



Minute Excerpts from the September 24, 2024, Regular Council Meeting

8.4 Preliminary Discussion – 221 Minato Road (ERIF) *Bruce Greig, Director of Community Planning*

Mr. Greig presented this report.

The following outlines questions that Council considered and related Council discussion:

Do Council members have any initial concerns about a road configuration with limited pedestrian facilities and vehicle parking spaces backing onto the roadway?

- Council discussed this matter and noted that it is not a concern.
- Council noted that the configuration is essential to keeping the development affordable.
- Council noted the need for a pathway within the development and that vehicles backing onto a roadway is common in other subdivisions, and necessary for increased density.

Do Council members have any initial concerns with the concept of no additional parkland dedication for this development?

- Council noted that there is a considerable park dedication already in the area.
- Council noted the ecological value of Olsen Bay and the sensitivity of this ecosystem.
- Council noted that the lack of a complete environmental assessment and wetland delineation, which may identify further spaces which should be protected.

Do Council members have any initial concerns with the concept of taking on the cost of constructing the trails, and making this a priority capital project so that trails can be completed prior to occupancy of the site by new residents?

- Council noted that this is a means of keeping the cost of the development down.
- Council further noted that Resort Municipality Initiative funding could be used for trail development.
- Council noted the need to protect Olsen Bay, and the trail could help achieve this.

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Do Council members have any initial concerns with a proposal to remove a 30-metre treed buffer along Highway 4 and substantial tree clearing throughout the developable lands that would maximize the area for housing construction on the 221 Minato Road site, and which would diverge from OCP Policies 3.162, 3.163 and 3.171 meant to limit the clearing of trees and changes to the public entrance to town?

- Council noted the trees should be sustained as they provide a benefit to the residents in the subdivision and for the appeal they provide at the entryway into the community.
- Council further noted that this should receive public input and a compromise should be considered.
- Council noted that the terrestrial habitat benefit on the site is limited.
- Council noted that the site is currently disturbed, and this would result in the treed entrance to town being moved about 800 m to the north and would not have a negative visual impact.
- Council noted that this sacrifice may be necessary for the requested density.
- Council noted concerns with tree blowdown when eliminating a buffer.

Do Council members support extending the 50km/hr speed zone northwest by approximately 1000m and staff making a request to the Ministry of Transportation and Infrastructure (MoTI) in advance of receiving a development application by ERIF.

- Council noted support for this proposal, especially given the road parking at the Ancient Cedar loop trail entrance.
- Council noted that it would have limited impact on transportation times.
- Council noted that it may be beneficial to reduce the speed limits to 40 km/h throughout town rather than reducing speeds only in this area.

Do Council members expect that if a zoning amendment and other approvals are granted, the affordable and/or attainable housing units would need to be ensured through housing agreements and covenants that are administered and monitored by the municipality or an experienced qualified third-party?

- Council noted the need to develop a Housing Authority to administer and monitor the affordable and attainable portions of the development.
- Council noted that a Housing Authority would be useful for other developments.

Do Council members have any initial concerns with the concept of extending a commercial designation to the area on the corner of Minato Road?

- Council noted that this location may be ideal for services like convenience stores near the new housing.
- Council noted other approved commercial developments near this site at the entrance of town.

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Do Council members have any initial concerns over a component of short-term rentals (STRs) in the current proposal at 221 Minato Road?

- Council noted that STRs may be supportable where affordable housing is provided as part of the development.
- Council noted that the STRs may be essential to allow the development of affordable housing.
- Council noted that STRs may be essential revenue for the homeowners in this proposed development.
- Council expressed concern that the ten waterfront homes could become whole home STRs sitting vacant when not rented. In response Staff clarified that the zoning bylaw could be tailored to prohibit whole home STRs in this development.

Subject to meeting environmental and servicing requirements, and subject to public comment, do Council members have any initial concerns with the concept of a temporary manufacturing facility on the eastern portion of the site?

- Council noted that this may be necessary to get the affordable housing.
- Council noted that a manufacturing facility may create less noise and waste than a typical construction site. Council also noted that the District limits the manufacturing facility's impact on the environment.
- Council noted the temporary manufacturing facility is fundamental to the developer's approach to building affordable housing.