

# **Christina Lake Seniors' Housing Management Plan**

**Prepared for:**

Front Counter BC as part of an application for a  
Free Crown Grant

**Contact:**

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## ***Proposal***

The Regional District of Kootenay Boundary is submitting an application for a Free Crown Grant for a 2.7 hectare portion of a ±50 hectare parcel of Crown land located along Christina Creek (*see attached Site Location Maps and Site Plan*).

In January 2009, the Regional District received a letter from Minister Lekstrom of the Ministry of Community Development, stating support for sponsorship for a Free Crown Grant for the 2.7 hectare parcel for seniors' housing (*see attached letter from Minister Lekstrom*).

## ***Background***

Christina Lake is an unincorporated community within Electoral Area 'C' of the Regional District of Kootenay Boundary. In the 2006 census, there were 1435 permanent residents living at Christina Lake. Of these, 420 (29%) were 65 years of age and older. Like many communities in the province, the population of Christina Lake is aging and, like many small rural communities, there are few housing options available for seniors other than single family dwellings.

In November 2006 the Grand Forks and District Housing Society hired a consultant to develop, oversee and report on a survey of Christina Lake seniors (*see attached Christina Lake Senior's Housing Study Final Report – January 2007*). The results indicate that there is a need for senior's housing at Christina Lake with nearly 90% of survey respondents wishing to age at the lake. Most of them thought they could remain in their present home for 10 years or more, or for the rest of their lives. However, if seniors' housing were available at Christina Lake, 75% would be interested in moving in at some time.

While a need has been established there are challenges particularly with respect to affordability. This application for a Free Crown Grant is intended to address the issue of affordable land acquisition. Other initiatives regarding affordability include the following:

- Building non-profit seniors housing;
- Combining public and private ownership; and
- Creating innovative financing models (i.e. life leases, co-housing and equity co-ops, common strata title ownership and rental)

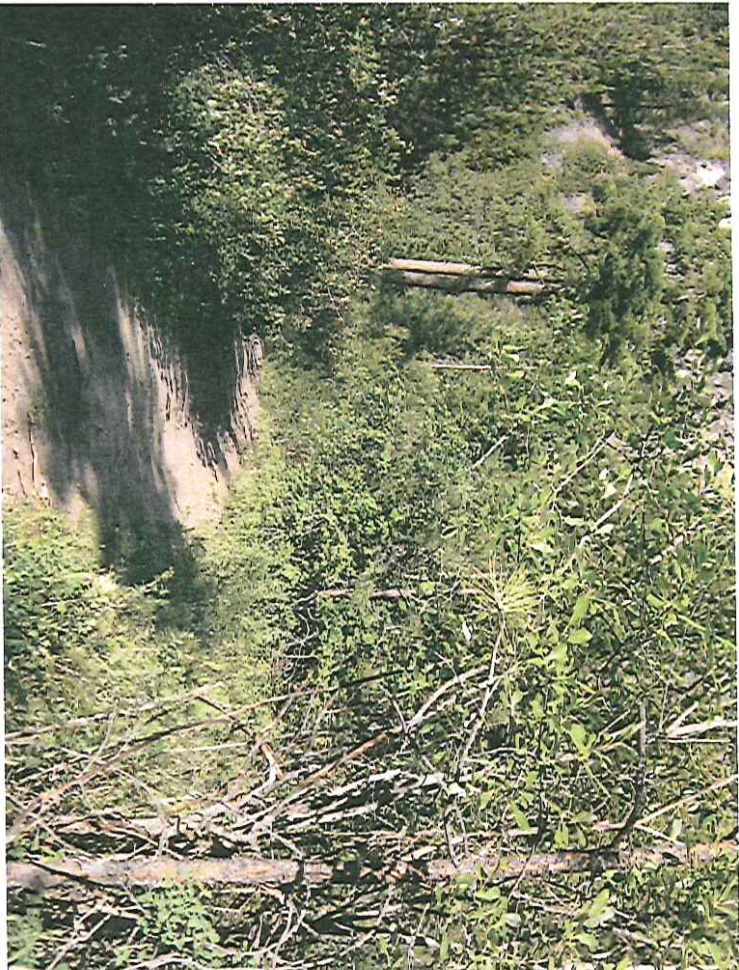
The subject property, which is adjacent to Santa Rosa Road, is located at the south east end of Christina Lake east of Highway 3; and approximately 16km east of Grand Forks. The subject property is designated 'Parks and Recreational' in the Area 'C' Official Community Plan (Bylaw No. 1250) and zoned Parks and Recreational 1 (P1) in the Area 'C' Zoning Bylaw 1300.

The subject property is part of a 50 hectare parcel of Crown land that has a Map Reserve for parks purposes in the name of the Ministry of Environment. The Ministry of Environment has expressed no concerns with the proposed seniors housing on a 6.75 acre (2.7ha) portion of the parcel provided a number of conditions are met as outlined in a letter from Lora Nield, Senior Ecosystem Biologist in a letter dated March 31, 2008 (*see attached letter from Lora Nield, Ministry of Environment*).

The Integrated Land Management Bureau is currently processing an application for a map reserve for seniors housing for the 6.75 acre subject property on behalf of the Regional District of Kootenay Boundary (*see attached letter from Jo-Ann Donald, Integrated Land Management Bureau*).

Current uses on the 2.7 ha subject property include passive activities including walking, cycling and wildlife viewing. There are no structures on the property. Two photos of the subject property follow:





Path on Subject Property



Subject Property Looking to the North



Surrounding land uses include the following:

North	Commercial and Residential Properties
South	Park Reserve
East	Santa Rosa Road and Park Reserve
West	Park Reserve

The Proposed Site for the Christina Lake Seniors' Housing is described as follows:

Legal: Part of District Lot 498 (unsurveyed).

Site metes and bounds description: Begin at the southeast corner of Lot 16, Plan 16068, DL3591s, SDYD, Except Plan 19274; this is the Point of Commencement [PofC] then go

172.6m west at 90° then go

91.3m south at 180° then go

50.7m southeast at 220° then go

159.9m east at 270° then go

65.9m northeast at 307° then go

26.2m northwest at 39° then go

4.9m northeast at 317° then go

90.6m northwest at 43°

Containing ±2.7 hectares

### ***Project Overview***

Since the subject property is current designated and zoned for parks and recreational uses, amendments to the Official Community Plan and Zoning Bylaws would be required prior to the development proceeding. The Regional District of Kootenay Boundary would initiate the amendments following acquisition of the land. The subject property is not in a Development Permit area.

As indicated on the Site Plan, the subject property will be accessed from Santa Rosa Road. The existing trail through the subject property would be re-routed around the perimeter of the site and a ring road would be build on the subject property.

The Regional District of Kootenay Boundary recently made a grant submission to the Canada-BC Building Canada Fund – Communities Component grant program to aid in the completion of proposed infrastructure improvements that will be required to develop seniors housing on the subject property.

One challenge to developing high density housing at Christina Lake is the lack of a large scale community sewage treatment facility. The proposed senior's housing could potentially be connected to the proposed Eco Machine, which will be located in the Community Park as part of the Christina Lake Arts and Artisan's Centre. The Regional District has a License of Occupation (#337614) on the site of the proposed Christina Lake Arts and Artisan's Centre. The Eco Machine uses plants, snails and fish to processes wastewater and convert it into fresh water through a series of tanks and constructed wetlands. The addition of wastewater from the seniors housing project will increase the viability of the Eco Machine, which requires a steady flow of waste for optimal treatment capability.

The subject property is immediately adjacent to the boundary of the Christina Waterworks District, which services lots immediately to the north of the subject property. The Regional District is investigating the possibility of connecting to that system or to the Sutherland Improvement District.

The seniors housing project would be developed in phases depending on the needs of the community. Phasing will depend on the needs of the community and when funding becomes available to proceed to subsequent phases. The proposed phases are described below:

Phase I	<ul style="list-style-type: none"> <li>• ±17 cottages (estimate 1000ft<sup>2</sup> each) intended to be occupied by a single person or two people; would be developed as needed</li> </ul>
Phase II	<ul style="list-style-type: none"> <li>• ±23 supported housing units; would be developed when a need has been identified and funds are available</li> </ul>
Phase III	<ul style="list-style-type: none"> <li>• an additional ±23 supported housing units would be developed when funds are available and a need has been identified</li> </ul>

### ***Why the site was chosen?***

The ad hoc Christina Lake Seniors' Housing Committee considered several sites at Christina Lake and found the proposed site to be the most suitable for a number of reasons:

- Proximity to commercial services including stores, restaurants, medical offices, post office, the proposed arts and artisan's centre; and the trail network. Close proximity to those services and recreation will allow the residents reduce the number of motorized vehicle trips, which will reduce greenhouse gas production and lead to a healthy, active lifestyle;
- Peaceful and quiet location with minimal impact on the integrity of the sensitive habitat that forms the Christina Creek lowlands

Other sites were considered, however none had the combination of qualities the subject property has to offer.

### ***Implementation Framework***

Once the land tenure is secured and an infrastructure plan is in place, plans will be made for construction of the cabins.

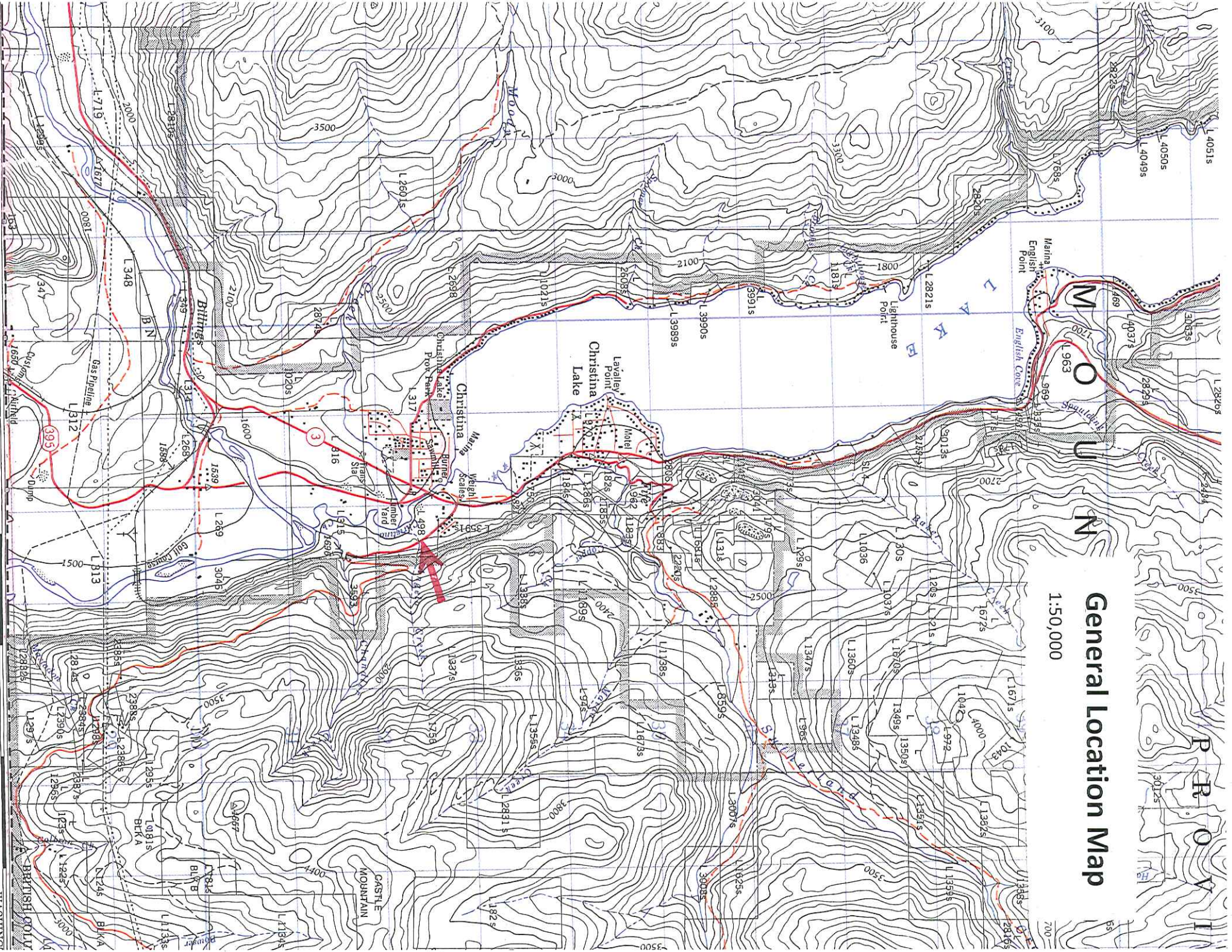
### ***Attachments:***

Site Location Map  
 Site Location Map with Ortho Photo  
 Site Plan – Prepared by Fairbank Architects – November 2007  
 Letter from Minister Lekstrom, Minister of Community Development – Ref:1287778  
 Christina Lake Senior's Housing Study Final Report – January 2007  
 Letter from Ministry of Environment, Lora Nield – March 2008  
 Letter from Integrated Land Management Bureau, Jo-Ann Donald – November 7, 2008 – File:4404901



# General Location Map

1:50,000



07 08 15' 09 10 11 12 13 14 10' 15 16 WASHINGTON









**Site Location Map**

