

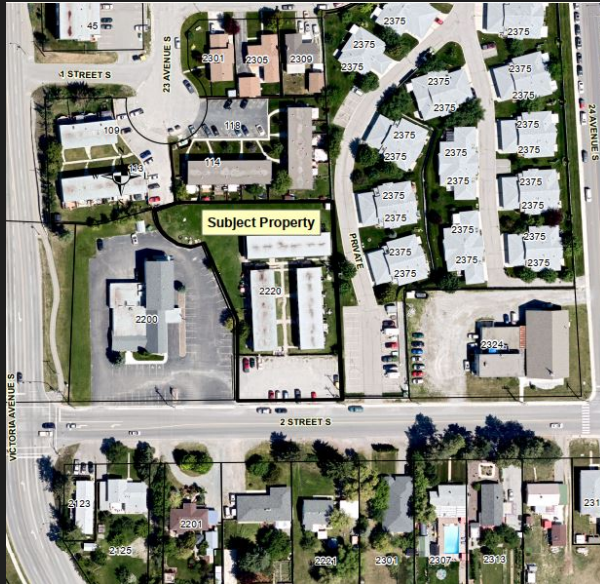
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MOUNTAINS OF OPPORTUNITY  
**CRANBROOK**

[View this email in your browser](#)**Council Highlights****October 26, 2020**

## **Council Adopts OCP & Zoning Amendments For Aqanttanam Housing Society Property On 2nd St. South**

Council approved amendments to both the OCP and Zoning bylaws Monday night, which will allow for the redevelopment of the property, located at 2220 2nd Street

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The City received an application from Meiklejohn Architects Inc., on behalf the Aqanttanam Housing Society, requesting the amendments to change the land use designation from "Medium Density Residential" to "High Density Residential" and change the zoning designation from "Low Density Multiple Family Residential Zone: R-4" to "High Density Multiple Family Residential Zone: R-6".

The Aqanttanam Housing Society indicates they have managed the existing two story, 18 townhouse unit, three building, housing development, since 2008. The society has determined the buildings which were built in 1973, are in poor operating condition and require costly repairs and upgrades for plumbing and electrical. After assessing their options, the society is proposing to redevelop the parcel for greater density housing.

The Advisory Planning Commission (APC) considered the referred amendments and recommend Council approve the bylaw amendments.

The Society intends to apply for a Development Permit and associated Development Variance for parking requirements for a new four story, housing development with approximately 40, rent geared to income, affordable, dwelling units.

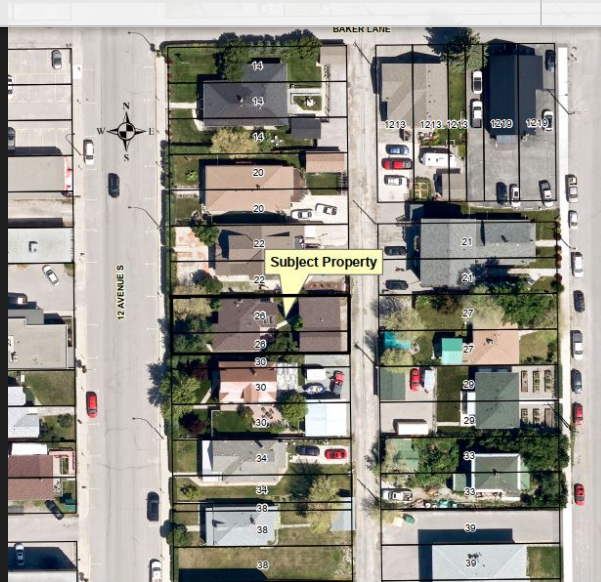
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## Council Adopts Zoning Amendment For Property On 12th Avenue South

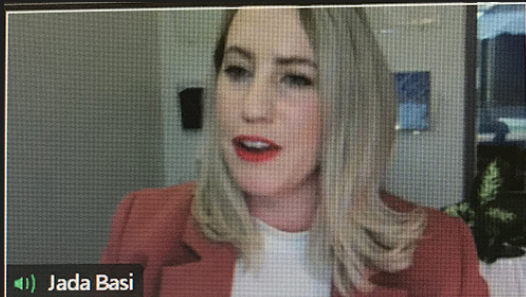
The City received an application from P.V. Redecopp to amend the City's zoning bylaw, requesting an amendment to the bylaw to add "single family dwelling" use specific to this property within the Community Commercial Zone: C-1. The subject property is located at 26 -12th Avenue South.

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The applicant notes in his attached letter that he bought the property in 1997 and used the dwelling on site as a residence until 1998 when it was converted to a chiropractor business. The applicant has further provided ten (10) signed form letters from neighbouring property owners located on both sides of the subject street/block in support of his zoning amendment.



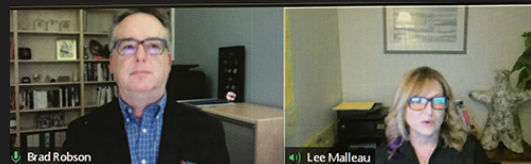
Adding the above use will assist the applicant in making the property more attractive and may help sell the property, while not taking away from the commercial potential of the property. This is a new approach and may be replicated in the future for other house-form commercial properties around the downtown, C-1 zone periphery, in similar circumstances.

[See More](#)

Jada Basi

Jada Basi of CitySpaces Consulting Limited presents the City of Cranbrook Housing Needs Report to Council Monday night.

[Click here to review the presentation.](#)



Brad Robson and Lee Malleau of WāVv Business Development presents their Investment Attraction Strategy 'Thinking BIGGER' to Council Monday.

[Click here to review their presentation.](#)  
[Click here to read the strategy.](#)

## Council Accepts City Housing Needs Report

The [Housing Needs](#)

## Council Considers Updates To Downtown Revitalization Tax Exemption Bylaw

Subscribe	Past Issues	Council gave three readings Monday to the Downtown Revitalization Tax Exemption bylaw, to	Translate ▼
	fulfill the City's requirement under Bill 18-2018: Local Government Statutes (Housing Needs Reports) Amendment Act, 2018, which made Housing Needs Assessments a requirement for municipalities to undertake by April 2022, and every five years thereafter.	change the program end date from October 31, 2020 to October 31, 2021 and to update staff and department references.	
	The report is a means for the City to better understand the current and future housing needs within our community. It identifies the current status of housing in Cranbrook, identifies gaps and forecast future needs.	Given the circumstances this year with respect to COVID-19 and recognizing there are potentially multiple projects that may wish to take part in the tax exemption program staff is proposing an amendment to the Downtown Revitalization Tax Exemption Program Bylaw to change the program end date in the bylaw from October 31, 2020 to October 31, 2021. The new date will allow projects currently under construction to take part in the program when construction is complete later this year or in 2021.	
		Staff believes the program extension date is a good opportunity to show support for projects which may have been impacted by the circumstances of this year and may potentially encourage additional projects in downtown as part of the City's economic recovery.	
		<div>Inquire</div>	

## Council Adopts Annual Taxation Exemption Bylaw

On October 5, 2020, Council gave three readings to the Annual Taxation Exemption Bylaw No. 4013, 2020, and adopted the bylaw on Monday night.

Permissive tax exemptions are granted by bylaw, which must be adopted and forwarded to BC Assessment Authority (BCAA) prior to October 31st each year. BCAA then adjusts the assessed value for each property contained in the bylaw, prior to assessment notices being issued at the end of the year.





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The exact value of the exemptions will not be known until 2021 when the BC Assessment Authority releases the revised property tax roll, and the City sets its own tax rates.

Part 7, Division 6 of the *Community Charter* provides for statutory tax exemptions over which the municipality has no discretion. Examples of properties automatically exempted from taxation are those owned by the Province, hospitals, churches, and private schools. With respect to churches, the statutory exemption only applies to the buildings and the land on which the buildings stand – the “footprint” of the building. Council, through a permissive tax exemption bylaw, may exempt the balance of the church owned property.

Part 7, Division 7 of the *Community Charter* provides for permissive tax exemptions, which allows municipalities to exempt (in whole or in part) certain lands and/or improvements from municipal taxation.

[See More](#)

## Council Endorses Revision To Key City Theatre Liquor Primary License

The Key City Theatre has [applied to the Liquor and Cannabis Regulation Branch \(LCRB\) for a Liquor Primary Change Application](#) to extend the current service area to include the auditorium and entrance hallway, increasing the capacity to 617 persons. There are 602 seats in the auditorium, plus 15 staff during events. Currently the liquor licence capacity is 336 persons, including the main and upper lobby floor areas. There are no other proposed changes to the current liquor licence.

KEY CITY THEATRE  
29  
YEARS 1992-2021

Bylaw Services and the RCMP have been consulted regarding the application and there are no concerns from either. City Building Staff have reviewed the request regarding total occupant load and have signed off.

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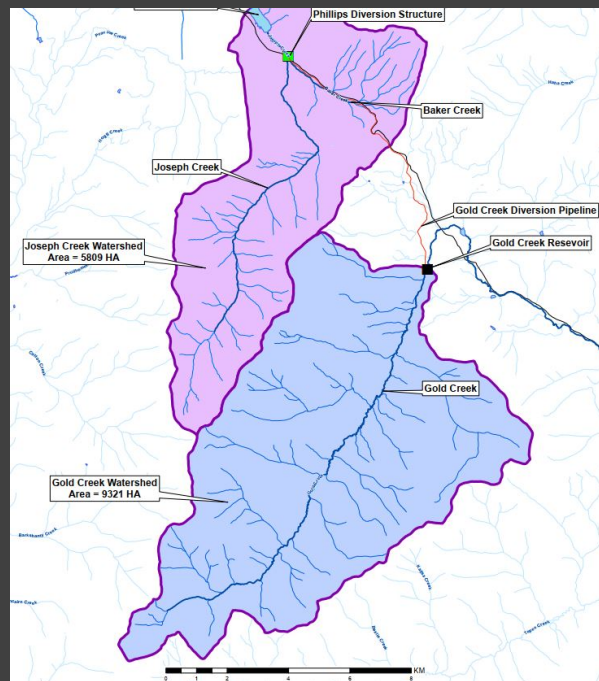
Staff will advise the Liquor Control and Licensing Branch of Council's recommendation in respect of the application.

## Council Approves Grant Application For Gold Creek Dam

Council approved of staff submitting a grant application through the Investing in Canada Infrastructure Program - Rural and Northern Communities for the replacement of the Gold Creek dam, reservoir and intake structure.

Council also gave its endorsement of the project overall and committed \$585,390 to the project, as well as cover project cost overruns.

The dam at the intake and reservoir location is in significant disrepair, experiencing ongoing water piping through the structure, and having a spillway that is deteriorating and at a risk of failure. The structure and intake are in need of complete replacement as the water sources is of critical value for the City.


[See More](#)

## Council Adopts Local Improvement Owners Share Repeal Bylaw Monday

The older historic local improvement bylaws, such as the Local Improvement Owners Share Bylaw 1985, 1973 as amended, were enacted under a prior legislative regime under the old Municipal Act where services of a local nature could be done in one of two ways - one being a local improvement and the other being a specified area, but since the enactment of the *Community Charter* in 2003 these have been combined into the notion of a local area service such that the bylaws are no longer

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Council gave the first three readings to this bylaw at their regular meeting of October 5, 2020.

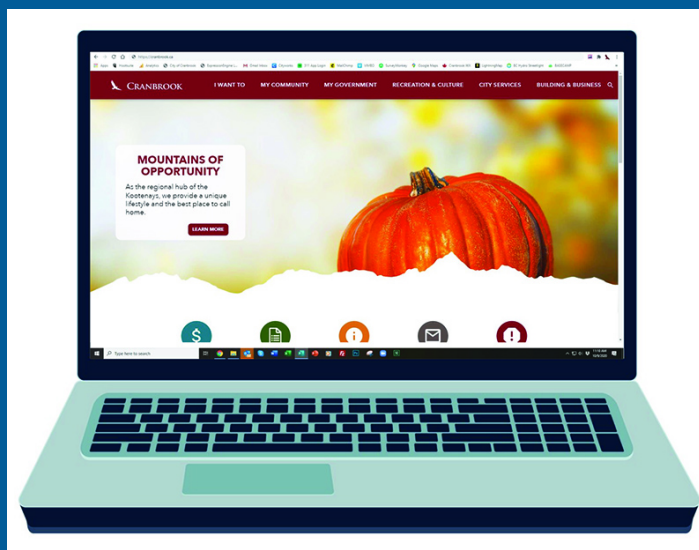
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## Administration Update

- **Building Permit Summary (3rd Quarter 2020)**
- **Prohibition of Feeding of Wildlife**
- **Economic Development Update - COVID-19 Pandemic**

We've created a more valuable, user-centric and responsive website to help you – our residents, businesses or those looking to relocate or invest to easily access the information you need on any device.

**Check it out and let us know what you think!**



## Upcoming Meetings

**Regular Council Meeting - Monday November 9 @ 6pm**

**Regular Council Meeting - Monday November 23 @ 6pm**

**Regular Council Meeting - Monday December 7 @ 6pm** *\*organizational meeting*

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