



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
OFFICE: 250-557-4295
Public Works: 250-557-4295
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Email: office@portclements.ca
Web: www.portclements.ca

7:00 PM, Monday, June 5th, 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- M & Subdivision

Consideration:

- February 6th, 2023 COTW Minutes & reports

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7:00 PM, Monday February 6th, 2023
Committee of the Whole

PRESENT:

Mayor Scott Cabianca
Councillor Brigid Cumming (by conference)
Councillor Kazamir Falconbridge (by conference)
Councillor Wayne Nicol
Councillor Dennis Reindl

CAO Marjorie Dobson

Members of the Public: Sean O'Donoghue, Marilyn Bliss, Manzanita Snow, Linda Berston, Cara Goddard, Russel Norman, Gloria O'Brien, Steve Bordignon, Kayoka and Doug Daugert (by conference)

Committee of the Whole Meeting Called to Order at 7:04 PM

Mayor Scott Cabianca: I call to order the committee of the whole meeting of the Village of Port Clements being held on the traditional territory of the Haida People.

1. ADOPT AGENDA

2022-02-021—Moved by Councillor Reindl

THAT the Committee adopts the February 6th, 2023, Committee of the Whole Agenda as presented.

CARRIED

2. REPORTS & DISCUSSIONS

D-1—Housing

Key discussion points:

- *Public Works provided background on maps and M&B subdivision service level – has water and sewer main going through it, but the Village does not have as-built maps from when the infrastructure went in. Recent leak detection confirmed that there are lateral lines going off the main lines to the areas of the proposed individual lots from the map with the old M&B subdivision proposal (never legally realized, though they likely surveyed it; never subdivided). As such, these proposed lots potentially have sewer and water service at the property line already. There are 23 lots in the old subdivision proposal map.*
- *More background: M&B subdivision will be included in review of Official Community Plan. M&B Subdivision was surveyed in 1981, approximately 2.4 hectares, however, BC Land Titles confirmed that there has been no legal subdivision of the property. Reference to 1982 some work was undertaken: the land cleared and levelled, water lines partially installed, sewer lines were installed, but several deficiencies to be addressed. Hydro and telephone lines were not installed, paved streets, etc, nor were survey pins set (metal ones) or registered plan. The Village owns the property and is currently zoned as R1. There is also a fibre optic main going through owned by GwaiiTel, on the proposed road right of way, between sewer and water mains.*
- *More background: Village's Housing Needs Assessment Study identified that only 30% of respondents felt that their housing needs were not met, and they identified a lack of smaller housing options for those wanting to downsize. It was also identified that there was an interest in a Seniors Housing Complex, or those others in need, to live independent lives in some communal living.*

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- Discussion of subdivision bylaw and layout of the M&B subdivision proposal map, with paved road requirements and irregular lot sizes due to cul-de-sac design. Debate on whether sticking to proposal or a modified plan may be better.
- Discussion on housing needs in Port Clements. Some attending members of public identified that there is a need for general housing for working people and families, and that it should be prioritized before supportive housing. It was also identified that supportive housing development should not be senior specific but built for broad perspective for accessibility (mobility, disability, etc.) to suit both needs for seniors and workers. Later points of discussion identified that if people (such as seniors) were able to downsize into smaller places it may result in increasing the market supply of private houses available for workers and families. Determined that more research needs to be done into finding out what housing might service the community.
- Supportive housing discussion. Questions brought up on how it would work – Who is going to build it? Who is going to manage it? Who is going to pay for it? Identification that there is provincial/federal funding availability for supportive housing. Speculated that due to population, that it is unlikely that Port Clements would get more than 15 units. Discussion of vision (motel or condos, privately owned strata-development, or not. Could be smaller places built for sale rather than subsidized rental project). Discussion suggested that BC Housing would organize construction of building, but they require the lot to be shovel-ready for building. Examples of housing in Daajing Giids and Masset. In Daajing Giids the model is that either the society or province owns the land, with construction of building funded by BC Housing program, with society operating them. BC Housing requires a society to be in place and tends not to go through municipalities. The society comes up with the plan, does the study, refines the plan and goes to the province. Clarification that the Village's role would only be to commit a portion of land (donated, leased or sold, etc) to a society for housing. The Village has land, if some of that can be reasonably used by the society, then the rest can be built and operated through provincial money and the society, but the Village is too small to get into the development and operation of it. The Village's role then may only be to get the land serviced and available to be built on. The society needs to get a vision and plan for what it wants to do for supportive and get moving on it, discussion that they should consider a call-out to volunteers. Consideration should also be given that a society wanting to develop housing is not restricted to the M&B subdivision land; the Village owns other land that may be more readily available for development; the society should look at all potential available for us, and what land the Village may be willing/best/accessible for development. The society needs to come up with the funding and organization to see it developed if they want to realize supportive housing.
- Discussion on development of the M&B subdivision. Village's role in development is get the large lot developed to where it can be subdivided into saleable lots potentially – roads and other requirements for subdivision. However, village would not be into the individual development of the lots (putting on buildings) that would be left to the purchasers. Discussion on potential for having purchase conditions – limitation on who can buy & type of structure built, how long to build, question on whether this would be done through bylaw or in purchase conditions/agreements/etc. Concern identified for tiny homes/trailer development – discussion identified that at some point the Village must establish criteria for zoning on the properties, but recognition that this is just the infant stages of considering visions for potential development. Issue identified: where to get the money and staff to develop M&B subdivision, and how to go through process. Should the Village create a committee or commission to investigate and do work to get the M&B subdivision subdivided into saleable lots. Discussion identified that Village has limited capacity and should hire a professional to undertake this for the Village (maybe a combination of professional and commission/committee?).
- Tangent discussion that any crown land within the municipality should be pursued by the Village to obtain and make municipal property.

Meeting end at 9:05 PM


Mayor Scott Cabianca


CAO Marjorie Dobson

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REPORT TO COMMITTEE OF THE WHOLE

Author: Elizabeth Cumming, Deputy CAO
Date: February 6, 2023
RE: M&B Subdivision

BACKGROUND:

In 1981 the Village was in the process of developing a sub-division plan for PID 013-159-861 (Parcel A, Plan 10257) referred to as the "M&B Subdivision". Prior to this time, Parcel A had been separate lots (see plan 1079) that were at some point re-surveyed and amalgamated together into one lot (PID 013-159-861).

The Village got to the extent of creating maps that outlined how the lot would be subdivided and the layout of the roads that would be developed to access the lots it would be subdivided into. It also installed water and sewer services based on where these maps indicated where the roads and lots would be. However, this subdivision was never registered nor developed, it was abandoned in the planning stage sometime in the 1980s. It is believed that the requirements of the Village's subdivision bylaw, which the Village must adhere to, such as requiring paved roads, sidewalks, and streetlights to be installed, created a financial barrier for the Village to undertake the subdivision itself. Since this time, while the potential development of the "M&B Subdivision" has been a topic of discussion and consideration by many Councils over the last 40 years, it has not progressed from discussion into actualization.

As it stands, the Village of Port Clements is the owner of this property which is approximately 2.426 hectares (5.99 Acres) and assessed at \$55,600 in 2023. The property is currently zoned as R1 which is Residential Urban Zone.

DISCUSSION:

Unless the Village has specific purposes in mind to develop a property, it is generally not recommended to hold onto land indefinitely as the Village loses out of the potential revenue that can be generated in property taxes (regardless of if the property is developed or not, though there would be more revenue generated from a developed property). That said, having undeveloped land readily at its disposal to potentially develop for its changing needs enhances the Village's flexibility to adapt to changing circumstances and priorities.

It is a reality that this lot and many larger lots privately owned in the Village that could be subdivided have struggled to be subdivided given the requirements necessary to be met to be subdivided as per the Village's subdivision bylaw. These requirements are in place for a good reasons though, so that the developer, not the Village, bears the liability and cost to develop such properties to an acceptable standard set by the Village or as required by the Province that the Village sets them to rather than having a situation where a private developer is able to generate significant profit from selling undeveloped or underdeveloped lots and passing off the costs and liabilities to properly develop the lots onto the purchasers or potentially even onto the Village (though of course, the developer would incorporate all its costs into the sales prices of subdivided lots). For example, to install streetlights in an area without them either the property owners or potentially the Village (if it agreed) would have to bear the cost to install them, which can be a significant burden financially as well as on its limited capacity.

The Village may want to review and update its subdivision bylaw before looking at potentially developing or selling the M&B subdivision. The Village may also want to review its zoning bylaw as what can be developed on the property is limited by its zoning (so, for example, if the Village wanted to encourage density housing development, it may want to rezone the subdivision to RM-1, Multiple Family Residential Zone, where apartment buildings are permitted which may be a better away to address housing concerns and needs than increasing the amount of single-family dwellings).

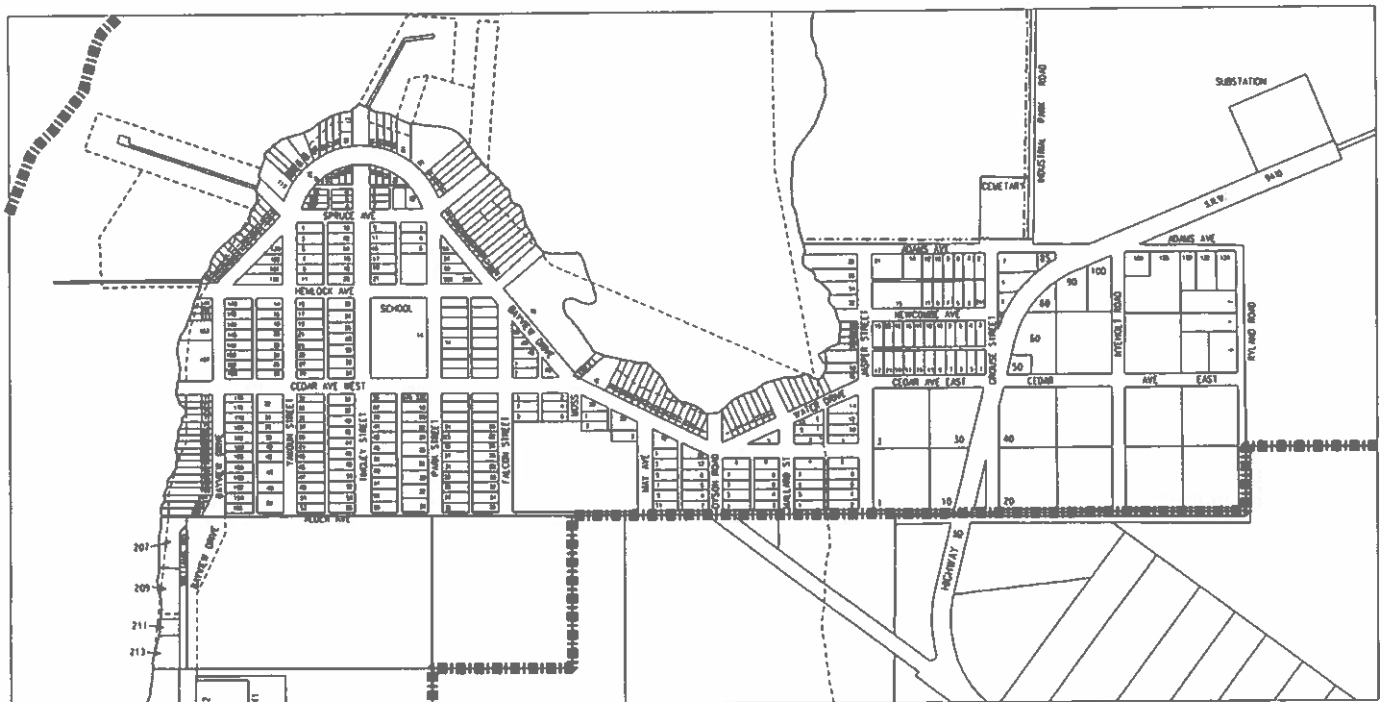
Currently, as a R1 zone, only one single family dwelling or one two family dwelling (or duplex), or one board house, or one bed and breakfast establishment, and accessory buildings or structures, are permitted to be built on the property, whether it is subdivided or not. Additionally, the minimum lot size permitted to be created in this zone is 558 square meters (slightly over 6,006 square feet) in size, which is a bit smaller than the typical 50 x 132 ft lot size (closer to 50 x 120.25 ft lot in dimensions).

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- STRATEGIC** **(Guiding Documents Relevancy – OCP)**
Sustainable development within the community and encouraging its growth and development is an OCP priority.
- FINANCIAL** **(Corporate Budget Impact)**
If the Village sold the M&B subdivision for development there would be revenue generated from such sales. If the Village leased the property to a third party and permitted development at their cost, there may be revenue generated from the lease, but there would also potentially be liability considerations to the Village. If the Village embarked on developing the property itself, then there would be significant costs involved, which may or may not be able to be covered with grant funding. Developing the property is likely to be a multi-million-dollar project, and infrastructure resulting from the development (roads, streetlights, sewer/water lines, sidewalks) would eventually become assets that the Village would have to maintain thus creating an increase the Village's maintenance expense.
- ADMINISTRATIVE** **(Workload Impact and Consequence)**
Developing the M&B Subdivision would be a significant increase in staff workload, though the least increase in staff workloads would occur if the property was just sold off. Both a lease and/or developing in-house may not be feasible with current staffing capacity. It would also be a multi-year multi-phase project, likely taking between 5-10 years, if not more, to develop (the Multiplex Building Development was basically a 10-year undertaking from concept to finishing construction).

Respectfully submitted: Elizabeth Cumming, Deputy CAO.

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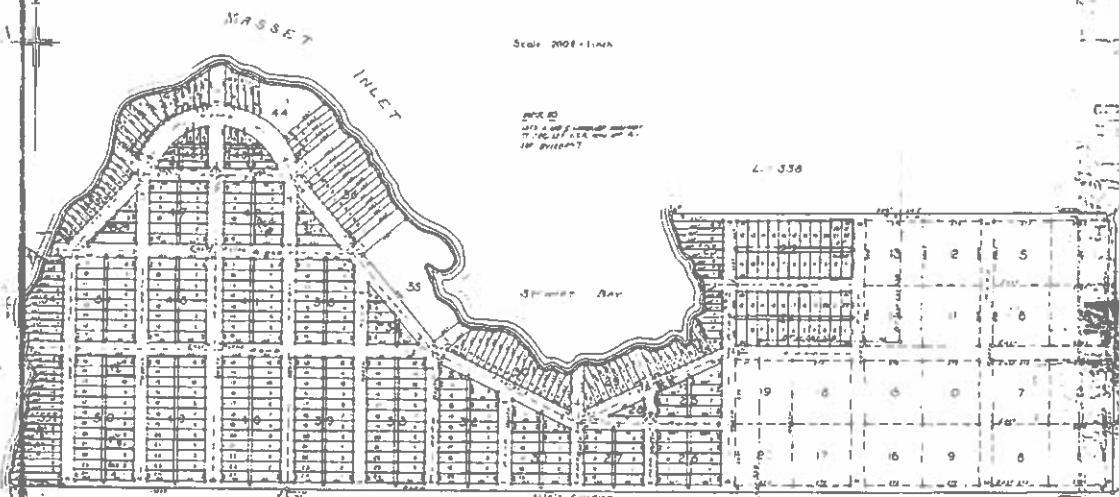


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Plan No. 1079 PLAN No. 1079
District of Columbia
District Register

SUBDIVISION OF PORTION OF LOT 746, QUEEN CHARLOTTE ISLANDS DISTRICT.

Scale 2000-1 inch



Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.