Council policy through new community infrastructure and programs. New development in the District offers an important opportunity to ensure new infrastructure and buildings are developed to high standards of sustainability. The District has two direct tools to utilize in this regard: the Energy Efficiency and Water Conservation Development Permit Area, and the Sustainable Development Checklist. The Sustainable Development Checklist is intended to be utilized in early stages of planning approvals to ensure both the applicant and the District have fully considered the opportunities for incorporating sustainability.



**Building a
Complete
Community**



**Improving the
Infrastructure**



Managing
Growth



Energy &
Climate



Protecting the
Environment

GOAL: Improve community quality of life

INTENT: Improve the net quality of life of all Invermere residents and mitigate negative impacts. Negative quality of life impacts from development could include excessive noise, loss of community amenities, traffic impacts etc.

METRIC: Measures taken to assess community needs and improve quality of life, and the level of community endorsement the project receives.

ASSESSMENT:

YES NO

Has the project received broad community endorsement, including community leaders and stakeholder groups?

Have any potentially negative impacts of the project on nearby communities being reduced or eliminated?

GOAL: Preserve views and local character

INTENT: Design the project in a way that maintains the local character of the community and does not have negative impacts on views.

METRIC: Applicant has identified important community views and aspects of local landscape and has incorporated them into the project design. Project fits, and can enhance Invermere's local character.

ASSESSMENT:

YES

NO

Is the project designed in a way that preserves views?

Does the project preserve and contribute to local character?

APPLICANT REQUIREMENTS

- Provide answers to the questions listed above.
- Site plan indicating important view corridors, and how the proposed project has incorporated

Figure 9 Excerpt from OCP Sustainable Development Checklist

From: [David Goldsmith](#)
To: [Kindry Luyendyk](#); [Columbia Valley Pioneer Editor](#)
Subject: Fwd: Proposed OCP and Zoning Bylaw Amendments 1661, and 1662, 2024. Official Submission
Date: August 21, 2024 8:49:38 PM

Hello Kindry and Lionel. I made a mistake in my numbers. It should have read eight million to ten million. (\$8,000,000 to \$10,000,000) Please use the revised copy below. Please acknowledge you have received this change. Thank you.

David

David

----- Forwarded message -----

From: David Goldsmith <godavidgo123@gmail.com>
Date: Wed, Aug 21, 2024 at 7:47 PM
Subject: Proposed OCP and Zoning Bylaw Amendments 1661, and 1662, 2024. Official Submission
To: Kindry Luyendyk <corporateservices@invermere.net>
Cc: Columbia Valley Pioneer Editor <editor@columbiavalleypioneer.com>

I am writing with respect to the above noted proposed amendments to the OCP and to the Zoning Bylaws of the District of Invermere.

First I will note my support for the Columbia Valley Metis Association in that they listened to the public in Invermere, and have altered their proposal to become one in which they plan to provide approximately 41 affordable rental housing units at 1102 13th Street in Invermere, BC, with a height of three stories, (rather than four) and without construction of a "Gathering Place" on the property.

That having been said, I will make two very specific requests and recommendations related to the proposed Bylaw changes.

First: The proposed Bylaw change 1661, 2024 would change the OCP Bylaw No. 1495, 2015 from PLANNED RESIDENTIAL to CDZ - 6 MULTI FAMILY RESIDENTIAL (HIGH DENSITY).

I contend, (as I did in the earlier consultation process on this proposal), that the OCP of the District of Invermere dated 2015, as approved, states that it should undergo a complete update within five years of it coming into force. I request therefore that a complete review of the OCP be undertaken, and that it should not be amended in a piecemeal fashion such as proposed. This version of the OCP was approved in 2015, so it is now nine years since it was approved. **Council is asked to postpone any single OCP amendments in the meantime until a full update of the OCP is completed, in keeping with the clauses of the OCP itself.**

Second: The proposed Bylaw change 1662, 2024 proposes a change in the zoning of the Subject Property from R - 2 LOW DENSITY RESIDENTIAL, to CDZ - 6 COMPREHENSIVE DEVELOPMENT ZONE 6; MNBC.

A development project of this nature and scope is quite expensive to build. Beyond land assembly costs, it is estimated that per unit costs in the range of \$200,000 to \$250,000 per

apartment are the norm. To build a forty one unit complex will cost in the range of \$8,000,000 to \$10,000,000 in today's dollars. Development projects such as this which depend upon accessing several streams of funding from various levels of government often run into funding delays or even funding failures. Although I wish the MNBC and the CVMA all the best in this proposal, they might fail to attain realization of their goal. If this should happen, I make the following recommendation and request: **If the MNBC and the CVMA should fail to pursue the building of this 41 unit apartment complex, and if they should offer the property at 1102 - 13th Street, Invermere, for subsequent sale, then Bylaw 1662, 2024, should be automatically be rescinded and the zoning on the property will revert to R - 2, Low Density Residential.**

This request and recommendation is made to prevent the purchase of this property by a random Developer who may try to develop any or all kinds of HIGH DENSITY units on this property if the property already has zoning such as is proposed in the draft amendment. The people of the neighborhood and of this town need some protection from such a future possibility.

I note also that the proposed Bylaw 1662, 2024, has the suffix "MNBC" at the end of it, so it should NOT be difficult to ensure that this Bylaw amendment only applies if the existing proposal from the MNBC and the CVMA remains viable.

Thank you. I am of course available to discuss any or all of the points made.

David Goldsmith
Invermere

From: [Lynne/Norbert Stroud/Scholz](#)
To: [Kindry Luyendyk](#)
Subject: Bylaw amendments
Date: September 2, 2024 11:48:44 AM

To corporate services,

We would like to voice our opposition to any changes in the bylaws that would allow a three story development. We are taxpayer in this municipality, our property is just to the north of this intended development (on 10th Street)

Regards,

Lynne Stroud and Norbert Scholz

Council Members,

September 3rd, 2024 ,

I once again am writing to express my concerns to the proposed rezoning of low-density residential areas to high-density residential zones in our community. As a long-term resident invested in the well-being and character of our neighborhood, I believe that such a rezoning initiative would have negative effects on our community's quality of life and overall appeal.

First and foremost, the current low-density zoning regulations were put in place to preserve the unique charm and tranquility of our residential neighborhoods. Introducing high-density developments would drastically alter the character of our community, leading to overcrowding, increased noise levels, and added strain on our already limited infrastructure.

Our town's water and sewer is very old and in need of a major upgrade and this development would put additional strain on an already compromised system and is not at the capacity to host a high density community.

Concerns also associated with high-density developments is increased traffic congestion and parking. 13th street is the main thoroughfare to the west side of our town and all of the schools and the 10th av and 13th St intersection is already dangerous. This roadway already struggling to accommodate existing traffic volumes, and the addition of more residents in high-density developments would exacerbate this problem. Moreover, increased traffic not only diminishes road safety which will lead to increased safety concerns for pedestrians and cyclists, but also contributes to noise pollution and air quality degradation, diminishing the overall livability of our neighborhood.

MNBC did make some changes after the public hearing on April 4th, but one of the other main concerns, parking and traffic, have yet to be addressed. Instead, they added 5 more units and decreased parking space. Our town does not have a bus service running 7 days a week, no ride share, no taxi and only one shuttle service. It is unreasonable to believe that every unit, including the 2 and 3 bedrooms, will have only 1 car. There is no overflow for any additional parking for units with multiple vehicles, where are these cars supposed to park?

I am in agreement with the letter to the editor that was submitted to the Pioneer this past week and at the that no single amendments be made to the OCP, now coming into the 10th year without being reviewed, until a full review and update is completed.

In light of these concerns, I urge you to reconsider the proposed rezoning of the residential areas to high-density zones. Instead, I encourage the exploration of alternative solutions that promote sustainable growth while preserving the unique character and livability of our community. Collaborative efforts involving residents, local authorities, and developers can lead to creative solutions that accommodate growth without sacrificing the qualities that make our town unique.

Thank you for considering my perspective on this important matter. I look forward to your response and to working together to preserve the integrity of our community.

Jody, Marc and Maxwell LeBlanc

1108 – 13th Street, Invermere



Doug Kipp <dougkipp@gmail.com>

cvma

1 message

Doug Kipp <dougkipp@gmail.com>
To: Helen Kipp <hdkipp@shaw.ca>

Mon, Sep 2, 2024 at 1:37 AM

District of Invermere,
914-8th Ave.
Invermere, BC
V0A 1K0Helen and Doug Kipp,
1072 Swansea Road,
Invermere B.C.
V0A 1K3

Regarding the Metis Nation British Columbia(MNBC) - Proposal to build a housing development adjacent to Osprey Lane.

We attended the public hearing on April 4, 2024 and were impressed with the amount of consideration the residents of Osprey Lane and surrounding properties had put into a total of 29 letters. Several supported the concept put forth by the Metis Nation of B.C. but 28 out of 29 opposed the location. Their opposition was well-founded but delving into particulars is not the intent of this letter.

Although the Metis Association has reduced the height of the apartment building to three stories and have excluded the community gathering place, the following issues have not been addressed:

- Traffic and insufficient parking space
- Noise
- Water and Sewer infrastructure

The present plan has increased the number of units from 36 to 41

Prospects of overcrowding exist.

In letters submitted for the April 4th meeting, many suggested alternative locations, including property owned by the District of Invermere.

The MNBC has selected a location close to hospital, schools and services - within walking distance.

Surely a majority of residents will have access to a vehicle.

The provision of school busses and public transit has been overlooked.

It is most regrettable that a community gathering place where Metis could share their culture and heritage has been eliminated. The possibility of including such a space could be realized if MNBC abandons this location and seeks property elsewhere.

The local Columbia Valley Metis Association (CVMA) includes communities from Spillimacheen to Canal Flats.

Is it absolutely necessary to establish the Metis housing project in Invermere?

Have other locations throughout the Columbia Valley been considered?

We wish you well.

Sincerely, Helen and Doug Kipp

September 3, 2024

District of Invermere
Corporate Services
914-8 th Avenue
Invermere, BC V0A 1K0
Submitted by email to corporateservices@invermere.net

RE: Proposed changes to Land Use Plan and Zoning, specifically OCP Amendment Bylaw No. 1661, 2024 and Zoning Amendment Bylaw No. 1662, 2024

Please accept the following in response to the invitation to submit comments on these proposed amendments, prior to the Public Hearing scheduled for September 5, 2024.

First off, we would like to acknowledge the need for affordable housing within the District of Invermere as being a priority. Secondly, we acknowledge that the renderings presented of the proposed development signifies a good representation of what a high-density complex could constitute.

However, the proposed development and requisite changes to the OCP and Zoning are a far way off from the current Official Community Plan (OCP) with regards to the adjacent land in this specific neighbourhood. The neighbourhood represents single family homes and low-density (2 and 4-plex) homes. The neighbourhood houses many 55+ complexes and families adjacent to the proposed development (e.g. Osprey Lane and 11th Avenue 4-plex). The OCP further focuses on low profile buildings (so as not to reduce the visual impact on nearby properties). Lastly, the OCP focuses on new developments that should be well integrated into the existing residential fabric in terms of scale. A three-story apartment complex with at least 41 units does not conform to the Community Plan.

With this in mind, we urge the District of Invermere to take more time in consultation to review the Official Community Plan and not just look at zoning of an individual property as this decision could have potential effects on many other neighbourhoods in Invermere.

Other critical aspects to the proposed development include:

- Traffic considerations with regards to vehicles, the bike lane, as well as pedestrians.

The traffic on 13th Street presents significant challenges today with respect to access by the residents living on this street. Yes, at peak times 7 – 9am and 3 – 5pm vehicle traffic is at the highest (although we experience steady traffic flow throughout the day and night being one of the main feeder roads in Invermere), which will also be the main time periods the residents of the proposed development will require access to 13th street (being the main entry and exit point for the proposed development). Vehicular traffic increases more during the summer months when construction and landscaping trucks are added to the mix, in addition to a steady flow of visitors to the area.

Of more concern, is the pedestrians and bike lane users. Many school children use the pedestrian walkway during school terms to reach the 3 schools – at all hours of the day (to, from, and during break times). During school holiday breaks children use the pedestrian walkway to reach the playgrounds (e.g. skateboard park adjacent to Laird School). Many children also use the walkways on skateboards, scooters, and bicycles speeding down 13th street, which has led to many near-misses. The bike-lane has also seen a drastic increase in e-bike users over the last year with more increased traffic expected in the next few years with population growth and e-

bike popularity. Unfortunately, 13 Street cannot be broadened in this stretch which means that all pedestrian and bike lane traffic is to the north side of 13th Street. Thus, again placing stress on the entry/exit access of the proposed development. **Safety** of pedestrians and bike lane users should be a priority of the District of Invermere in making a high-density zoning decision.

- Parking Considerations

Based on the development renderings, only surface parking is planned for the development (with 41 parking spots for residents of the apartment complex and 3 spots for the employees of the offices located in the building in addition to any guests or visitors). Based on conversations during roundtable discussion with the Metis Nation BC (MNBC) and developers' project team, parking allocations will not be a concern, although the complex will have 1-, 2- and 3-bedroom units with only a maximum of 1 parking space allocated per unit. With minimal visitor parking spots, this means an overflow of parking is required. In reality, most people (resident or visitor) will thus try to park as close as possible to the development (especially in winter) leading to parking on or in the pedestrian and bike lanes of 13th street and/or on neighboring sidewalks. This will again create congestion on an already busy street. More consideration needs to be given to the impact on the District of Invermere.

- Noise Level Considerations

The application for a CDZ6 zoning also has the added noise levels of a 41-unit apartment building with balconies on a current one family lot (current zoning of R2). With the development, we add the noise level of at least 41 vehicles entering and exiting through two access points (13th Street or 11th Avenue), day and night. Also, the additional HVAC systems of the 41 units. The current renderings also include a large amenity (recreation) space as well as a rooftop garden with added entertainment noise. How will the District of Invermere address the additional noise level emissions within a now quiet neighborhood?

We understand and agree that an affordable residential apartment complex is needed in the community, but the location earmarked for the development may not be the ideal location given the above concerns. The requests to change the OCP and Zoning need more consultation and consideration.

We urge the developer and the District of Invermere council to investigate alternative locations that will make integrating this project into the community more successful and sustainable in the long term and for all residents and community members.

Thank you for your consideration.

Sincerely,

Noelene Terblanche & Anna-Marie Rautenbach

Owners of 1022 13th Street, Invermere

From: nruby_nruby@telus.net
To: [Kindry Luyendyk](#)
Subject: Regarding 1102 13th Street Development
Date: September 4, 2024 7:12:21 AM

James Spencer
1018 13th street, Invermere

Regarding 1102 13th Street Development proposal

Dear Council of the District of Invermere

I am writing to express my deep concern regarding the proposed construction of a three-story building on 13th Street in our residential area. As a longtime resident of this street for over two decades, I have witnessed the charm and tranquility of our wonderful community, which I fear will be greatly compromised by this development.

13th Street is already heavily congested, especially during school hours when it becomes very busy with pedestrians of all ages - from children on bikes and scooters to seniors taking leisurely walks. The addition of a significant number of new residents to our already busy street, poses a serious safety hazard. I fear that the increased foot traffic and vehicle activity will inevitably lead to an accident or injury and puts the well-being of our community members at risk.

The proposed height of the building is entirely out of character with the surrounding neighborhood and threatens to detract from its unique charm. A three-story structure looming over our quaint residential area would disrupt the visual harmony and sense of cohesion that we have worked so hard to maintain. The overcrowding resulting from such a dense development, would undoubtedly lead to noise pollution and a loss of privacy for existing residents. While I understand the need for affordable housing and recognize the importance of accommodating our growing community, I firmly believe that this particular location is ill-suited for such a large-scale project. The adverse effects on safety, aesthetics, and quality of life, is of great concern. I am also worried about the negative impact that this development could have on property values in the surrounding area, undermining the efforts of homeowners who continue to maintain and enhance their properties.

I ask you to consider this, and not allow the proposed location for this project and explore alternative sites that are better suited to accommodate high-density development, without compromising the integrity of our residential neighborhood. I urge you to prioritize the safety and well-being of our community and preserve the unique character that makes our town so special.

Thank you for taking the time to consider my concerns. I sincerely hope that you will heed the voices of the residents and work towards finding a more suitable location for addressing our community's housing needs.

Sincerely,

James Spencer

From: [DOI Info](#)
To: [Kindry Luyendyk](#)
Subject: FW: Metis building at end of 11th street
Date: September 4, 2024 11:37:50 AM

Hi Kindry,

Please see below for concerns regarding the METIS application to amend the land use designation and zoning of 1102 13th St.

Thank You,

Meghan Faries
Municipal Clerk
Ph: 250.342.9281 ext. 1236
<https://invermere.net/>

-----Original Message-----

From: JohnandMonita <johnandmonita@gmail.com>
Sent: September 4, 2024 11:05 AM
To: DOI Info <info@invermere.net>
Subject: Metis building at end of 11th street

To Whom It May Concern;

We are writing this letter for the changes made to the bylaws and development of this huge unit. In other words we disagree with this development. As I have written previously I think this location is already congested when the schools are open. I have referred being where the school district office location is??? When we bought our property is was residential use only on a cul de sac street, our property value went up 40% last year alone and now we have to deal with this mass population increase and development.

I approve of David Goldsmith recognition in the Pioneer.

I am only one resident of many already, and I just want to put it forward.

Sincerely, Monique and John Blakley
ps to be forwarded to the appropriate staff member

Tarah Armitage
1017 11th Avenue
Invermere, BC
V0A 1K0

Wednesday, September 4th, 2024

District of Invermere Office
914-8th Ave
Invermere, BC
V0A 1K0

Subject: Proposed OCP Bylaw Amendment/Zoning Bylaw Amendment

Dear Council Members of the District of Invermere,
My name is Tarah Armitage and I am a teacher at DTSS. I am also a resident and homeowner of 1017 11th Ave. My house is directly in front of the proposed location for the 41-unit residential building.

I am also a Metis and Treaty member.

I was not able to attend the last Public Hearing regarding this matter due to being very ill, so I apologize in advance if I am repeating what other concerned community members have already expressed.

I, like many other residents in the Valley, recognize that we desperately require affordable housing. When I first moved to the Valley in 2017, my rental was \$1850.00 a month, which did not include the utilities, which were upwards of \$800.00 a month in the Winter. I am no stranger to how unaffordable it is to live in the Valley, even as a working professional.

However, I have serious concerns with the current proposed location of this high-density building.

First of all, if you have driven down 11th Avenue, you'll notice that it is a single lane street without sidewalks.

When I first moved to 1017 11th Ave, I contacted the DOI to inquire about the lot my home sits on. The lot is unique in that it butts up directly to the road. There is no easement. When I first moved into the home, I was concerned because my neighbours were parking on my front lawn and placing their garbage cans and recycling bins on my front lawn. I spoke with them all and kindly asked that they park elsewhere and place their bins on the other side of the road and the situation was rectified because we have a close-knit and trusting community on our street.

I am very concerned that if a 41-unit building is built directly facing my house, with only 41 parking stalls, the vehicle congestion on 11th Avenue will become hazardous and impossible to navigate. I already struggle with people parking on my front lawn with the relatively small volume of people who live on our street.

I had heard that the argument with respects to parking being a non-issue, made at the last Public Hearing, was that the idea was that “low-income families often have only one vehicle”. I believe that this is short-sighted, prejudicial, and assumptive. Not only do many families have more than one vehicle; many low-income individuals and families will require more than one adult to live in a unit to afford the rent, even with it being low-income. Taking into considering how congested 11th Avenue becomes already, I cannot imagine how congested it would become with potentially 82 adults moving into this building. Many people would be forced to park on 10th Street, which is already hazardous to pull out into from 11th Avenue because of the vehicles currently lining the South side of the street.

I am going to assume that the person who suggested that parking will be non-issue, is not going to be directly impacted with this building being built.

Also, if 11th Avenue is congested with vehicles, it would be difficult for emergency vehicles to access our homes, which I understand is an issue in Timber Ridge, where the roads are rather narrow. Not to mention, impeding garbage and recycling pick up.

In full confidentiality between Council and I, an ambulance has required access to the homes on my street at least 2 times that I have witnessed in the last couple of months for my beautiful elderly neighbours. I would be devastated if their access to prompt medical care was hindered due to vehicle congestion on our very small and narrow street.

As I understand, at the last Public Hearing, the 3-story townhouses that were built along 10th Avenue were used as a comparison to this proposed building, in that some residents were not pleased with such a large building being built. In my opinion, it is not a fair comparison. 10th Avenue has sidewalks on both sides of the street, sizeable easements, and it is a double-lane road. The builder was able to build the townhomes with giving respectable space to the pre-existing buildings. It did not encroach on homeowners.

This brings me to my next point. 11th Avenue is inhabited by predominantly senior citizens, and one resident who is in a wheelchair. My senior neighbours often walk up and down the street for exercise because it is a quiet and safe street, not to mention my neighbour in the wheelchair who comes and goes many times a day in their wheelchair. With the vehicle traffic potentially increasing by 41+ vehicles a day, our street will no longer be as safe to walk up and down for exercise.

Amongst the predominantly senior residents on 11th Ave, there are 3 of us who are single women who are homeowners, not renters. We cannot afford to sell our homes and purchase elsewhere if we are uncomfortable with the high-density building being constructed right beside our homes, blocking our views and impeding on our privacy. I, alongside my neighbours, have worked very hard to purchase a home independently in Invermere, in a beautiful and quiet neighbourhood which is comprised of all homeowners, who take pride in their lawns, homes, and are very respectful of one another. We are a very tight-knit community. It is very upsetting, and frankly violating, that the DOI is considering impacting our peacefulness, property values (I have found both supporting and counter evidence for this statement), and potential safety with access to ambulances, fire trucks, and the increase for the potential of vehicle accidents.

Furthermore, I cannot even imagine the construction noise, dust, etc., that will ensue from building this monstrosity in such a small space.

The current capacity of the water mains is another concern of mine due to some issues that have already occurred with the relatively small volume of people who live on our street.

In examining the plans, it also looks as though the building is intended to wrap-around someone's pre-existing home. There is no one that I know, who would be comfortable with their largest asset and safe space, being completely engulfed by another building. They are going to lose their sunshine, their privacy, and more-than-likely, their property value, as that would not be a desirable home to purchase if they chose to sell.

I attended a meeting in June I believe, where someone asked the Metis Nation if they had considered any other, more suitable, locations for this proposed building. They evaded the question, but expressed that this is the only location they can afford.

It is beyond inconsiderate, and I would argue borderline unethical, to sacrifice the mental well-being, comfort and safety, and financial security of the homeowners who will be negatively impacted by this building, should it be built.

I am wondering why the DOI would rather negatively impact the homeowners that adore the quaint, quiet and safe neighbourhood which was intentionally sought out, rather than offer more affordable land to a low-income affordable housing project in a more appropriate location?

I understand the logic that 11th Ave is a prime location from an accessibility perspective, however, perhaps this should lead into a conversation of more readily available public transportation? Again, I missed the last townhall meeting, but as I understand, there is space already zoned for high-density behind Canadian Tire. Why is that not a viable option for the Metis Nation of BC to build their large building?

I am not denying that affordable housing is desperately needed in our Valley. But just because there is a need, does not mean that it should come at the cost of negatively impacting other people, especially some of our most vulnerable people being seniors and single women on fixed incomes.

I would like everyone who has a say in this consideration being approved or denied, to consider the people who will be directly impacted should this project go forth. It is easy to say "build it", when you are not being directly impacted.

Sincerely,

Tarah Armitage

From: rmroxburgh2@gmail.com
To: [Kindry Luyendyk](mailto:Kindry.Luyendyk)
Cc: baroxburgh@gmail.com
Subject: Proposed Zoning Bylaw Amendments No. 1661 and No. 1662
Date: September 4, 2024 11:00:51 AM

Hello,

By sending you this email, we are voicing our opinion on proposed Bylaw Change Nos. 1661 and 1662.

We agree with David Goldsmith's request published in **Columbia Valley Pioneer, in the August 29th edition**, '*OCP should undergo update*,' where it is stated:

1. that you postpone any single OCP amendments until the OCP of the District of Invermere dated 2015 undergoes a complete review and that
2. if MNBC and the CVMA fail to pursue the building of this 41-unit apartment complex and offer the property at 1102-13th Street for subsequent sale, then Bylaw 1662 should automatically be rescinded, and the property's zoning should revert to R-2, low-density residential.

Invermere is a small community where zoning amendments and approvals in a piecemeal fashion are inappropriate and not always in the community's best interest. Especially if a review of the OCP is overdue by years. We also do not believe that this proposed zoning change from low-density residential to comprehensive development Zone 6; MNBC is suitable or fair to the homeowners in this neighbourhood.

Best Regards,

Rose-Marie and Brian Roxburgh
214 Westridge Drive, Invermere

From: [Hotmail](#)
To: [Kindry Dalke](#)
Subject: Re: Zoning Amendment Bylaw #1659, 2024
Date: September 5, 2024 10:28:54 AM

Hello,

My concerns listed in my previous email still stand.

The traffic, parking and noise will increase and be detrimental to the surrounding neighbours and children walking to school.

The zoning should remain as single family residential.

Thank you,

Zara

> On Apr 3, 2024, at 5:22 PM, Hotmail <zarazee@hotmail.com> wrote:

>

> Hello DOI,

>

> The project is great and needed in our community but not in the proposed location. It should be in a location that has ample parking - both public street parking and off street parking.

>

> I live near the 12th Ave and 13th St intersection which is narrow and difficult to navigate at times. I am worried about the negative impact the traffic and parking will have on our family. For example, this past fall my daughter was almost hit by a car at this intersection going to school.

>

> Thank you,

>

> Zara

>

>

>

>

>



Public Hearing



Ni-miyeeyihtenaan / Welcome

Presentation Outline

- 1102 13th St Invermere Project Information
- Project Timeline
- Project Updates
- Land Use Amendments
- Community Engagement





Land Acknowledgement

We would like to acknowledge that the land on which we gather is the traditional territory of the Ktunaxa and Secwépemc Peoples and is the chosen home of the Columbia Valley Métis Association (CVMA).



Project Team

Columbia Valley Métis Association



CVMA is the local
Métis Chartered
Community

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.

Consultant Team

Development
Consultants



Project
Design





Project Information - Context & Goals

Métis Nation British Columbia (MNBC) is working in collaboration with the Columbia Valley Métis Association (CVMA) to develop the site for:

- Affordable, Rent-Geared-to-Income, Indigenous-first rental housing for Invermere's community.

The Housing Needs Assessment identified a need for over 145 units to support the existing population – with expected growth in the community, over 100 additional units could be required. The proposed 41 rental homes could address up to 28% of the current need.

- Supporting local Métis community growth and well-being





Project Information – Property Location



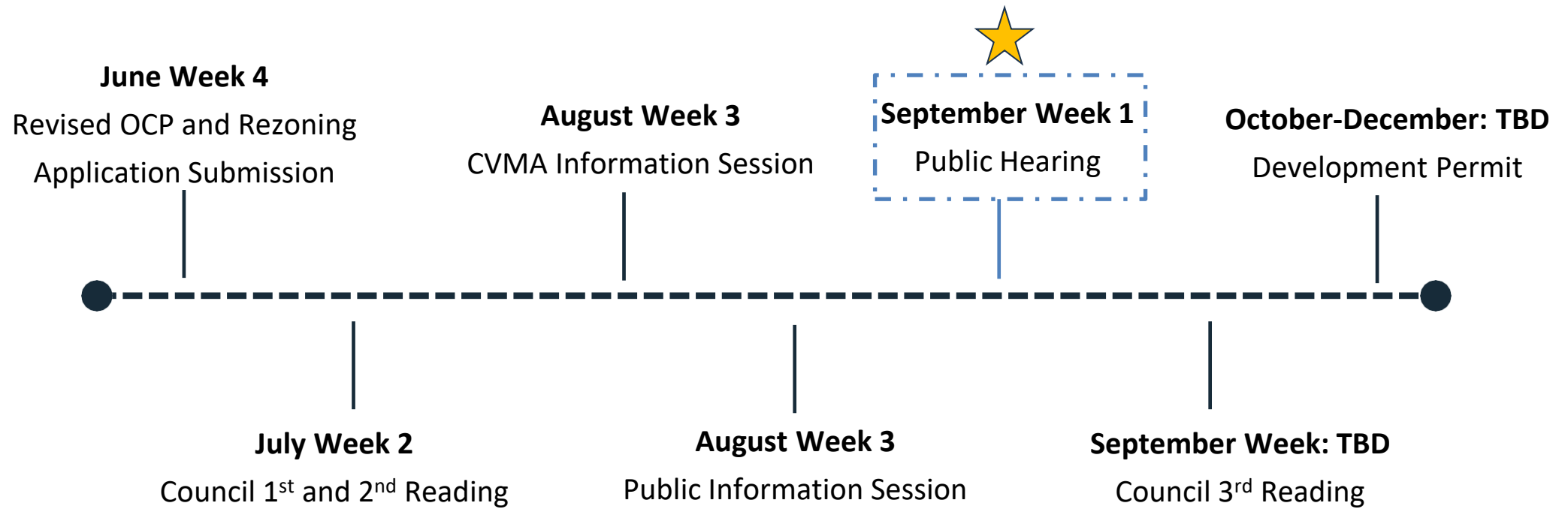
Legend

- Project Site
- General Retail/Community Areas
- Neighborhood Amenity Building
- Path of Travel (6 Min. walk)
- Path of Travel (10 Min. walk)
- Path of Travel (15 Min. walk)
- Zoning: R-3 (Cluster Development)
- Zoning: R-2 (Two Family Residential)
- Zoning: C-1 (Downtown Commercial)
- Zoning: P-1 (Public Institutional)
- Zoning: RM-2 (Multiple Family Residential)
- Zoning: R-4 (Multiple Family Residential)
- Zoning: CDZ-4 (Comprehensive Development Zone 4)



Anticipated Timeline

- Currently, we are in the **OCP & Rezoning Process**, with our Public Hearing and Council 3rd Reading being in September 2024.
- We are seeking council approval on our proposal, **focusing on the density, height and other zoning parameters**.
- With feedback from our engagement sessions through August and September, we will work towards developing the design further, **focusing on form, character and materiality** and provide detailed renderings in the **Development Permit stage**.



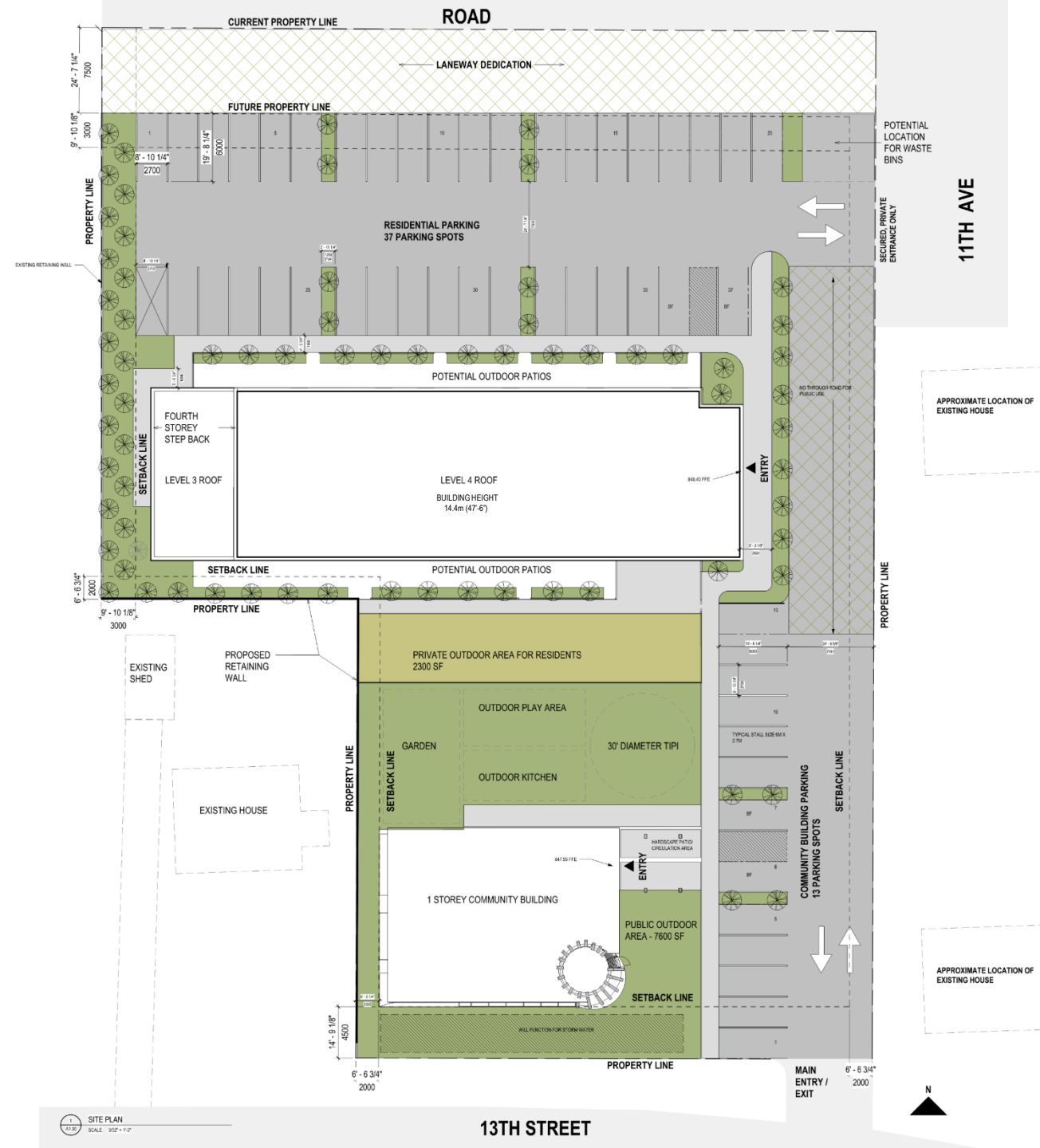


Project Updates



Feedback on the Previous Design

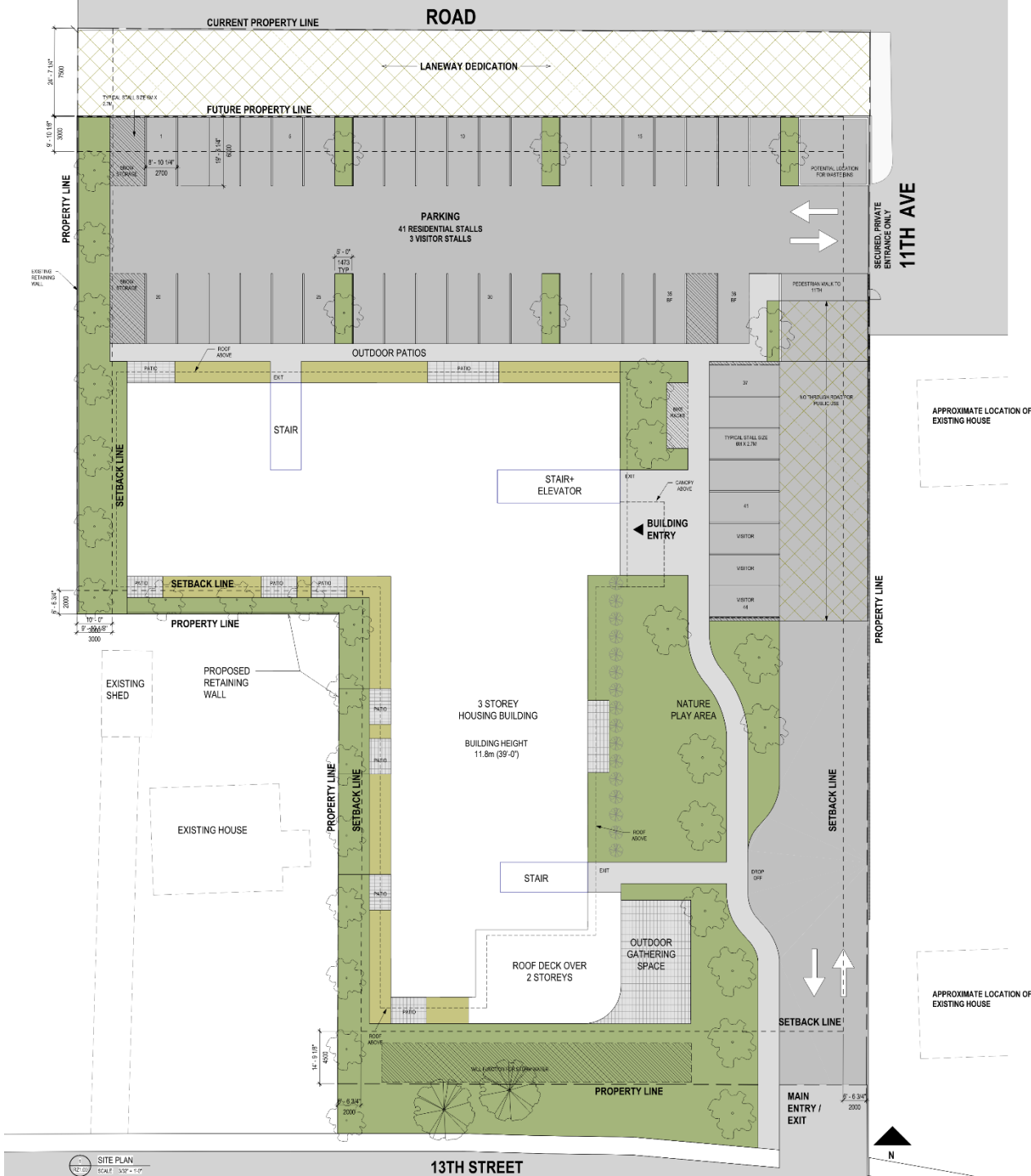
- The proposed 4-storey building height was perceived as too tall for the neighbourhood.
- Comments that a cultural center does not fit the surrounding residential context.
- Concern for insufficient parking for the uses proposed.
- Concern for privacy of the residents in the adjacent homes.





Updated Design

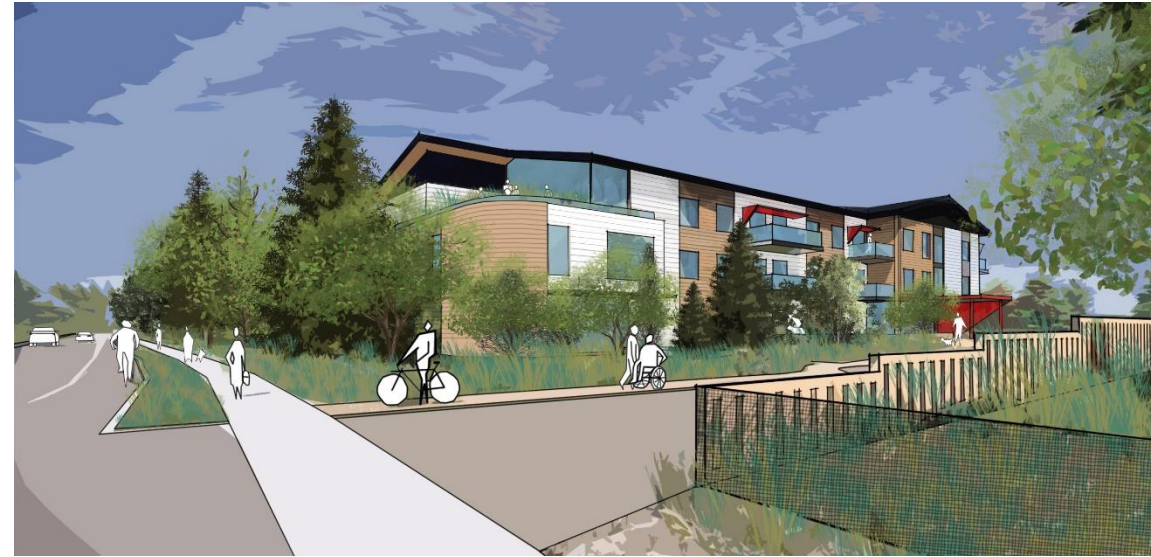
- The building height has been decreased from 4-storeys to 3-storeys and includes 41 affordable, rent-geared-to-income rental homes.
- Parking upgrade includes additional stalls: 41 for tenants + 3 visitor spots → 44 total
- The application will no longer include the cultural community center in order to maintain continuity with the residential context.
- The building will feature ground floor indoor and outdoor residential amenity space, on-site property management staff, and a rooftop garden.





Conceptual Renderings (Subject to change)

- Currently, we are in the **OCP & Rezoning Process**, with our Public Hearing and Council 3rd Reading being in September 2024.
- We are seeking council approval on our proposal, **focusing on the density, height and other zoning parameters.**
- With feedback from our engagement sessions through August and September, we will work towards developing the design further, **focusing on form, character and materiality** and provide detailed renderings in the **Development Permit stage.**



Conceptual View from 13th Street- Subject to change



Conceptual View from 11th Avenue- Subject to change



Land Use Amendments



Applications Required

Proposal: To develop 1102 13th Street to allow for a 3-storey, multi-family residential development, providing 41 units of **affordable, rent-geared-to-income** rental housing.

Bylaw Amendments Required:

- Official Community Plan (OCP) Bylaw** • Amend the land use designation on the subject property from the existing **'Planned Residential'** to the proposed **'Multi-Family Residential (High Density)'**.
- Zoning Bylaw** • Amend the zoning on the subject property from the existing **'R-2 Low Density Residential Zone'** to a proposed **Comprehensive Development (CD) Zone – 6**.



Support from Official Community Plan

We discussed alignments with the OCP at our previous presentation to Council and within our letter in our resubmission package to staff and Council. The development is strongly aligned with several objectives and policies within the District's OCP.

Including key items such as:

- Providing affordable, rent-geared-to-income housing
- Supporting a variety of housing types and tenures
- Supporting developing new zones for affordable, rent-geared-to-income housing proposals
- Preventing urban sprawl
- Building sustainably, and
- Protecting and preserving lands for agriculture, environment and natural hazard areas.

The proposed development is supported by all these policies.



Community Engagement



Engagement Events to Date

Original Proposal:

- Several events were hosted including workshops and open houses to engage local CVMA members and the public.

Amended Proposal:

- June 19, 2024 – CVMA project update
- July 17, 2024 – Information session with adjacent neighbor
- August 12, 2024 – CVMA information session
- August 13, 2024 – Public information session

An engagement summary has been provided to Council, which provides more detail on the specific events, including the purpose, who was involved and key themes that were discussed.



Key Themes from CVMA Conversations

Affordable, Rent-Geared-to-Income Housing

- Housing need, positive impact to community, clarity on priority tenants.

Serving Community Needs

- This is a much-needed project with rent geared to income for locals, not for tourists or Airbnb.

Materiality & Character

- Design discussions on colors, textures, materials, to be considered further in Development Permit.

Shadows

- Impacts on neighbouring properties, importance of sunlight for health and wellbeing.



Key Themes from Public Information Session

Traffic Access Points

- Concerns on access being from 13th St and 11th Ave, request to review the TIA.

Building Design

- Changes to height and removal of community center are positive amendments, feedback received on design for Development Permit (screening, privacy/overlook).

Rezoning

- Understanding if changes to design can occur after OCP and Zoning Amendments.

Tenancy

- Who will tenants be, total number of residents, rent control




Summary

The proposed development is:

- Benefiting the community,
- Providing affordable, rent-geared-to-income rental units,
- Supported by many OCP policies,
- Addressing housing need in the community.

We look forward to working with the District to support the development of affordable, rent-geared-to-income rental housing in Invermere.





**Marsii
(Thank You)**



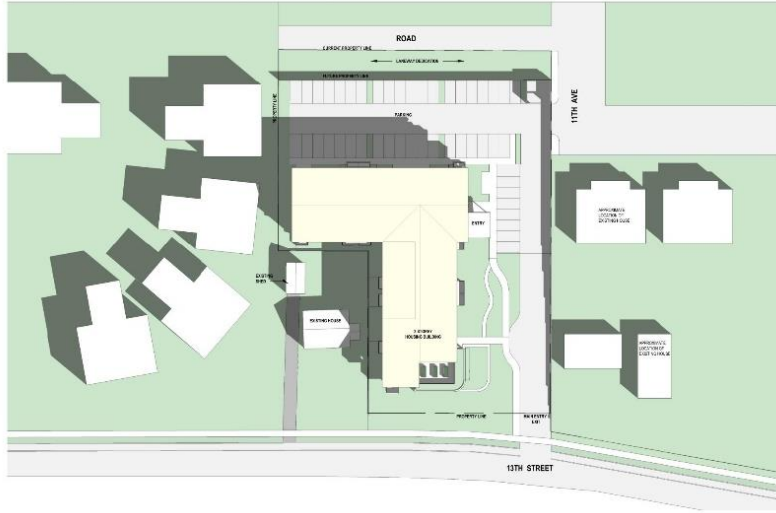
Appendix



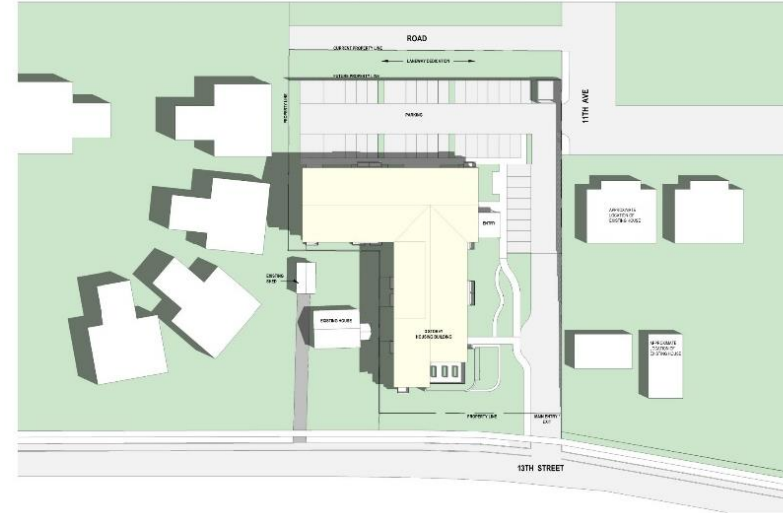
Conceptual View from 13th Street- Subject to change



Conceptual View from 11th Avenue- Subject to change



Spring Equinox_March 21, 10:00 AM

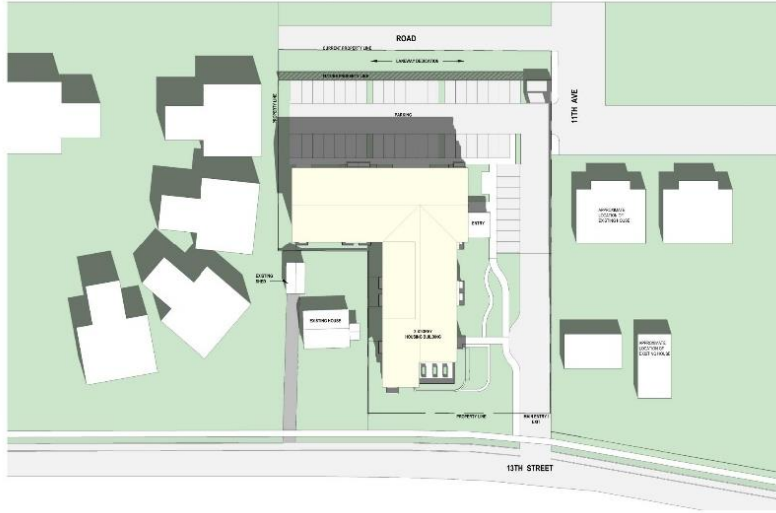


Summer Solstice_June 21, 10:00 AM

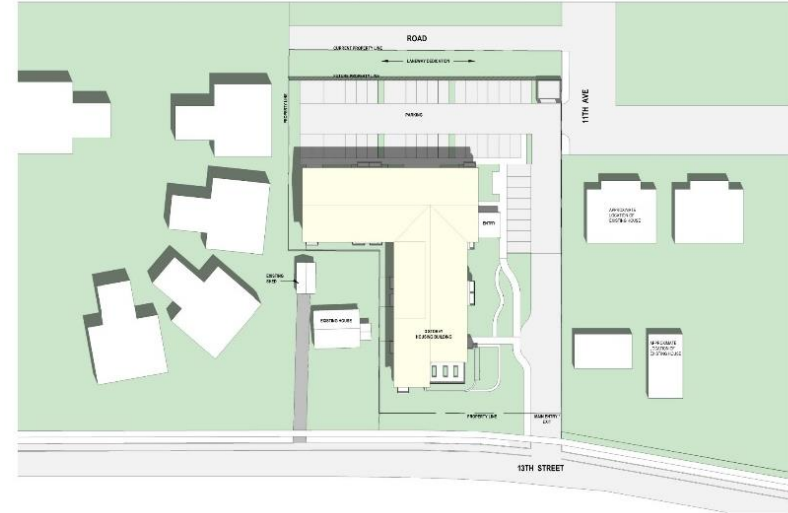


Winter Solstice_December 21, 10:00 AM

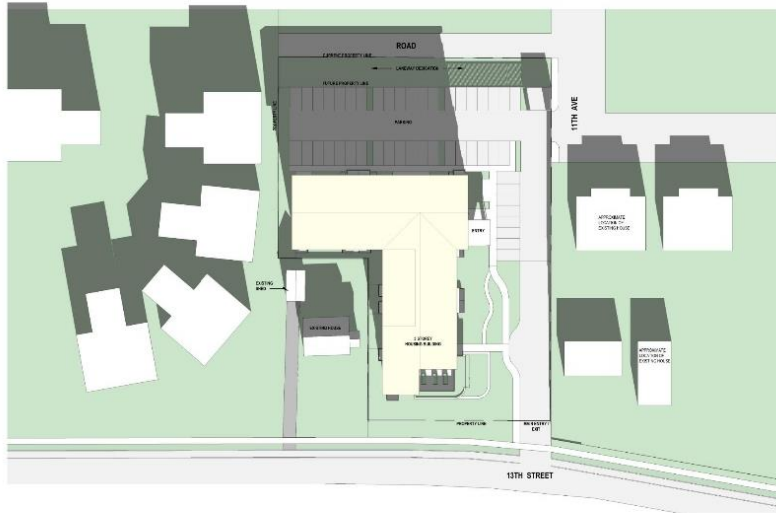
Shadow Studies_10:00 AM



Spring Equinox _March 21, 12:00 PM

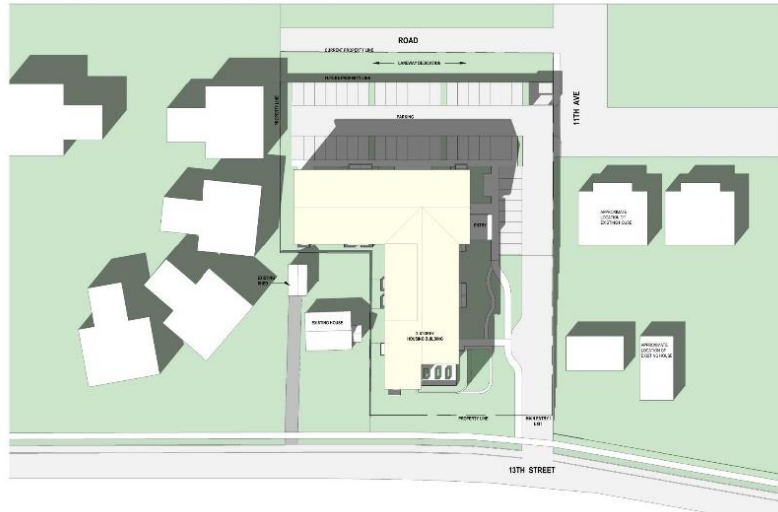


Summer Solstice _June 21, 12:00 PM

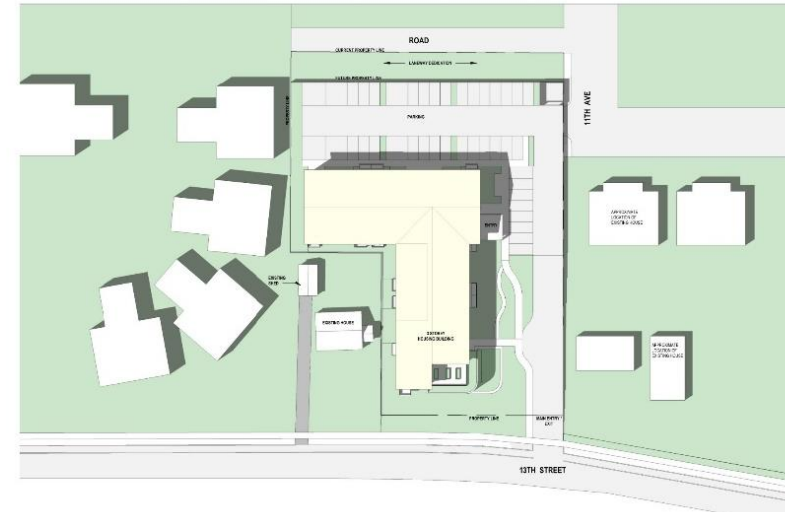


Winter Solstice _December 21, 12:00 PM

Shadow Studies_12:00 PM



Spring Equinox _March 21, 03:00 PM



Summer Solstice _June 21, 03:00 PM



Winter Solstice _December 21, 03:00 PM

Shadow Studies_03:00 PM

What We Heard

Engagement Summary | August 28, 2024



Table of Contents

Context.....	2
Project Background.....	2
Site Information.....	2
Consultants.....	3
Project Process & Timeline.....	3
Engagement Summary.....	4
Demographics.....	4
Engagement Events to Date.....	4
CVMA Project Update: June 19 th , 2024.....	6
Information Session with adjacent neighbor: July 17 th , 2024.....	6
CVMA Information Session: August 12 th , 2024.....	7
Public Information Session: August 13 th , 2024.....	8
Next Steps.....	10

Context

Project Background

Métis Nation BC (MNBC) and Columbia Valley Métis Association (CVMA) are working in collaboration to develop 1102 13th St in Invermere, BC. Key program areas for this project include affordable Indigenous first rental housing for Invermere’s community with limited office space to support the Métis community in Invermere.

Site Information¹

The subject site is in the southeast corner of British Columbia. Invermere is part of the Upper Columbia Valley settled between the Purcell Mountains and the Canadian Rocky Mountains, bordered by Lake Windermere to the east, the Columbia River wetlands to the north and Toby Creek to the west.

The subject site is in the District of Invermere and is located at 1102 13th Street with an area of 1.292 acres. The subject property is improved by a one-story single-family house built in 1963 which has four bedrooms and three bathrooms. Based on the 2023 assessment, the property has been valued at \$712,000. It is within walking distance of the downtown core area and there are plenty of amenities nearby that are accessible by walking.

The subject site is currently zoned as R-2, which allows Low Density Two-Family Residential. One to four family dwellings are permitted in this zone, as well as a secondary suite.



Figure 1: Site Overview



Figure 2: Site Photos

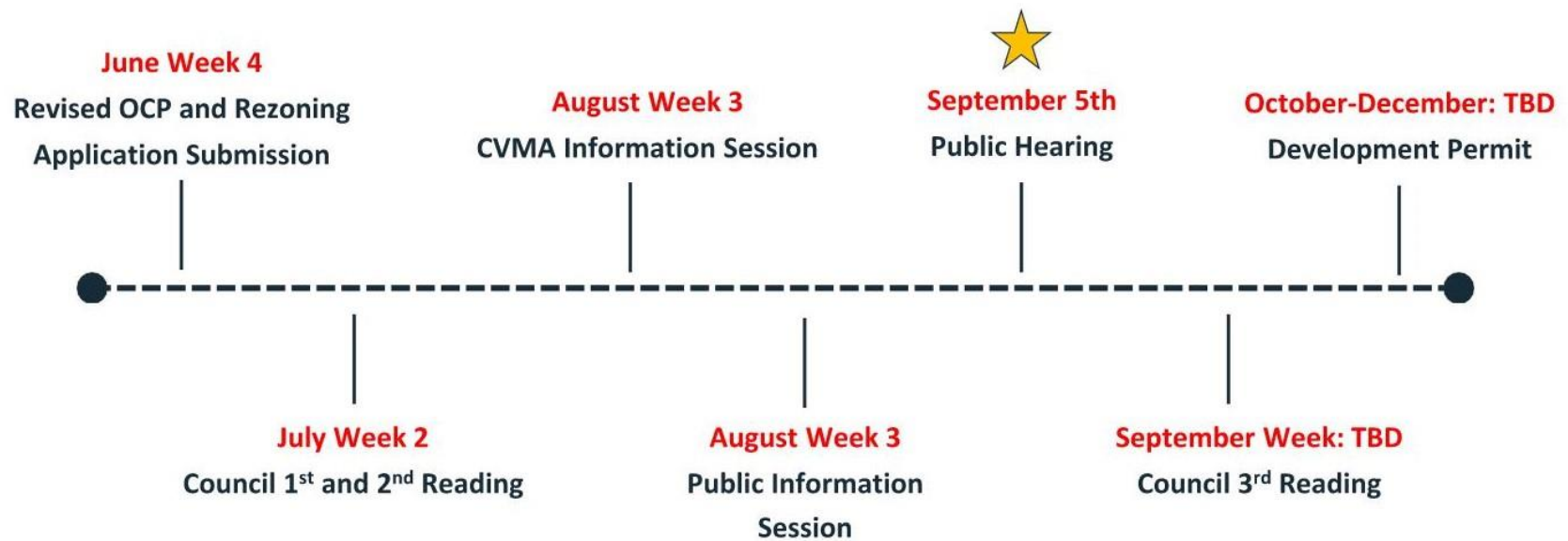
¹ Due Diligence Report 2023

Consultants

MNBC has retained Verne Reimer Architects and DIALOG to provide architectural and planning services for the project.

Project Process & Timeline

The timeline is subject to change as we move through the development process.



Engagement Summary

Demographics

Métis Nation British Columbia (MNBC) was established in 1996 as a representative organization for Métis in BC. MNBC's mandate is to develop and enhance opportunities for Métis communities by implementing culturally relevant, social, and economic programs and services. According to the 2021 Census, of those living in British Columbia, 97,865 people identified as Métis, and 94% (25,580 people) reported being registered in MNBC.²

To date, MNBC represents 39 Métis Chartered Communities in British Columbia, including the Columbia Valley Métis Association (CVMA). As of June 2023, the CVMA services 176 registered MNBC Citizens in the East Kootenay region of BC, including Spillimacheen, Brisco, Radium, Invermere, Wilmer, Athalmer, Panorama, and Windermere.³ The membership is likely larger, as it includes people who have not been through the Citizenship process.

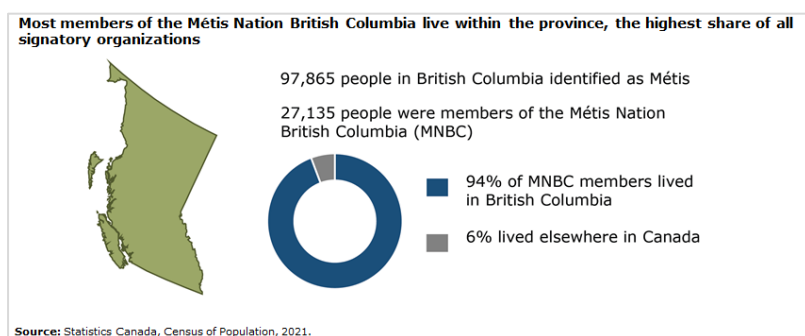


Figure 4: Métis Population Statistics in BC

Engagement Events to Date

- June 19th, 2024 – CVMA Project update
- July 17th, 2024 – Information Session with adjacent neighbor
- August 12th, 2024 – CVMA Information Session
- August 13th, 2024 – Public Information Session

MNBC hosted engagement sessions with the community to identify needs, align the vision, and present concepts for the revised design. The first session with CVMA was held virtually on June 19th, 2024. A virtual information session for adjacent neighbor was held on July 17th, 2024. The second session with CVMA was held on August 12th, 2024. Finally, a public information session was held on August 13th, 2024.

The intent of the first engagement session was to provide an update regarding the revised concept and to receive feedback. The intent of the second session was to address concerns that the adjacent neighbor had and to provide an opportunity to voice their feedback on the revised design. The intent of the third information sessions was to present the revised design to the CVMA members which allowed the community to provide their feedback.

Finally, the fourth session presented the project to the broader community and informed everyone of the Public Hearing on September 5th, 2024.

² Statistics Canada, Census Population, 2021

³ Métis Nation British Columbia Official Website

We strived to provide as much accessibility to these engagement sessions for residents to be aware of the amendments to the proposal, learn about the changes and provide their feedback to us. We also shared information on the process, including the public hearing date to ensure residents remain informed and participate,

and the development permit to follow, which regulates design, landscaping, building appearance. In addition to creating a project website to share information, mailouts to residents prior to the event and newspaper advertisements, we also posted a public information sign on the property.



CVMA Project Update: June 19th, 2024

MNBC and the project team met virtually with CVMA members to share the revised design concepts following the previous public hearing in April 2024 and prior to the rezoning application submission. The purpose of this information session was to discuss the revised design concept and the updated project timeline.

The participants were supportive of the revised design of the project and agreed on the need to provide rental housing specifically for the community.

Information Session with adjacent neighbor: July 17th, 2024

MNBC and the project team met virtually with the adjacent neighbor, located at 1108 13th Street property, to share the revised design concepts. The purpose of this information session was to provide an update on the design and the project timeline.

The participant acknowledged that the updated design did respond to their prior feedback, specifically the removal of the community center and lowering the height of the building. They were happy to see no balconies viewing onto their property. They acknowledged that a small office area for building management and resident meeting use was appropriate. However, they had some concerns regarding the setback at the north side of their property, the amount of provided parking for the proposed design and effect on water infrastructure for the proposed development.



CVMA Information Session: August 12th, 2024

Agenda

The CVMA information session presented the final concept and allowed the community to provide their feedback. This session was virtual, hosted in the evening to accommodate those who work during regular hours. CVMA distributed the notification of the event to their members directly.

The agenda for the information session was as follows:

1. Introductions
2. Project Goals
3. Project Status and Timeline
4. Project Design Update, including Site Plan and Conceptual Renderings
5. Next Steps
6. Question & Answers

Reception

Community members acknowledged the opportunity for the project to address the need for housing in the community. However, they felt there was some disconnection between their vision and the presented design in terms of materiality, cultural representation and overall form and character of the proposal. The project team reiterated that as we are in the revised OCP and rezoning application stage, the design drawings are still conceptual, and the team would work to ensure that the concerns are addressed in future development permit stages. Some questions arose regarding clarity on who the residents would be and how the neighboring properties would be affected in terms of shadows

cast and privacy. People were also curious about the overall zoning process and next steps. Moving forward, CVMA would like to work with design team to ensure that the design meets their vision.

Key Themes

Affordable Housing – Workshop participants acknowledged the need for housing in this community and the positive impact that this project would bring to address that need. However, they had some feedback around clarity on who would be prioritized as tenants. The project team reiterated that the project would be based on individual incomes, and that a goal of the project was to break the cycle of poverty for Indigenous peoples with cultural access and spaces to be proud of. They also explained that application priority would be given to the Métis community, followed by Invermere locals.

Materiality & Character– There were some concerns regarding the character and materiality of the proposed design. Some strategies regarding enhancing the design in terms of colours, textures, materials and cultural elements were discussed for consideration. The project team emphasized that these concerns will be addressed in the future stages as they continue to develop the design in detail for the development permit. They group acknowledged and agreed that the design should include elements that the community can be proud of and that it upholds the cultural values of the community.

Shadows – There was a discussion on how the revised L-shaped building affects the neighboring properties, drawing attention to the importance of natural sunlight on people's health and wellbeing. The project team reassured that they would work closely with neighbors to minimize the effect on neighboring properties.

Public Information Session: August 13th, 2024

Engagement Information

The Public Information Session was virtual, hosted in the evening to accommodate those who work during regular hours and recorded and posted on the Invermere project website. Neighbors within 100m of the project site received mail-out invitations on August 2nd, 2024, to attend the virtual session. The mailout detailed the proposed changes, shared the public information session invitation, shared the project website, and provided a MNBC email for residents to contact with any comments or questions. In addition to the mailout, advertisements to promote the session were posted in the Columbia Valley Pioneer Newsletter, DOI Facebook page, and Chamber of Commerce events page. There was also a project website to share information and offer opportunities to share feedback. The session recording, TIA and Shadow study are all posted on the webpage (<https://sites.google.com/view/invermerelandingpage/home?pli=1>) for the community to access.



A revised application has been submitted to the District to amend the Official Community Plan and Zoning Bylaws to allow for a multi-family residential development at 1102 13 St.

Before the application proceeds to Public Hearing, the project team is reaching out to the community to inform and collect any feedback or comments on the revised submission. You are invited to share your thoughts and comments on the revised application.



Review the Amended Application:

Amended (Current) Application: 41-units, 3-storeys, fully residential	Original (Superseded) Application: 36-units, 4-storeys, plus community building
<p>3 Storey Apartment Building</p>	<p>4 Storey Apartment Building</p> <p>Community Building</p> <p>SUPERSEDED</p>



Amendments made to the application based on comments from the April 4 Public Hearing:

Public Comments from April 4, 2024, Public Hearing	Response through Amended Design
4-storeys height is too high.	The development has been reduced in height to a 3-storey building.
The cultural / community building is not a suitable use for this area of the community.	The cultural/community building has been removed from the proposal.
The development does not fit the surrounding community.	The current application is for amendments to the OCP and zoning on the property. We are committed to working with staff to address the design and fit with the surrounding community at the time of the Development Permit application, which is the permit/tool that is used to consider and lock-in the form and character. Our team will be providing a comprehensive analysis of the applicable development permit area guidelines with our submission. This analysis will show strong alignment to the guidelines and the overarching policies and goals of the OCP.



How to learn more and share your feedback:

Learn more by attending a virtual public information session on **Tuesday, August 13th, 6 – 7pm (MST)**:

- Direct Zoom Link: <https://dialog.zoom.us/j/94222990178?pwd=fEuW6bfGoqmdnVBs8HvFbUB1JqoLQl.1>
- Zoom Website or App Steps:
 - Visit the Zoom Website or App: <https://zoom.us/join>
 - Enter the Meeting ID: 942 2299 0178
 - Click Join
 - Enter the Password: 882522
- Scan the QR Code below using the camera app on your phone:



If you are unable to attend the information session, it will be recorded and made available on the project's website for viewing - <https://sites.google.com/view/invermerelandingpage/home?pli=1>

Email or call MNBC directly with your questions or comments at development@invermere@mnb.ca.

Overview

The Public Information Session saw approximately 29 people come through over a span of an hour on the evening of August 13th, 2024. A virtual presentation was made by the project team to provide update regarding the revised design, followed by a feedback/ Q & A session. The agenda for the information session was as follows:

1. Introductions
2. Project Goals
3. Project Status and Timeline
4. Project Design Update,
including Site Plan and Conceptual Renderings
5. Next Steps
6. Question & Answers

Reception

Similar sentiments and considerations were echoed from the CVMA Information Session. People stated that Invermere is very much in need of affordable housing. There was some excitement about Métis-specific housing as a huge step forward for Invermere and the province.

However, people had concerns and wanted to know who would be living on the property, how tall the building would be, how traffic would be impacted along 13th Street and 11th Avenue, how to limit parking on streets, whether 1 parking stall per unit is sufficient and how the proposed building would affect shadows and privacy on the neighboring properties.

Key Themes

Serving Community Needs - Many of the participants acknowledged the project will provide much needed housing for the area, drawing examples from their own and their friends' experiences in finding affordable housing. While some attendees had concerns regarding the location of the project site, it was reiterated that the site's development designation in the OCP allowed for this density and use and that this is a great location for the project due to the proximity to amenities (walking distance to 3 schools, 1 block from the hospital, 3 blocks from downtown and a 10-minute walking distance to the lake).

Traffic at access points - Attendees expressed concerns about the traffic impact at and around both access points- 13th Street and 11th Avenue- with several of them asking to review the traffic impact study. The project team ensured that the traffic impact study was updated with the new data from the revised design and that the suggested measures are included in the design such as adding pedestrian sidewalk.

Building Design - The changes to the height and removal of the community center seemed to be received positively. However, there were some concerns from adjacent neighbors on the east side along 13th Street regarding shadow impacts and privacy. The project team acknowledged the feedback and mentioned measures such as lowering the height in the southern portion of the building, creating screening and removing balconies where applicable, as a method to address the privacy concerns.

Rezoning – Some people wondered if there would be changes to the design after the OCP & Rezoning application process. The project team noted that the design details will continue to evolve as part of the Development Permit Application.

Tenancy – There were several questions regarding who the tenants will be, the total number of people living there, how will rent be controlled and who will be prioritized for tenancy.

Next Steps

The Project Team will be presenting at a Public Hearing for the Council of the District of Invermere on September 5th, 2024.



REQUEST FOR DECISION

TO: Mayor and Council

FROM: Rory Hromadnik, RPF
Director of Development
Services

Date: July 4, 2024

Meeting Date: July 9, 2024

SUBJECT: New Comprehensive Development Proposal from the Metis Nation of BC for 1102 – 13th Street including alternative housing proposal

RECOMMENDATIONS: BE IT RESOLVED THAT COUNCIL:

1. Abandons Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658, 2024 and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024.
2. Gives first and second readings to Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024 to initiate changes to the Land Use Designation and Zoning of the property located at 1102 – 13th Street which is legally described as 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 – Metis.
3. 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 proposed Official Community Plan and Zoning Bylaw amendments to support a Comprehensive Development, infill application at 1102 - 13th Street, Invermere.*

COUNCIL STRATEGIC PRIORITIES ALIGNMENT:

The proposed Bylaw amendments are not identified in the Council's current Strategic Priorities – which were revised and adopted on January 9, 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. As a reminder, the project site is a large parcel, 1.29 acres (0.522 hectares) which currently supports a one-story single-family house built in 1963. The current zoning in place is R-2 Multi-family Residential, Low Density which allows up to 4-dwelling units on a 555m² parcel (0.0555 hectare). 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 original application for an Official Community Plan Amendment and Zoning amendment to accommodate the proposal was received by Council on March 12, 2024, and received First and Second reading. A Public hearing was held on April 4th, 2024, at 6:00 pm at the Columbia Valley Centre, 646 - 4th Street Invermere.

Present at the commencement of the Public Hearing were:

- Council: Mayor Miller, Councillor Becker, Councillor Kelly, Councillor Taft, and Councillor Wood.
- Staff: Chief Administrative Officer – Andrew Young, Director of Development Services – Rory Hromadnik, and Corporate Officer – Kindry Luyendyk

Gallery: 151 members of the public attended the public hearing which included MNBC and CVMA representatives. Also attending the meeting were planning and development proponents representing the proponent.

Based on the input received, Council passed resolution 24-0411 at the April 23rd, 2024, Regular Council meeting to engage in further discussion with the proponent and seek alternatives to the initial proposal being considered. For reference, a copy of the resolution follows:

Resolution 24-0411

E) BYLAWS & PUBLIC HEARING REPORTS:

1) 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

24-0411 Moved by Councillor Wood; Seconded by Councillor Kelly;

BE IT RESOLVED THAT COUNCIL:

- 1. Receives the report of the public hearing for Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024 held on Thursday April 4, 2024 (Legally described as: Lot 2, District Lot 1092, Kootenay District Plan NEP15924 PID: 009-047-239 (the Subject Property));*

2. *Directs Staff to arrange a future Committee of the Whole discussion with the applicant to explore alternative development options prior to giving third reading to Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1658, 2024; and Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1659, 2024.*

CARRIED

MNBC has submitted a substantially revised development proposal that will require an Official Community Plan (OCP) amendment and Rezoning amendment by way of a Comprehensive Development Zone (CD Zone) to support a change in the permitted use/s and an increase in the number of dwelling units permitted on the site.

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 this is intended to allow for multi-family residential dwellings and a community building. Furthermore, as the site is within walking distance of Invermere's Downtown Core area and amenities, which can be easily accessed by walking, a reduced parking requirement is also proposed.

Revised proposal detail:

The revised proposal for the multi-family residential building includes 41 dwelling units compared with the initial proposal of 36 units. The new proposal includes a mix of one, two- and three-bedroom residential units and the possibility for lock-off units to provide flexible options for future tenants. The new building plans show the structure set back from nearby roadways to provide for more on-site outdoor space. The revised proposal allows for a building height of three (3) storeys compared with the four (4) storeys that was initially proposed.

The community building that was presented in the initial proposal has been removed from the new plan. Instead of a detached community building the new proposal includes amenity space in the residential building to meet the need for shared community space.

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



Should Council support receipt of the application and the recommendation to grant 1st and 2nd Reading of Bylaw No. 1661, 2024 and Bylaw No. 1662, 2024 and proceed to a Public Hearing, then the timing for consideration of the proposed plan is described below:

1. Proceed with OCP and Zoning Bylaw amendment notifications to the neighbours (100m) and place advertisements in the August 29th and September 5th editions of the Columbia Valley Pioneer newspaper.
2. Public Hearing September 12th, 2024^d
3. Third reading on September 24th or October 8th, subject to receipt of public hearing comments and any technical changes / information requested following the September 12th Public Hearing.
4. Infill Development Permit and Bylaw adoption pending based on timing of Development Permit submission by the proponent.

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 45 – 70 hours of staff time to complete.

ALTERNATIVES:

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

SUMMARY & CONCLUSIONS:

Based on Council Resolution 24-0508 at the May 14, 2024, Regular Council meeting:

5) *Métis Nation British Columbia*

24-0508 *Moved by Councillor Wood; Seconded by Councillor Kelly;*

BE IT RESOLVED THAT *the District of Invermere Council supports the Métis Nation British Columbia (MNBC) submitting a new proposal and application for a multi-family residential development project for the property located at 1102 – 13th Street, Invermere for consideration by Council and initiation of a new public consultation process.*

CARRIED

Staff supports moving forward with Official Community Plan and Zoning Bylaw amendments to support a Comprehensive Development infill application at 1102- 13th Street.

Prepared by: Rory Hromadnik
Director of Development Services

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

Attachments:

1. 2024-06-20 OCP RZ Resubmission Letter
2. 2024-06-20 Development Plans
3. Renderings MNBC - Perspective Views 1102 - 13 Street, Invermere.
4. Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661
5. Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024

DISTRICT OF INVERMERE

BYLAW NO. 1661, 2024

A bylaw to amend the Official Community Plan.

WHEREAS pursuant to the Local Government Act, Council may, by bylaw, amend the Official Community Plan;

AND WHEREAS the Council deems it desirable to amend Bylaw No. 1495, cited as "Official Community Plan Bylaw No. 1495, 2015";

NOW THEREFORE the Council of the District of Invermere, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited as " Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661, 2024."

2. MAP AMENDMENT

THAT the Land Use Plan – Residential Map 3.2, of Bylaw No. 1495, 2015 be amended by changing the land use designation of that part of the property legally described below from PLANNED RESIDENTIAL to MULTI FAMILY RESIDENTIAL (HIGH DENSITY).

Legal Description: LOT 2, DISTRICT LOT 1092, KOOTENAY DISTRICT PLAN NEP15924
PID: 009-047-239

3. SEVERABILITY:

If any portion of this bylaw is found invalid by a court of competent jurisdiction, the invalid portion is severed without affect on the remaining portions of the bylaw.

Read a First Time this 9th day of July 2024.

Read a Second Time this 9th day of July 2024.

A Public Hearing was held on this ___ day of ___ 2024.

Read a Third Time this ___ day of ___ 2024.

ADOPTED this ___ day of ___ 2024.

Mayor

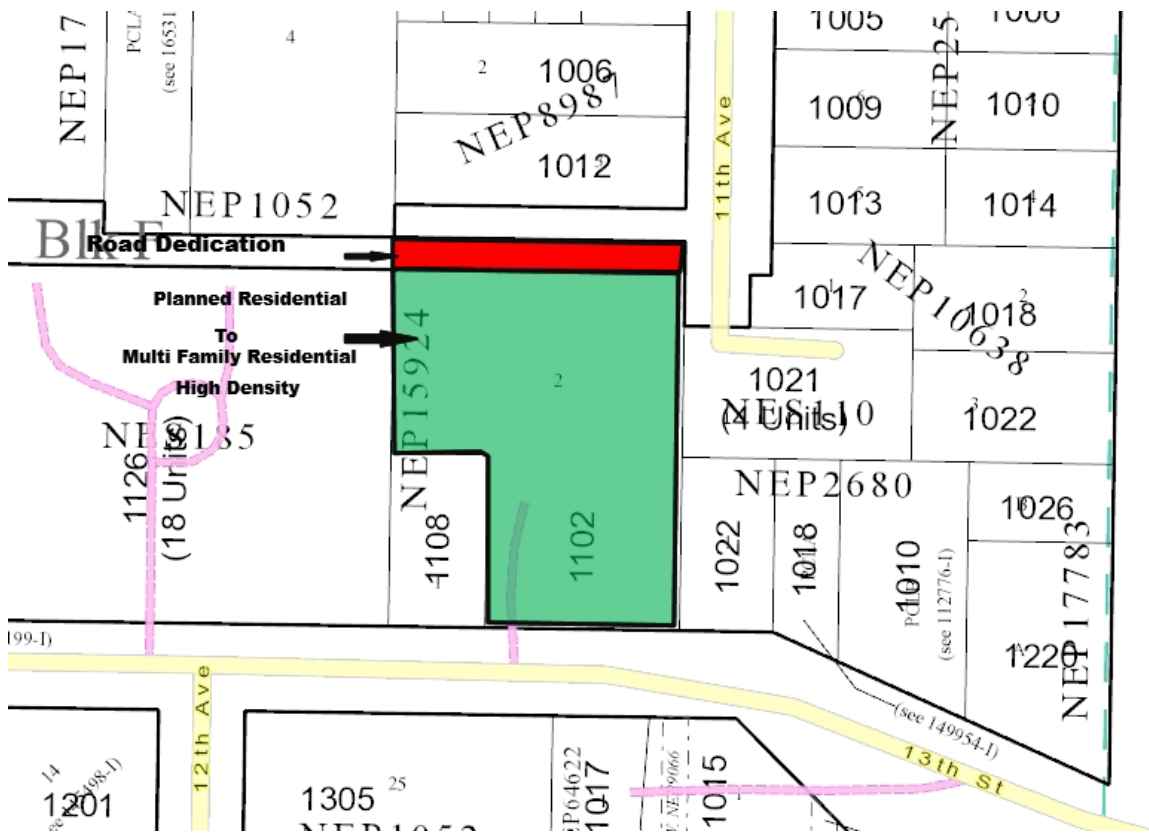
Chief Administrative Officer

Certified a true copy of Official Community Plan Amendment Bylaw No. 1661, 2024

this ___ day of _____, 2024.

Corporate Officer

Schedule A
Official Community Plan Bylaw No. 1495, 2015, Amendment Bylaw No. 1661, 2024."
OCP Section 3.2 Land Use Plan



DISTRICT OF INVERMERE

BYLAW NO. 1662, 2024

A bylaw to amend the Zoning Bylaw 1145, 2002.

WHEREAS pursuant to the *Local Government Act*, Council may, in a zoning bylaw, divide the municipality into zones and regulate within a zone the use of the land, buildings and structures;

AND WHEREAS the Council deems it desirable to amend Bylaw No. 1145, cited as "the District of Invermere Zoning Bylaw No. 1145, 2002".

NOW THEREFORE the Council of the District of Invermere, in open meeting assembled, enacts as follows:

1. CITATION

THAT this Bylaw may be cited for all purposes as "**Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024.**"

2. MAP AMENDMENT

THAT the attached schedule "A" official zoning map referred to in section 5.2 of Bylaw 1145 as schedule "A-1" is amended by changing the designation of the property legally described below from R-2 LOW DENSITY RESIDENTIAL to CDZ- 6 COMPREHENSIVE DEVELOPMENT ZONE 6: MNBC.

Legal Description: LOT 2, DISTRICT LOT 1092, KOOTENAY DISTRICT
PLAN NEP15924 PID: 009-047-239

3. TEXT AMENDMENT

THAT the following zone, Comprehensive Development Zone 6: MNBC, be added to Zoning Bylaw 1145, 2002.

Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1661, 2024 - Comprehensive Development Zone-6 -Metis

OCP Designation: Multi Family Residential (High Density)

The purpose of the CDZ-6 – Comprehensive Development Zone 6 is to provide for residential development, providing a mix of one-, two-, and three-bedroom units. Development is to be of high-quality design and in an appropriate scale and harmony with the character of the surrounding community. This zone applies to **LOT 2, DISTRICT LOT 1092, KOOTENAY DISTRICT, PLAN 15924**, based on a comprehensive plan.

(1) Permitted and Accessory Uses:

(a) Principal Uses:

i. Apartment

(b) Accessory Uses:

i. Home Based Business

ii. Amenity Spaces

(2) Regulations

In the CD Zone – 6: (CVMA/MNBC), no building or structure may be constructed or placed and no plan of subdivision approved which contravenes the regulations contained in the zone, as described in the attached schedule.

(3) Maximum number of buildings

(a) As per Schedule “A” – Site Plan.

(4) Density

(a) Maximum density is one hundred (100) units per hectare.

(5) Size, Shape, and Siting of Buildings and Structures

Development Regulation	Minimum/Maximum
Minimum Setbacks for all buildings from:	
Parcel Line, South (13 th Street)	4.5 m
Parcel Line, North (laneway dedication)	3.0 m
Parcel Line, East (11 th Ave)	2.0 m
Parcel Line, West (adjacent to single-family home)	2.0 m
Parcel Line, West (adjacent to walk-out basement)	3.0 m
Maximum Parcel Coverage for parcels	30%
Maximum Principal Building and Structure Height	13.0 m

(6) Minimum lot area

(a) 16,000 sq ft

(7) Off-Street Parking and Loading

The following regulations shall apply to the CD-6 zone

Parking Type	Minimum Parking Rate
Vehicle spaces	1 stall per dwelling unit
Bicycle spaces	Class 1 – 1 space per dwelling unit Class 2 – 0.25 spaces per dwelling unit

- (a) Class 1 Bicycle Parking means secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area.
- (b) Class 2 Bicycle Parking means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather, for example a bicycle rack at a building’s entrance.
- (c) Bicycle parking spaces shall be a minimum of 0.6m in width, a minimum of 1.8m in length and shall have a vertical clearance of at least 2m.

(8) Other Regulations

- (a) All persons carrying out a permitted use in the CD-6 Zone shall comply with the relevant provisions of Sections 3 and 4 of this Bylaw.
- (b) Development site plan shall be consistent with Schedule “A” Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024” CD-6: CVMA / MNBC.
- (c) No person shall use or permit the use of any portion of a parcel in the CD-6 Zone for the wrecking and repair of vehicles nor for the storage of derelict vehicles.

4. SEVERABILITY:

If any portion of this bylaw is found invalid by a court of competent jurisdiction, the invalid portion is severed without affect on the remaining portions of the bylaw.

Read a First Time this 9th day of July 2024.

Read a Second Time this this 9th day of July 2024

A Public Hearing was held on this ___ day of ___ 2024.

Read a Third Time this ___ day of ___ 2024.

ADOPTED this ___ day of ___ 2024.

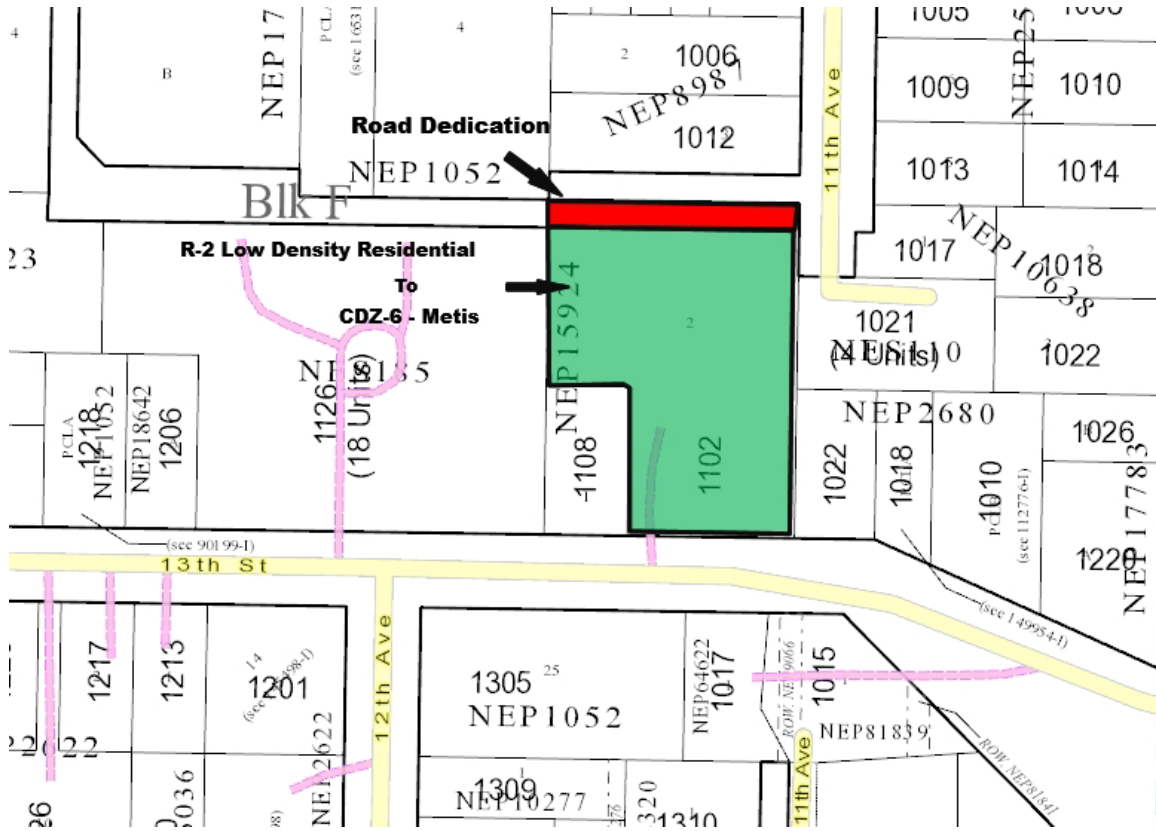
Mayor

Chief Administrative Officer

Certified a true copy of Zoning Amendment Bylaw No. 1662, 2024.
this ___ day of _____, _____

Corporate Officer

Schedule A
Site Plan, Zoning Bylaw No. 1145, 2002, Amendment Bylaw No. 1662, 2024
CDZ-6: Metis



370, 500 Sansome Street
San Francisco, California
94111
TEL 628 444 6130

406, 611 Alexander Street
Vancouver, British Columbia
V6A 1E1
TEL 604 255 1169

300, 134-11th Avenue SE
Calgary, Alberta
T2G 0X5
TEL 403 245 5501

100, 10237-104th Street
Edmonton, Alberta
T5J 1B1
TEL 780 429 1580

500, 35 John Street
Toronto, Ontario
M5V 3G6
TEL 416 966 0220



June 21, 2024

Attn: Rory Hromadnik, Director of Development Services
District of Invermere
914 8 Avenue
Invermere, BC V0A 1K0

Re: Official Community Plan (OCP) and Zoning Bylaw Amendments for 1102 13 Street, Invermere, BC

Dear Rory Hromadnik,

Please accept this revised development application package from DIALOG on behalf of Métis Nation British Columbia (MNBC) for the property located at 1102 13th Street, Invermere BC.

Proposal

MNBC is proposing to develop the property at 1102 13th Street for the purpose of creating a three-storey, 41-unit, purpose-built, affordable rental apartment building. The development will provide a mix of 1-, 2- and 3-bedroom units that will be prioritized for Métis families, seniors and individuals, and other Indigenous community members.

This revised application package proposes to:

1. Amend the Official Community Plan future land use designation from Planned Residential to Multi-Family Residential (High Density), and
2. Amend the Zoning from R-2 Low Density Residential Zone to a proposed Comprehensive Development Zone – 6.

Please find the following documents included:

1. Letter of Intent, including:
 - a. Updates and Changes from Previous Application
 - b. Policy Analysis
2. Proposed CD-6 Zone
3. Development Plans
4. Traffic Impact Assessment and Traffic Study
5. Engagement Summary 1 & 2 (note: completed for original rezoning submission; see next steps in Letter of Intent for proposed engagement)
6. Technical Documents including:
 - a. Civil Grading Plan
 - b. Fire Underwriters Survey

PRINCIPALS

JIM ANDERSON, ARCHITECT AIBC
CRAIG APPLGATH, ARCHITECT AIBC
NARESH ARORA, P.ENG.
JOOST BAKKER, ARCHITECT AIBC
GERALD CARSON, P.ENG.
SUSAN CARTER, LID
DOUG CINNAMON, ARCHITECT AIBC
TYLER DIXON, ARCHITECT AIBC
GERRY DOERING, ARCHITECT AIBC

RAUL DOMINGUEZ, P.ENG.
HENRY DOORNBERG, P.ENG.
BRADY DUNLOP, ARCHITECT AIBC
STUART ELGIE, ARCHITECT AIBC
FADI GHORAYEB, P.ENG.
ANTONIO GOMEZ-PALACIO, RPP
JIM GOODWIN, ARCHITECT AIBC
VANCE HARRIS, ARCHITECT AIBC
RALPH HILDENBRANDT, P.ENG.

GEORG JOSI, P.ENG.
GRANT KIDD, P.ENG.
ADRIAN LAO, ARCHITECT AIBC
MARION LARUE, ARCHITECT AIBC
CHRIS LENZIN, P.ENG.
JAY LEVINE, ARCHITECT AIBC
MONA LOVGREEN, ARCHITECT AIBC
CHARLES MARSHALL, P.ENG.

RONALD B. MCINTYRE, ARCHITECT AIBC
DIEGO MORETTIN, ARCHITECT AIBC
MARTIN NIELSEN, ARCHITECT AIBC
STEVEN OOSTERHOF, P.ENG.
MATTHEW PARKS, ARCHITECT AIBC
DANIEL PRESCOTT, P.ENG.
AMIT PRICE PATEL, ARCHITECT AIBC
SARA REMOCKER, IDIBC

JILL ROBERTSON, BCSLA
NEIL ROBSON, P.ENG.
CAMERON VERES, ARCHITECT AIBC
MAGDALENA WARSHAWSKI, ARCHITECT AIBC
THOMAS WU, P.ENG.
TAI ZIOLA, ARCHITECT AIBC



Letter of Intent

Métis Nation of British Columbia (MNBC)

MNBC, established in 1996, is the Métis government in BC, representing the collective Section 35 rights of over 24,000 Métis Citizens who are registered with MNBC in thirty-nine (39) Métis Chartered Communities. MNBC advocates for over 98,000 self-identified Métis in BC to participate fully in our rich democratic and governance traditions and activities. MNBC continues to advocate for recognizing our Indigenous rights as Métis and our self-determination within Canada. The Columbia Valley Métis (CVMA) is a local chartered community organization associated with MNBC whose service area is Spillimacheen, Brisco, Radium Hot Springs, Invermere, Wilmer, Athalmer, Panorama, Windermere, Fairmont Hot Springs and Canal Flats.

Vision

MNBC envisions a future where Métis people, communities, and children thrive. We are committed to creating opportunities for our people, communities, and children to flourish. Through various programs and services, we aim to bridge socioeconomic gaps and enhance the overall well-being of Métis individuals in BC.

Site

This site at 1102 13th Street was chosen as it is well suited for this type of development, in a location close to the hospital, schools and other services. The downtown is within a 10-minute walk or less than a five-minute drive and there are several parks within a 5 to 10-minute drive or 10 to 15-minute walk of the subject property.

Amendments from Original Proposal

The project team has worked diligently to address the feedback from the public hearing on April 4, 2024. The original proposal that was presented at the April 4, 2024, public hearing was for a 36-unit, 4-storey residential development with a community building. The application proposed to amend the OCP and zoning on the property to allow for a high-density residential development and institutional uses (community building).

Currently, we are submitting a revised design package which proposes a 41-unit, 3-storey, purpose-built rental apartment building. The plans also consider the requirement for parking, desire for amenity and green space, as well as screening and buffering from directly adjacent properties, among other features.

The following provides a summary of the key changes that have been made as a result to the comments heard at the public hearing from April 4, 2024.

Public Comments from April 4, 2024 Public Hearing	Response through Amended Design
4 storey height is too high.	The development has been reduced in height to a 3-storey building.

<p>The cultural / community building is not a suitable use for this area of the community.</p>	<p>The cultural/community building has been removed from the proposal.</p>
<p>The development does not fit the surrounding community.</p>	<p>We acknowledge that the current application is for amendments to the OCP and zoning on the property. We are committed to working with staff to address the design and fit with the surrounding community at the time of the Development Permit application, which is the permit/tool that is used to consider and lock-in the form and character.</p> <p>Our team will be providing a comprehensive analysis of the applicable development permit area guidelines with our submission. This analysis will show strong alignment to the guidelines and the overarching policies and goals of the OCP.</p>

Form and Height

To respect the existing built form, the following design considerations have been made:

- To reduce overlook and increase privacy, windows and balconies have been limited on the west facing elevations.
- The building is limited to three storeys.
- The roof is now proposed as a gable (pitched) style roof, which is suitable for the area.
- A step back is provided at the front of the building facing 13th St, which reduces the massing appearance to two storeys and provides a common outdoor rooftop amenity area for residents.

At the time of Development Permit submission, details on the design of the development will be provided and will be aligned with the applicable design guidelines.

Proposed Comprehensive Development Zone Components:

To enable the MNBC development concept (designs included in this submission provide the siting and layout), the following components are proposed to be included in the new comprehensive development zone:

Permitted and Accessory Uses:		Proposed on Plans
Principal Uses: - Apartment Accessory Uses: - Home Based Business - Amenity Spaces		Principal Use: - Apartment (41 units)
Development Regulation:	Minimum/Maximum:	
Maximum number of buildings	As per Schedule "A" – Site Plan	As per Schedule "A" Site Plan
Minimum lot area	50,000 sq ft	50,708 sq ft (Without Laneway Dedication)
Maximum density	One hundred (100) dwelling units per hectare	Eighty-seven (87) dwelling units per hectare



Minimum Setbacks for all buildings from:		
Parcel Line, South (13 th Street)	4.5 m	4.5 m
Parcel Line, North (laneway dedication)	3.0 m	22.7 m (from future property line)
Parcel Line, East (11 th Ave)	2.0 m	21.2 m
Parcel Line, West (adjacent to single-family home)	2.0 m	4.6 m
Parcel Line, West (adjacent to walk-out basement)	3.0 m	4.3 m
Maximum Parcel Coverage	30%	29%
Maximum Principle Building and Structure Height	13.0 m	11.86 m
Off-Street Parking		
Parking Type	Minimum Parking Rate	
Vehicle Spaces	1 stall per dwelling unit Total required = 41 spaces	41 spaces provided 3 visitor spaces provided Total provided = 44 spaces
Bicycle Spaces	Class 1 – 1 space per dwelling unit Total required = 41 Class 1 spaces Class 2 – 0.25 spaces per dwelling unit Total Required = 10.25 Class 2 spaces	Total provided: Class 1 = 41 spaces Class 2 = 11 spaces
Additional Bicycle Parking Regulations:		
<ul style="list-style-type: none"> i. Class 1 Bicycle Parking means secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area. ii. Class 2 Bicycle Parking means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather, for example a bicycle rack at a building's entrance. iii. Bicycle parking spaces shall be a minimum of 0.6m in width, a minimum of 1.8m in length and shall have a vertical clearance of at least 2m. 		Class 1 and Class 2 bicycle parking will meet the proposed bicycle parking regulations.

Policy Support

District of Invermere Official Community Plan (OCP)

The proposed development is seeking an amendment to the OCP land use designation from planned residential to multi-family residential (high density) and a zoning amendment from R-2 Low Density Residential Zone to a proposed Comprehensive Development Zone – 6. The proposed development is aligned with the following objectives and policies of the District of Invermere's OCP:

1. Goal 1: Building a Complete Community, Objective 3 (OCP, pg. 12)
To support the provision of affordable housing.
2. 2.1 Residential Policies: Policy 1 (OCP, pg. 13)

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.

3. 2.1 Residential Policies: Policy 2 (OCP, pg. 13)

The District will encourage residential development that efficiently utilizes the existing land base to prevent further sprawl.

4. 2.1 Residential Policies: Policy 3 (OCP, pg. 13)

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.

Further, there are many policies in the OCP that speak to the importance of building a sustainable community, developing an urban containment boundary, and protecting and/or preserving lands that are designated as Agricultural Land Reserve (ALR), Environmental Sensitive Areas (ESA), or natural hazard areas. The proposed development is located within an established area of the community, without the need to extend servicing, which represents smart growth. The proposal is also not located within any of the sensitive or preserved lands noted above, which helps to ensure those areas are retained and protected for their intended purpose.

Therefore, we feel that the proposed development is well-aligned with the general intent of the OCP and meets several objectives and policies of the OCP. We ask Council to support the proposed development to allow for affordable, purpose-built rental housing for the Métis community.

Housing Need

In addressing the pressing need for rental housing within the Métis community in Invermere, the proposed residential development will provide 41 new rental homes, geared towards meeting a range of household incomes. Emphasizing family-oriented living, 37% of the units have two or more bedrooms. There may be an opportunity for easily expandable or mergeable units offering flexibility within the units for larger families, as needed, and opportunities for intergenerational family accommodation.

80% of households from the Métis Nation have at least 1 or 2 children and this site hopes to address housing demand for those family sizes by providing a residential building with a mix of family units (as well as 1-bedroom units). As this housing demand within the Métis community continues to grow, it continues to be imperative to maximize housing opportunities near desired amenities and services to cultivate a healthy and resilient community.

The District of Invermere's Housing Needs Assessment identifies several housing needs which the proposed development will directly address, including the inclusion of units for one- and two-person households, ranged affordability to support those living in core housing need, and affordable family-sized housing units. The Housing Needs Assessment identified a need for over 145 units to support the existing population, however, it should be noted that Invermere continues to grow, and this need continues to increase. The proposed 41 rental homes could directly provide 30% of the current need.

Parking Rationale

The proposed site is conveniently located in Invermere with services, schools and amenities within a 10-minute walk. The area is generally walkable and has bicycle infrastructure to support active non-

vehicular transportation options. Sidewalks and bike lanes are near the site on 13th Street and 10th Ave. Further findings of the Joint Active Transporting Plan (JATP) with Invermere and Shuswap Band in 2021 prioritize physical infrastructure and policy improvements to support Active Transportation and reduce vehicle reliance in the community.

The proposed development will also be constructing a sidewalk along 11th Ave (north to south) to connect the subject site to the existing sidewalk infrastructure on 10th St. This new pedestrian infrastructure would provide pedestrian access from 13th St to 10th St, prioritizing pedestrian connections and safety.

Bicycle infrastructure will be included within the site design, including Class 1 and Class 2 bicycle parking for residents. Bicycle parking will include outdoor bike racks (Class 2) for visitors of the site, and secure, indoor bike parking (Class 1) with charging ports for e-bikes for residents of the property. The proposed bicycle parking regulations are comparable to other similar-sized cities' with multi-unit residential developments, such as Fernie (1.1 per unit), Smithers (1 per unit), Kimberly (2 per unit), and Golden (0.5 per bedroom).

Research conducted by BC Housing through the Whistler Centre for Sustainability indicates strong support for low parking minimums for affordable housing developments. The proposed minimum parking requirements align with affordable housing developments in other communities of similar size and context. For example, a mixed-use childcare, office and affordable housing development in Valemount, BC (northern, rural community context) included 19 parking stalls for the entire development, which included 14 housing units and 72 childcare spaces. The provided parking has proven to be sufficient.

Next Steps

We are seeking Council support for the proposed development to allow for affordable, purpose-built rental housing to be developed on the subject site. Should Council proceed with 1st and 2nd Reading of the proposed bylaw amendments, and allow the bylaws to proceed to Public Hearing, our project team would proceed with further engagement with the community. Our team intends to reach out to Columbia Valley Métis Association, directly adjacent neighbors of the development, and the broader community to inform them of the revised proposal and collect any feedback. This would occur after 1st and 2nd Reading, and before the Public Hearing. We will provide a summary of this engagement to Council for the Public Hearing meeting.

We look forward to the opportunity to work with the District of Invermere on this application.

Regards,



Amit Price Patel
AIA AIBC NCARB LEED® AP
PARTNER | ARCHITECTURE, PLANNING AND URBAN DESIGN