

**DISTRICT OF SECHELT**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**  
**Held at the Seaside Centre located at 5790 Teredo Street, Sechelt, BC**  
**Thursday, February 15<sup>th</sup>, 2018**

**PRESENT** Michael Hoole (Chair), Paul Mears, Astor Tsang, Sandra Friedman, Ken Crozier, Ana Sandrin.

**REGRETS** Ahren Bichler, Rainer Weininger, Barry Gilson

**STAFF** Director of Planning and Development Services, T. Corbett; Municipal Planner A. Letman; Community Planner A. Thompson, Recording Secretary M. Roberts

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**1. CALL TO ORDER**

The Chair called the Advisory Planning Commission Meeting to order at 5:03pm.

Angela informed the committee that Ken Crozier, Michael Hoole and Rainer Weininger had their terms renewed and that one new Advisory Planning Commission member, Barry Gilson, was unable to make this meeting.

**2. ADOPTION OF AGENDA**

**Recommendation No. 1 – Agenda**

**Moved/Seconded**

That the Agenda be adopted.

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

**Recommendation No. 2 - Chair Appointment**

**Moved/Seconded**

That Michael Hoole be appointed as Commission Chair.

**CARRIED**

**4. ADOPTION OF PREVIOUS MINUTES**

**4.1 Minutes of the January 11<sup>th</sup>, 2018 Advisory Planning Commission Meeting**

### **Recommendation No. 3**

#### **Moved/Seconded**

That the minutes of the January 11<sup>th</sup>, 2018 Advisory Planning Commission meeting be adopted as circulated.

**CARRIED**

### **5. CORRESPONDENCE**

None.

### **6. BUSINESS ITEMS AND REPORTS**

#### **6.1 Resland Development – McCourt Rd. – Development Variance Permit**

The Municipal Planner presented the development variance permit application for Resland Development on Norwest Bay Road. There are four existing properties in the application and the subdivision includes a number of lots. The applicant has requested a variance to the lot width and panhandle driveways and panhandle width. A summary for each of the variances were reviewed. Three recommendations were presented.

In discussion it was noted that:

- The back of the house will face the Sunshine Coast Highway 101 on proposed Lot 29;
- The access to the driveway on proposed Lot 25 could be improved by widening the panhandle where the panhandle meets the road;
- Lots 4, 5, 6, and 7 should be redesigned to make the lots regular shaped instead of pie shaped;
- The panhandles should have the openings (truncated corners) to ease the accessibility to the properties;
- The driveway location is not indicated on the proposed subdivision layout for Lot 17.

### **Recommendation No. 4 – Resland Development – McCourt Rd. - Development Variance Permit**

#### **Moved/Seconded**

That the Advisory Planning Commission recommends to Council the variance to Bylaw 430 – Parcel Standard - Section 17(5) for a panhandle driveway width reduction for proposed Lot 29 from 6.0 meters to 4.5 meters, provided that:

- Corner truncations, on Lot 25 and Lot 28 at Road D, are provided for a larger turning radius entrance and easier access to the panhandle;
- A similar corner truncation is provided by Lot 28 at the western end of the panhandle for easier access to Lot 29; and

- Each of Lots 25 and 28 are a minimum 600 meters<sup>2</sup> in area.

**CARRIED**

**Recommendation No. 5 – Resland Development – Norwest Bay**

**Moved/Seconded**

That the Advisory Planning Commission recommends to the Approving Officer the reduced lot width for new Lots 17, 18 and 19, as proposed.

**CARRIED**

**Recommendation No. 6 – Resland Development – Norwest Bay**

**Moved/Seconded**

The Advisory Planning Commission recommends to the Approving Officer that Lots 5 and 24 be accessed by a panhandle driveway.

**CARRIED**

**Recommendation No. 7 – Resland Development – Norwest Bay**

**Moved/Seconded**

That the Approving Officer work with the developer to revise the layout for Lots 6, 7, 30 and 31 to one similar to Lots 4 and 5 to make the lots more regular shaped instead of pie shaped.

**CARRIED**

**6.2 Wade – Grout McTavish – Official Community Plan Amendment**

The Community Planner presented the Wade Grout McTavish Official Community Plan amendment. The rezoning application was seen last year. The applicant has requested an amendment to increase the maximum allowable density from 100 units per hectare to 114 units per hectare, which would allow for 6 more units in the building. The Community Planner noted that the proposed use of the property is generally consistent with the Official Community Plan. Furthermore, the Official Community Plan has other policies that support this project such as increasing the density of downtown, making downtown more walkable, and preventing the underutilization of land.

In discussion it was noted that:

- Concerns were raised that a 6 storey building will have a negative impact and block the light for the neighbouring properties;
- Council could approve the 6 storey height of the building without an Official Community Plan amendment;
- A public hearing will be held for the proposed Official Community Plan amendment and zoning amendments;
- The intersection of Ebptide St. and Wharf Avenue and East Porpoise Bay Road is a development cost charge identified project. The future project could be a roundabout, or signalized intersection or something else. Public consultation will most likely take place on any future redesign of this intersection;

- Concern was raised that the character of the village is not being considered in this development proposal;
- The density of the project is too much for this site.

The Community Planner stated in response:

- The building can be sensitively integrated into the neighbourhood. A 4-storey building is beside the property, making the increase in height gradual;
- Open space is being provided to accommodate the height of the building;
- The geotechnical report supports the building at this location;
- The fire department ensures the building has adequate fire protection such as a sprinkler system;
- Some of the property would be dedicated to provide for future roadway improvements;
- Commercial space is being provided.

**Recommendation No. 8 – Wade – Grout McTavish – Official Community Plan Amendment**

**Moved/Seconded**

That the Advisory Planning Commission recommends to Council the denial of the Official Community Plan amendment to increase the maximum allowable density.

**CARRIED**

**Recommendation No. 9 – Wade – Grout McTavish – Official Community Plan Amendment**

**Moved/Seconded**

The Advisory Planning Commission requests that Council reduce the height, increase the setbacks and mitigate the impacts to the neighbouring properties.

**DEFEATED**

**Recommendation No. 10 – Wade – Grout McTavish – Official Community Plan Amendment**

**Moved/Seconded**

The Advisory Planning Commission requests that Council revisit and have regard for the previous APC recommendations for the rezoning application which included:

*“Recommendation No. 4 - That Council address the height and setbacks to ensure minimal impact on the neighbouring building; and*

*That the retail space operates in a manner that is a good fit with the neighbourhood and the proposed residential units.*

*Recommendation No. 5 – That the applicant remove the units located above the proposed retail space.”*

And take into consideration the APC comments made at this meeting and the previous meeting regarding the Zoning and OCP Amendment applications.

**CARRIED**

### **6.3 Jones- Rona – Development Permit & Development Variance Permit**

The Municipal Planner described the development variance permit and development permit application for the properties that make up Rona. The business operates on three lots. The applicant has requested a variance for Lot 5 and Lot B to reduce the setback of the buildings. The applicant also requested to reduce some of the municipal infrastructure improvements required until a future redevelopment of the site. The proposed project includes relocating some of the existing racking, installing a new covered heavy-duty racking system at the north end of the property, enclosing part of an existing storage structure to expand the store, expanding the length of the existing sidewalk, and landscaping. A vegetated buffer on the adjacent residential property is also proposed.

In discussion it was noted that:

- The overhead electrical services were not put underground on neighbouring properties when developing; cash in lieu was provided;
- A cash in lieu contribution is proposed to be paid at a later time;
- A development agreement covenant can be put on all three properties.
- There is not enough information to provide guidance on the form and character of the building.

#### **Recommendation No. 11 – Rona – Development Variance Permit**

##### **Moved/Seconded**

The Advisory Planning Commission recommends to Council the approval of the variance on Lot B, to the rear lot line building setback as proposed, for the expansion to the retail store, to be consistent with the existing covered storage.

**CARRIED**

#### **Recommendation No. 12 – Rona –Development Variance Permit**

##### **Moved/Seconded**

The Advisory Planning Commission recommends to Council the approval of the variance, on Lot 5, for a reduction of a 3.0 meter rear building and structure setback to a 0 meter setback, as proposed, provided that it is for the life of the structure.

**CARRIED**

#### **Recommendation No. 13 – Rona – Development Permit & Development Variance Permit**

**Moved/Seconded**

The Advisory Planning Commission recommends to Council the approval of the extension to the current sidewalk at the same standard as the existing sidewalk.

**CARRIED**

**Recommendation No. 14 – Rona –Development Variance Permit**

**Moved/Seconded**

The Advisory Planning Commission recommends to Council the approval of a variance to not require the undergrounding of services; provided that a development agreement covenant is registered on all of the properties to ensure that the owner completes the reconstruction of the landscaping, sidewalk, street lights, and undergrounding of the services or cash in lieu, in accordance with the District of Sechelt's standards, based on any future redevelopment, on a consolidated site, within the next 5 to 10 years.

**CARRIED**

**Recommendation No. 15 – Rona – Development Permit**

**Moved/Seconded**

The Advisory Planning Commission recommends to Council that as proposed, a landscaped buffer be provided on neighbouring residential Lot 9 and that the area be protected and covenanted.

**CARRIED**

**Recommendation No. 16 – Rona – Development Permit**

**Moved/Seconded**

The Advisory Planning Commission recommends to Council to follow the OCP guidelines and so as to be in keeping with the existing structures and paint colours of the existing building and structures.

**CARRIED**

**6.4 Murmac – Rezoning**

The Community Planner presented the application to increase the density by 5 lots with a change to the proposed rezoning of the property. Previous application was to rezone to R-1A (from the RR-1 Rural-1 zone). R-1A has a minimum lot area of 700 sq. metres. This application is to rezone to R-1 (from the RR-1 Rural-1 zone). R-1 has a minimum lot area of 500 sq. metres. The proposed layout has 21 lots ranging in size from 570m<sup>2</sup> to 715m<sup>2</sup> lots.

**Recommendation No. 17 – Murmac – Rezoning**

**Moved/Seconded**

That the Advisory Planning Commission recommends to Council the approval of the

rezoning application based on the proposed layout.

**CARRIED**

### **6.5 Mobius Architecture-BC Housing – OCP Amendment, Zoning Amendment and Road Closure**

The Municipal Planner described the application. The current site is undeveloped. The proposed use is consistent with the Official Community Plan which designates the property as multifamily. The site is currently zoned R-4 which supports apartments and townhouses. An Official Community Plan amendment has been requested to support the creation of a custom zone, to increase the allowable maximum density.

The aim of the project is to provide affordable housing in partnership with BC Housing. The proposal is to build 40 units of independent supportive affordable housing. Each unit will be approximately 35 sq. metres in size. On the ground floor of the building will be 4 accessible units and shared amenities and services including a kitchen, dining area and lounge, counselling room, laundry, offices, reception, etc. The building will be a 3-storey walk-up building. The idea of the project is to create homes for individuals moving from temporary shelter to their own residence, whereby those residents will have access to support systems. The units will be rented only and can be protected by a Housing Agreement.

The applicant has also requested to reduce the width of the undeveloped portion of the Hightide Ave. road right of way from 24 meters to 20 meters which is the standard road right of way width. Reducing the right of way width will allow an increased setback/buffer to a neighbouring residential property from the proposed 3 metres to approximately 7 metres. This would need a road closure process.

In discussion it was noted that:

- A development permit process will follow, before final adoption of the bylaws;
- There will most likely be improvements to Lamprey Lane, and extension of, and improvements to, Hightide Ave.;
- Concern was raised about adequate lighting and safety in the area;
- Concern for the density – number of units proposed for the site is too great;
- The units are generally designed to house 1 person per unit;
- Could there be a maximum occupant load for the building? Staff to research.
- This type of housing is needed in the community;
- Limited parking will be provided as individuals in this type of housing do not drive;
- How long would a person be expected to rent or live in one of these units? Staff to research.
- The Arrowhead Centre's 8-unit development is a similar use and there have been no negative impacts from that housing which is located at Dolphin St. and Inlet Ave.

**Recommendation No. 18 – Mobius Architecture-BC Housing – OCP Amendment**

**Moved, but not seconded**

The APC recommends to Council to deny the Official Community Plan Amendment application.

**MOTION FAILED**

**Recommendation No. 19 – Mobius Architecture-BC Housing – OCP Amendment**

**Moved/Seconded**

The APC recommends to Council to approve the OCP Amendment application to increase the allowable density on the property to allow a maximum of 40 residential units in a three storey building for non-profit, independent supported, rental housing with the condition that a housing agreement be registered.

**CARRIED**

**Recommendation No. 20 – Mobius Architecture-BC Housing – Zoning Amendment**

**Moved/Seconded**

The APC recommends to Council the approval of the Zoning Amendment application to create a zone for a 40 unit transitional housing, 3-storey building conditional upon a housing agreement for 100% of the units.

**CARRIED**

**Recommendation No. 21 – Mobius Architecture-BC Housing – Road Closure**

**Moved/Seconded**

The APC recommends to Council the partial road closure of Hightide Avenue as proposed by the applicant, provided that the building footprint and number of units does not increase in size.

**CARRIED**

**Recommendation No. 22 – Mobius Architecture-BC Housing – DP Stage**

**Moved/Seconded**

The APC recommends that the applicant add exterior lighting and address safety concerns at the Development Permit stage.

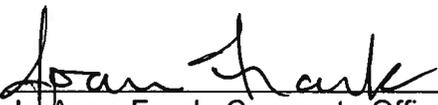
**CARRIED**

**7. ADJOURNMENT**

The Advisory Planning Commission meeting of February 15<sup>th</sup>, 2018 was adjourned at 7:52pm.

**CARRIED**

  
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Michael Hoole, Chair

  
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Jo-Anne Frank, Corporate Officer