

DISTRICT OF SECHELT
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
Held at 5797 Cowrie Street, Sechelt, BC
Thursday, June 28, 2018

PRESENT Michael Hoole (Chair), Ken Crozier, Ana Sandrin, Barry Gilson, Ahren Bichler, Paul Mears

REGRETS Astor Tsang, Sandra Friedman, Rainer Weinnger

STAFF Director of Planning and Development Services, T Corbett; Municipal Planner A. Letman, Community Planner A. Thompson

1. CALL TO ORDER

The Chair called the Advisory Planning Commission Meeting to order at 5:02pm.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the Agenda be adopted.

CARRIED

3. APPOINTMENTS AND DELEGATIONS

4. ADOPTION OF PREVIOUS MINUTES

Minutes of the May 10th, 2018 Advisory Planning Commission Meeting

Recommendation No. 2 – APC Minutes

Moved/Seconded

That the minutes of the May 10, 2018 Advisory Planning Commission meeting be adopted.

CARRIED

5. CORRESPONDENCE

None.

6. BUSINESS ITEMS AND REPORTS

6.1 Greencourt – OCP, Rezoning and Subdivision Application

The Community Planner gave a presentation on the development application.

Recommendation No. 4 – Greencourt – OCP, Rezoning and Subdivision Application

Moved/Seconded

That the Advisory Planning Commission recommends to Council that the applications for an Official Community Plan Amendment and Zoning Bylaw amendment from Sunshine Coast Lions Housing Society for the Greencourt complex be approved to allow for the construction of a new five storey building containing 104 apartment units provided that:

- a) The applicant enters into a housing agreement to secure the long-term affordability and rental commitment for those units;
- b) The building setbacks remain unchanged at 7.5 metres;
- c) The green space be oriented towards Ocean Avenue;
- d) The entrance off of Ocean Avenue should be the main entrance;
- e) The building be designed to meet the Development Permit guidelines for DPA – 6 Downtown and DPA 7 - Multifamily;
- f) Consideration be given to terracing the upper floors.

CARRIED

6.2 BC Housing – Development Permit Application

The Municipal Planner gave a presentation on the development application.

Recommendation No. 5 – BC Housing – Development Permit Application

Moved/Seconded

That the Advisory Planning Commission recommends to Council to approve the Development Permit for BC Housing Supportive Housing project on Hightide Avenue subject to the inclusion of the following:

- a) Pedestrian level exterior downcast lighting of all building entrances and exits, walkways, parking areas, and outdoor amenity areas;
- b) Retention of the mature fir tree located in the south-west corner of the property
- c) Larger caliper on specimen plantings (landscaping) ;
- d) Larger knee braces be considered to add design interest to the building;
- e) That an elevator be considered for the building;
- f) That consideration be given to upgrades to the guard rails to better match the design of the building.

CARRIED

6.3 Bo Leng – Subdivision Application

The Municipal Planner gave a presentation on the development application.

Recommendation No. 6 – Bo Leng – Subdivision Application

Moved/Seconded

That the Advisory Planning Commission recommends the subdivision layout to the Approving Officer.

CARRIED

7. ADJOURNMENT

The Advisory Planning Commission meeting of June 28th, 2018 be adjourned at 6:35pm.

CARRIED



Michael Hoole, Chair



JoAnne Frank, Corporate Officer