

HARBOUR VIEW GARDENS: REZONING CONCEPT



May 2021

Dear Neighbour:

BC Housing recognizes that there is a need for more affordable housing for families and singles throughout the province. In Prince Rupert, we are reinvesting in Harbour View Gardens to redevelop the property in phases, replacing existing homes and adding others that expand the range of families and households that can benefit from affordable housing.

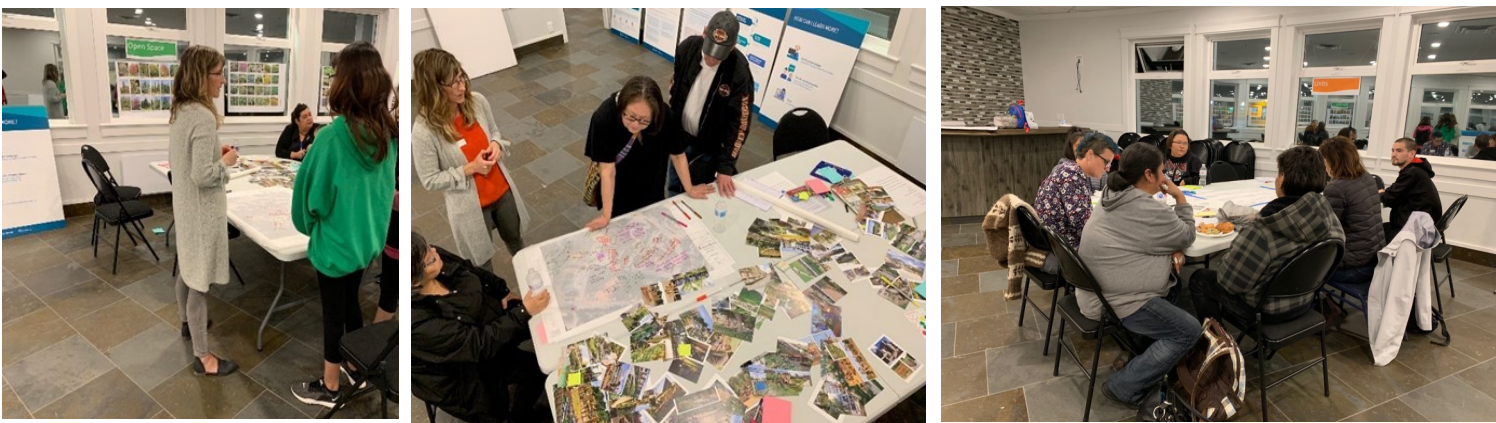
Existing buildings at Harbour View Gardens have reached the end of their service lives, and they are starting to require extensive repairs. An investment in new housing will benefit the immediate neighbourhood as well as tenants of Prince Rupert for generations to come.

Assisted by M’akola Housing Society (who manage the housing), we have completed early design consultations with existing Harbour View tenants. We now want to involve the broader community in a review of a rezoning concept that we would like to submit to the City later this year.

VISION

The vision to redevelop Harbour View Gardens is part of a larger provincial strategy to redevelop provincially-owned properties with aging buildings on underused land. Redevelopment strengthens and protects affordable housing and creates opportunities to:

- Rejuvenate affordable housing by replacing aging developments in need of costly repairs
- Create more affordable homes than exist on the site today
- Use our resources to better address gaps in the range of housing options
- Improve neighborhoods with good design
- Provide more environmentally sustainable housing



Harbour View Gardens Ideas Fair, Oct 2019

EXISTING SITE

This rezoning application focuses on the “Lot 1” area north of McKay Road (yellow shading below). Prince Rupert Indigenous Housing recently received development approval for Lot 2 (purple shading below). There are no plans to redevelop the newer Seniors Rental housing located along the north part of Kootenay Ave (red shading below).



REZONING CONCEPT

The following features are central to the concept we have developed for Lot 1:

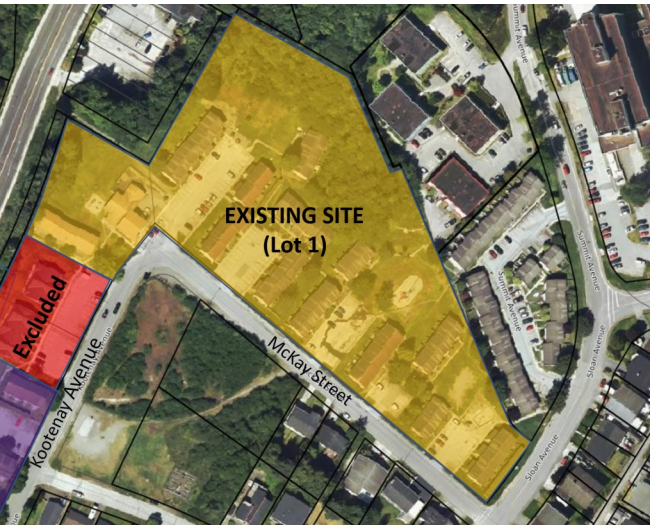
- Approximately 192 affordable rental townhomes and apartments
- New amenity and play areas for tenants
- Accessible housing for people with disabilities
- A pedestrian crossing on McKay Street; and
- Improvements to the local park.

The concept shared in this document include traditional style street-fronting craftsman townhouses that add to neighbourhood character. Two six-storey apartments on the internal portions of the property are screened by the townhouses and offer single-level living. Tenant parking is better managed and hidden from the street. Housing designs are energy efficient. The site plan includes amenity and play areas for tenants, and BC Housing is also contributing funds to help upgrade the local park at Kootenay and McKay for the enjoyment of the wider neighbourhood.



HARBOUR VIEW GARDENS: REZONING CONCEPT

EXISTING USE



Existing: 66 Homes

Lot 1 (yellow shading) is 6.5 acres in area. The original design done in 1975 had 106 affordable rental homes (24 apartments and 82 townhomes).

The apartment buildings and three clusters of townhomes on Lot 1 were demolished some time ago because they had reached the end of their service lives.

Today there are 66 homes remaining on Lot 1. This housing needs to be replaced with modern, energy-efficient homes that offer more opportunities for accessibility and aging-in-place.

REZONING CONCEPT



Proposed: 192 Affordable Rentals

89 Townhomes; 103 Apartments; 5 phases

Access is provided on traffic-calmed internal lanes. Sidewalks and internal pathways make it easy to walk around the site. A marked street crossing is proposed to connect to the bus stop across Mackay Street. Vehicle parking is located under the apartment buildings and in front of the townhouses.

Tenant Amenities have been designed with the feedback and ideas of Harbour View tenants. A multipurpose meeting space, housing office, meeting rooms, and a community kitchen are located in the main apartment building. Outdoor play areas and amenities are distributed throughout the property.



Image: Pleasantvale Kelowna (BC Housing)

Craftsman Style Townhomes

Two and three level townhomes are proposed with traditional Craftsman designs that add to the character of the neighbourhood.

Roof overhangs and building envelopes are appropriate for the Prince Rupert climate. Units would have private entrances (most on the ground floor).

Front yard setbacks and landscaped space between buildings can create attractive public and private spaces.



Image: Pleasantvale Kelowna (BC Housing)

Accessible Apartments

Apartments would be suited to a wide range of households from seniors to singles, couples, and families who need barrier-free design.

The apartment buildings will be designed to accommodate tenant amenities and parking.

HARBOUR VIEW GARDENS: REZONING CONCEPT

PHASING CONCEPT



192 New Affordable Homes

Construction is planned in phases to minimize impact on neighbours and to provide current tenants an opportunity to move into new affordable housing once the first phase is completed.

Phase 1

Development would begin inside the site with sufficient area for construction staging to minimize impacts on the wider neighbourhood. The main apartment building would be built first.

Phases 2 to 5

The phases that follow would complete the rest of the property with townhomes fronting McKay Street and Kootenay Avenue.

HARBOUR VIEW GARDENS: REZONING CONCEPT

LANDSCAPING & OPEN SPACE PLAN

The reinvestment in the Harbour View Gardens site would allow for a better fit with the neighbourhood, and it introduces new amenities for the enjoyment of tenants and neighbours.

Getting Around

- New sidewalks and a pedestrian crossing
- Retain trails in the open space to the north
- Traffic-calmed lanes on the site
- Centralized waste and recycling facilities
- Parking in front of townhouses and under apartment buildings

On-site Children's Play Areas

- Natural play areas and playground spaces are designed for children and youth

For All Ages

- Gazebo (covered, weather-protected outdoor space)
- Raised bed community gardens
- Natural trails on rest of property
- Open space is retained as a buffer to adjacent development

Park Improvements

- BC Housing will commit funds for park improvements at McKay and Kootenay including landscaping and an upgrade of the basketball court for the enjoyment of all neighbourhood residents.



HARBOUR VIEW GARDENS: REZONING CONCEPT

WORKING WITH TENANTS & NEIGHBOURS

Public Involvement

BC Housing will provide tenants and neighbours with open communication and clear information through the planning and redevelopment process.

BC Housing has already involved tenants in creating the redevelopment concept Harbour View Gardens.

We are now sharing the concept with tenants and neighbours to get feedback and understand interests.



Our Commitment to Tenants



Tenant Relocation

Harbour View Gardens tenants will be consulted about their housing needs and moving requirements well in advance of any need to move. Every effort will be made to match available rental homes with individual needs.

Tenants will have the opportunity to move into housing where they will have the same affordable housing arrangement as they do now.

Reasonable costs for moving and utilities, reconnection (telephone, cable etc.) will be covered by BC Housing.



Right to Return

Existing tenants will have the opportunity to return to Harbour View Gardens at the same rent arrangements

HARBOUR VIEW GARDENS: REZONING CONCEPT

TIMELINE

After we have consulted with the neighbourhood, the BC Housing team will submit a rezoning application to the City of Prince Rupert to permit the phased redevelopment of Harbour View Gardens.

The timelines shown are general estimates. We will keep you informed as we get more information and clarity on the development.

Tenant Open House

Tenant Ideas Fair

Neighbourhood Involvement

Rezoning & Development Permit Application

Building Permit

Tenant Relocation

Phase 1 Construction

August 2019

October 2019

Spring 2021

Fall 2021

2022

2022

2022 to 2024



HARBOUR VIEW GARDENS: REZONING CONCEPT



<https://letstalkhousingbc.ca/>

BC Housing's online public engagement space allows you to provide feedback and ask questions about Harbour View Gardens. Learn details of the project, how you can get involved, and opportunities to join the conversation.

BC Housing will post answers to Frequently Asked Questions on the Harbour View Gardens **Let's Talk Housing** page.

FREQUENTLY ASKED QUESTIONS

Why is this redevelopment taking place? BC Housing is reinvesting into Harbour View Gardens to expand the supply, quality and range of affordable housing in Prince Rupert.

How many homes will be added? There were once 106 affordable rental homes on Lot 1; there are now 66. The rezoning proposal is to replace these with 192 modern, energy-efficient homes that offer more opportunities for accessibility and aging-in-place.

When will the redevelopment take place? BC Housing hopes to redevelop the property in phases to create new homes to match demand. Relocation of existing tenants could begin in 2022 followed by the demolition and construction of the first phase of new homes between 2022 and 2024.

Will a greater range of affordable housing be available? Yes. BC Housing will replace the existing rent-geared-to income homes and add additional housing available to a wider range of households with a wider range of incomes.

Who will live in the new Harbour View Gardens? Existing tenants who qualify for the housing (based on income and family size) will be offered opportunities to return to Harbour View Gardens. Additional homes will be available at below-market and near-market rates for a wider range of Prince Rupert residents with a wider range of incomes.

What will the traffic impacts be? Harbour View tenants tend to drive less and walk, cycle and use transit more. A transportation engineer will review the proposed development to make sure that local roads have enough capacity.

Will BC Housing upgrade the local park? Yes. BC Housing will commit funds for local park upgrades (landscaping and a new basketball court) for the use and enjoyment the wider community.

Will BC Housing relocate existing tenants? Yes. BC Housing will relocate existing tenants and give them opportunities to move back into housing where they will have the same affordable housing arrangements as they do now.

How will construction be managed? Phased construction will help manage and mitigate construction impacts on neighbours. Neighbours' access to homes will not be affected by construction activity.

HARBOUR VIEW GARDENS: ONLINE MEETING

FEEDBACK

BC Housing has involved Harbour View Gardens tenants in the design of the rezoning concept and are now reaching out to share the plans and seek feedback with the wider community before submitting a planning application.

The team appreciates your feedback and is happy to answer any questions you may have about the rezoning concept.



Learn More & Join Our Online Neighbourhood Meeting

BC Housing's team has planned an **online meeting** to allow neighbours to learn more about the rezoning concept and to share interests.

Date: Tuesday June 8, 2021

Time: 6:00 pm to 7:30 pm

Where: Online Zoom Meeting

To Register: please email michael@liveablecityplanning.com

Direct Feedback

You may also direct any direct inquiries about the redevelopment of Harbour View Gardens to BC Housing at the following email address:

communityrelations@bchousing.org