



CORPORATION OF THE VILLAGE OF McBRIDE

Media Release

A Public Hearing was held on April 14, 2020 regarding Village of McBride Zoning Bylaw Amendment Bylaw No. 788, 2019 being a Bylaw to amend the "Village of McBride Zoning Bylaw No. 703, 2010", in respect to the Doug Monroe/Profor Management Inc. application to accommodate a private senior focused phased development of mixed residential units and shared common facilities.

At the Public Hearing Council heard 65 letters from 70 interested parties and from one of the 12 members of the public attending the electronic meeting, all in support of the project.

Following the Public Hearing, Council proceeded with the Regular Council meeting with these results;

1. Council approved third reading to Zoning Amendment Bylaw No. 788, 2019;
2. Council amended the resolution from the March 30th, 2020 special meeting of Council regarding the construction of the pathway to read as follows:
 - a) *"That Council approves the application subject to Mr. Monroe/Profor Management Inc., (applicant) offering to enter into a Section 219 covenant, on the subject properties, stating that no occupancy permit will be issued until the owner constructs an accessible pedestrian pathway on their private property connecting to the corner of Kolida Street and 2nd Avenue;"*

Council provided clarification regarding the pathway, stating that their expectation is that the pathway does not need to be a permanent structure but can be at the applicant's discretion as to the materials used.

The resolution with respect to the maximum building height remained unchanged as approved by Council at a Special Council meeting on March 30, 2020. The resolution is as follows;

- a) *"That Council approves the application subject to Mr. Monroe/Profor Management Inc., (applicant) offering to enter into a Section 219 covenant, on the subject properties, stating that no building permit will be issued for any new buildings exceeding a maximum height of 10.5 m to the peak of the building to ground level with exception of one building being a maximum height of 12 m."*

Council emphasized their rationale for the Section 219 covenant requirement concerning the building heights stating;

1. *Should the Village of McBride have 5 buildings over 10.5 meters in height, the Fire Underwriters Survey of BC would require that the Village's Fire Protection Services have a ladder truck. The cost of a ladder truck to the Village's Taxpayer would exceed a million dollars and would also result in the need for a larger Fire Hall to house the additional size, which would be another additional cost to the Taxpayer.*

2. *Given that the Village should not have 5 buildings over 10.5 meters, Council is ensuring that future developments and other future developers are provided the same opportunity in McBride to be able to build in excess of 10.5 meters.*

In summary, it is important that the Village keep control of the number of new builds with building heights in excess of the 10.5 meters to ensure the McBride Taxpayer is not responsible for an excessive increase in Fire Protection costs and that future development is not restricted.

Council has approved the Village covering the legal costs to draft both Section 219 covenants. Once these covenants are registered with the land titles office and approval of the Bylaw is received from the Ministry of Transportation and Infrastructure, the Zoning Amendment Bylaw No. 788, 2019 can proceed to adoption by Council.