

HARBOUR VIEW GARDENS: REZONING CONCEPT



August 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:

- Replace aging housing in need of costly repairs
- Create new affordable housing for a wider range of families
- Address gaps in the range of housing options
- Improve the neighborhood with good design
- Provide more environmentally sustainable housing

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: Thursday 19 August 2021

Time: 6:00 pm to 7:00 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



Harbour View Gardens Ideas Fair, Oct 2019

EXISTING SITE

This rezoning concept focuses on the “Lot 1” area north of McKay Road (yellow shading below).

On Lot 2, BC Housing has partnered with the Gitxaala Nation to subdivide and lease a portion of the Harbour View Gardens site to the Nation. The project is being led by the Nation's non-profit housing society – Prince Rupert Indigenous Housing Society (PRIHS). As part of this agreement, BC Housing is providing PRIHS with a clear, development-ready site. PRIHS is seeking final approvals from the City and plan to start construction on their affordable family-oriented project soon. There are no plans to redevelop the newer Seniors Rental housing located along the north part of Kootenay Ave (red shading below).



REZONING CONCEPT

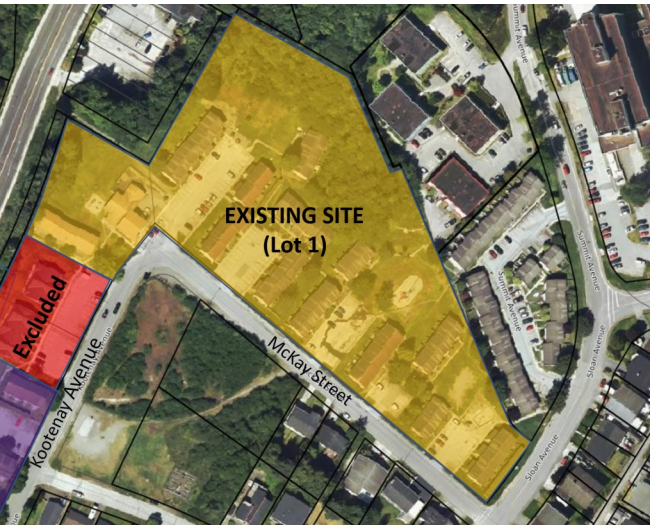
The following features are central to the concept we have developed for Lot 1:

- 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.



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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

The concept shared in this document include traditional style street-fronting craftsman townhouses that add to neighbourhood character. Two apartments on the internal portions of the property are screened by the townhouses and offer single-level living. Housing designs are energy efficient.

Access is provided on traffic-calmed internal lanes which allow parking to be hidden from the street. 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. BC Housing is also contributing funds to help upgrade the local park at Kootenay and McKay for the enjoyment of the wider neighbourhood.



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.

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PHASING CONCEPT



Incremental Development 192 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.

TRANSPORTATION IMPACT ASSESSMENT

BC Housing retained Bunt Transportation Engineers to study existing traffic and model future road use to help frame design and density decisions. Their conclusions on existing and future preliminary traffic flows are as follows:

Traffic Data Collection + Existing Traffic Volumes

To document existing traffic volumes in the study area, traffic count data collection was conducted in Spring 2019. During this time school was still in session and the time period was anticipated to represent 'normal' conditions. The peak hour periods were estimated to be between 7:30-8:30 am and 4:15-5:15pm. Based on the traffic data collected for the neighbourhood, the observed volumes presented no traffic impacts, where existing traffic operations are well within the design capacity for an arterial or local roads.

Future Traffic Volumes

For the purposes of the preliminary assessment, a range of future vehicle trips has been estimated using a total of 200 units within the redeveloped Harbour View site. When estimating what future traffic volumes could be, both existing Harbour View site trip rates and the Institute of Transportation Engineers (ITE) vehicle trip rates were applied. Applying the latter, ITE, trip generation method, the Engineers concluded that a doubling (~200 units) of a similar style of residential unit type is **not anticipated to have a discernible impact to traffic operations within the neighbourhood.**

Additional Investigative Studies

BC Housing (through their professional transportation consultant) will be undertaking a more detailed investigation surrounding site traffic generation and any potential impacts. The study will be reviewed by both the City of Prince Rupert and Ministry of Transportation and Infrastructure.

GOOD NEIGHBOUR AGREEMENT

BC Housing and our housing operators have specific standards to uphold to ensure properties are being operated safely and responsibly. M'akola Housing Society (the operator of Harbour View Gardens) manages policies and procedures that guide and support this goal. M'akola also has a complaint submission procedure that neighbours and tenants can submit their comments to if they have concerns. BC Housing also completes annual operational reviews to ensure operational standards are being met. BC Housing's goal is to be a good community partner in all communities we operate in and will work with neighbours cooperatively.

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

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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

August 2019

Tenant Ideas Fair

October 2019

Neighbourhood Involvement

Summer 2021

Rezoning & Development Permit Application

Fall 2021

Building Permit

2022

Tenant Relocation

2022

Phase 1 Construction

2022 to 2024



Let's Talk Housing BC

An illustration at the bottom of the slide shows a diverse group of people in various interactions. On the left, a man and a woman stand together. In the center, two men are looking at a document. To their right, a woman and a man walk a small dog. On the far right, a man, a woman, and a child are standing near a stroller. The background of the illustration is a light blue silhouette of a city skyline.

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

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.

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

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HARBOUR VIEW GARDENS: QUESTIONNAIRE

QUESTIONNAIRE

Please feel free to use this form if you want to provide us with feedback on the Rezoning Concept for Harbour View Gardens. **Please use the postage paid envelope to share feedback and ideas.**

You may also direct any inquiries about the redevelopment of Harbour View Gardens to BC Housing at the following email address:
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We want to hear from you!

Share your thoughts on the future of Harbour View Gardens

1. What is it about Harbour View Gardens that you like?

2. What is it about Harbour View Gardens that you would like to see changed?

3. What are your hopes for the planning and redevelopment process?

4. What are your main interests?

5. What is your relationship to Harbour View Gardens (circle one):

- ☐ RESIDENT
☐ FAMILY OF A RESIDENT
☐ NEIGHBOUR
☐ OTHER (please specify) _____