



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

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7:00 PM, Tuesday, October 10th, 2023
Committee of the Whole

AGENDA

This meeting of the Council of the Village of Port Clements being held on the traditional territory of the Haida People.

1. ADOPT AGENDA

2. REPORTS & DISCUSSIONS

D-1-Bayview/Dyson Corner

- December 5th, 2022 Regular Council Meeting Report on Public Engagement Potential for #12 Dyson Street Development Potential
- Coastal Flood and Erosion Hazard Study maps of 1m and 2m sea level rise flooding and tsunami inundation map of for Dyson Street area.
- Google aerial of property and surrounding area
- Sections of Plan 1079 of Block 31 where property is located in



REPORT TO COUNCIL

COPY

Author: Elizabeth Cumming, Deputy CAO
Date: December 5th, 2022
RE: Public Engagement for #12 Dyson Development Potential

BACKGROUND:

Mayor Cabianca wanted to know how to initiate obtaining proposals/suggestions for a plan for #12 Dyson.

DISCUSSION:

The Village received #12 Dyson Street (lots 5 & 6, Block 31, Plan 1079) through tax sale. It is currently an empty lot, and as an empty lot has been previously used with the Village Cleanup (as a location for bins), periodic Christmas tree displays and sometimes parking by residents.

There has been interest in the community and in previous Councils to develop the property. Most recently the Vibrant Community Commission advocated for its development, proposing it to be developed as a visitor-oriented welcome and service centre featuring a market, public washrooms and coin-operated showers and laundry facilities. Council approved a grant application for this development in 2020, however, it was declined. It was identified as a strategic priority as the “Dyson Corner development” in the 2021 – 2025 Strategic Plan, identifying three phases of planning, public consultation, and construction in 2021/2022. However, the public survey conducted on the Strategic Plan found that 63% of respondents identified development of Dyson Corner as not important. In the later update to the Strategic Plan, it was removed as a strategic priority. If Council wished to pursue Dyson Corner development again it should be brought to strategic planning and public engagement/feedback can be incorporated into strategic planning.

However, Council should consider that the property is strongly suspected, but unconfirmed at this time, to be a brownfield site as it was previously a mechanics’ shop/gas station. Development is limited with brownfields as the ground is typically not permitted to be disturbed (for contamination risks and other environmental standards). The Village would have a responsibility, out of consideration for the environment and community health and safety, to confirm if the property is a brownfield or not if it wanted to develop the site in a way that disturbed the ground. However, if it is confirmed to be a brownfield that would initiate the requirement for the Village to take steps to remediate the brownfield to provincial standards, which is expected to be a costly process. Up to this period, Council has not embarked on confirming if the property is a brownfield or not, to not trigger brownfield designation and remediation requirements, which has in turn hindered pursuing development.

It may be better practice to embark on a study or testing to determine if the property was a brownfield or not first, and then to undertake remediation to required standards, if it was found to be one, before engaging the public for ideas/suggestions on development. It is not known how long a remediation project would possibly take if it had to be undertaken, and if it took several years to undertake, then the priorities, needs or desires of the community and the residents may have changed in the meantime. Council may also want to consider the potential for selling the property to enable private development rather than developing it itself (which would add property taxes to Village revenue).

Whether Council wanted to consider proposals/suggestions from the community or pursue determining the brownfield status first, this matter should be put to strategic planning or otherwise to Council for it to decide if it wanted to pursue developing the property. With strategic planning, Council could pursue and incorporate public engagement – there can be Committee of the Whole meetings, surveys, a general request for submissions of suggestions/ideas from the community, which Council could then consider when determining its strategic priorities and draft a new Five-year strategic plan or update the existing plan. When the Strategic Plan, or update, is drafted, it can be then shared with the public and a survey conducted for feedback – when this was done previously, the survey was used to determine the public’s opinion on priority levels for Council’s strategic priorities (not important, low importance, important, very important).

CONCLUSION:

Council can forward potential development of the Dyson Corner to strategic planning. Council can enhance strategic planning by incorporating public engagement to generate suggestions/ideas from the public. Council may want to hold off on looking for development ideas for Dyson Corner as it could be a brownfield which would limit development potential – it may be advisable for Council to pursue a project of confirming if the property is a brownfield and if so, remediating it, before engaging the public on development ideas/suggestions.

STRATEGIC**(Guiding Documents Relevancy – OCP, Strategic Planning)**

Supporting development is identified in the OCP, however, protecting the environment and promoting community health and safety are also priorities. Strategic Planning is the process which Council uses to determine its priorities and projects and provides direction and guidance to staff.

FINANCIAL**(Corporate Budget Impact)**

Any development would require funding. Depending on the type of development it may be eligible for grant funding which may or may not require a fund commitment from the Village. There may or may not be funding available for brownfield remediation. If funding was not available, the Village would have to pursue it through its own funds.

ADMINISTRATIVE**(Workload Impact and Consequence)**

Staff workloads would be impacted and increased.

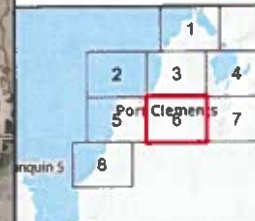
Recommendation:

THAT Council defer the matter of development of #12 Dyson Street to Council's Strategic Planning

Respectfully submitted: Elizabeth Cumming, Deputy CAO.



Village of Port Clements



- LIMIT OF TOPOGRAPHIC DATA AVAILABLE
- MAJOR ELEVATION CONTOUR AT 10 m INTERVAL
labelled with elevation in metres
- MINOR ELEVATION CONTOUR AT 2 m INTERVAL
- COASTAL FCL ZONE (NO WAVE EFFECTS) - 1 m SEA-LEVEL RISE
- COASTAL FCL ZONE - 1 m SEA-LEVEL RISE
- FCL ZONE BOUNDARY
- EROSION SUSCEPTIBILITY
- HIGH
- MEDIUM
- LOW
- MUNICIPAL BOUNDARY

REFER TO INDEX MAP FOR IMPORTANT NOTES.
FCL = FLOOD CONSTRUCTION LEVEL

SCALE - 1:5,000



Coord Sys: NAD 1983 CSRS BC ENVIRONMENT
ALBERS: Units: METRES; Vertical Datum: CGVD2013

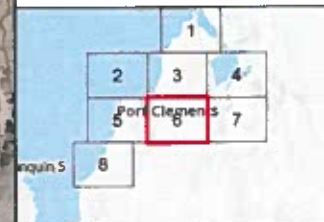
Engineer	GIS	Reviewer
GFL/LMA	BLH/SMM/MSN	DAR
Job Number	Date	
3006196	11-JAN-2023	

HAIDA GWAI COASTAL FLOOD
AND EROSION HAZARD STUDY
VILLAGE OF PORT CLEMENTS
EROSION POTENTIAL AND COASTAL
STORM FLOOD FOR 1 m
RELATIVE SEA-LEVEL RISE

SHEET 6 OF 12



Village of Port Clements



- LIMIT OF TOPOGRAPHIC DATA AVAILABLE
- MAJOR ELEVATION CONTOUR AT 10 m INTERVAL
labelled with elevation in metres
- MINOR ELEVATION CONTOUR AT 2 m INTERVAL
- COASTAL FCL ZONE (NO WAVE EFFECTS) - 2 M SEA-LEVEL RISE
- COASTAL FCL ZONE - 2 M SEA-LEVEL RISE
- FCL ZONE BOUNDARY
- EROSION SUSCEPTIBILITY
- HIGH
- MEDIUM
- LOW
- MUNICIPAL BOUNDARY

REFER TO INDEX MAP FOR IMPORTANT NOTES.
FCL = FLOOD CONSTRUCTION LEVEL



Coord Sys.: NAD 1983 CSRS BC ENVIRONMENT
ALBERS: Units: METRES, Vertical Datum: CGVD2013

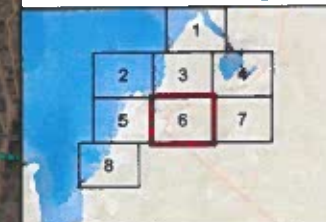
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3006196	11-JAN-2023	

HAIDA GWAI COASTAL FLOOD
AND EROSION HAZARD STUDY
VILLAGE OF PORT CLEMENTS
EROSION POTENTIAL AND COASTAL
STORM FLOOD FOR 2 m
RELATIVE SEA-LEVEL RISE



Village of Port Clements

nhc



- INUNDATION EXTENTS FOR 1 m OF RELATIVE SEA LEVEL RISE
- INUNDATION EXTENTS FOR 2 m OF RELATIVE SEA LEVEL RISE
- LIMIT OF INUNDATION MAPPING
- LIMIT OF TOPOGRAPHIC DATA AVAILABLE
- MAJOR ELEVATION CONTOUR AT 10 m INTERVAL
labelled with elevation in metres
- MINOR ELEVATION CONTOUR AT 2 m INTERVAL
- MUNICIPAL BOUNDARY

REFER TO INDEX MAP FOR COMPLETE NOTES.
HAZARDS SUCH AS STRONG CURRENT VELOCITY NOT SHOWN ON THE INUNDATION MAPS.



Coord. Sys. NAD 1983 CSRS BC ENVIRONMENT
ALBERS; Units: METRES; Vertical Datum: CGVD2013

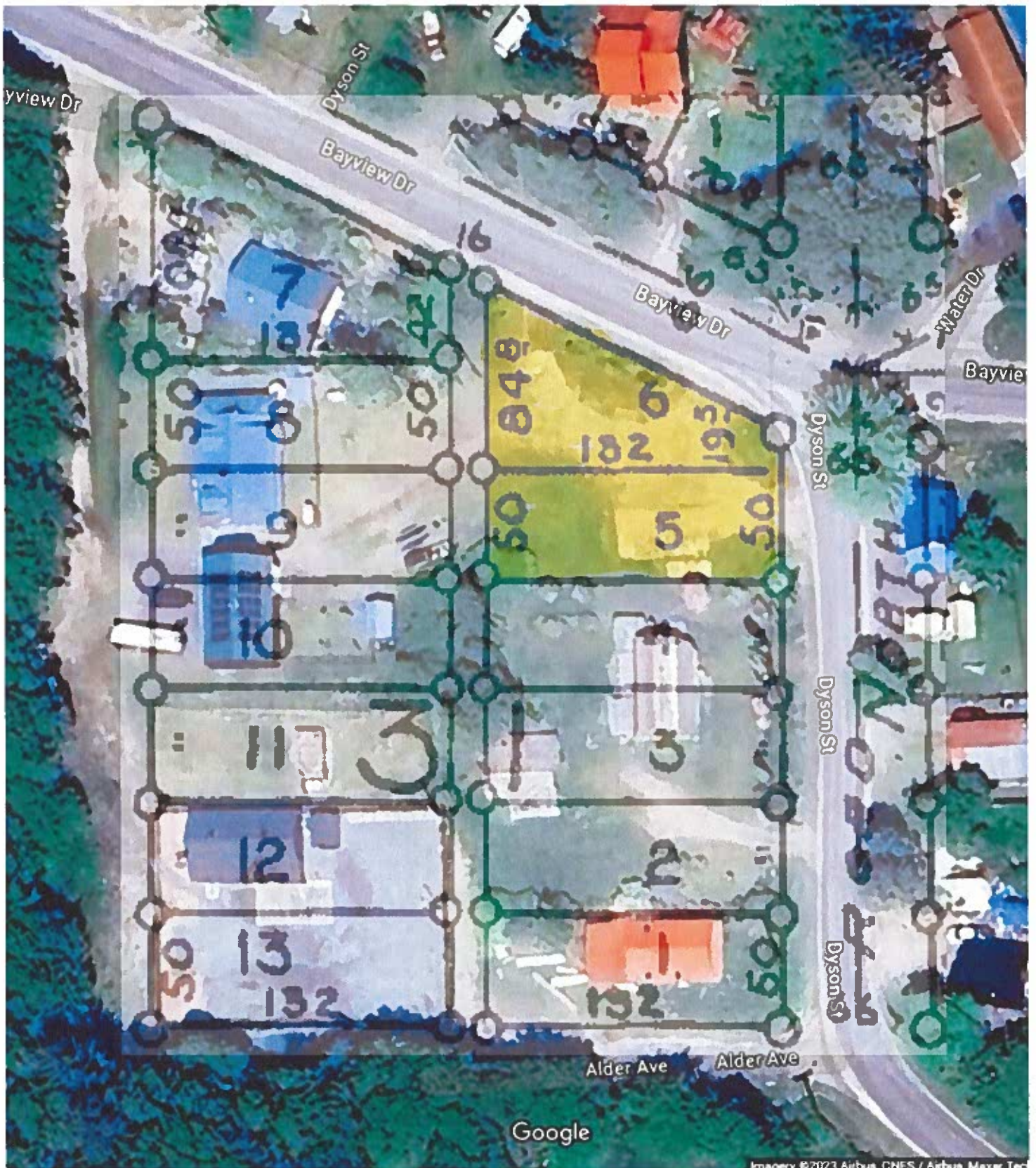
Engineer	PSG	GIS	SWM/MSN	Reviewer	GFL
Job Number	3006196	Date	11-JAN-2023		

HAIDA GWAI COASTAL FLOOD
AND EROSION HAZARD STUDY
VILLAGE OF PORT CLEMENTS
TSUNAMI INUNDATION LEVEL
FOR 1 m AND 2 m SEA LEVEL RISE

SHEET 6 OF 12



Google Maps



*** Not to scale, rough approximation for discussion purposes only ***

lots 5+6 are 12 Dyson.
Lot Area: 13484 sq ft (Bc Assessment)

