

**DISTRICT OF SECHELT**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**  
**Zoom Virtual Meeting Hosted from 5797 Cowrie Street, Sechelt, BC**  
**Tuesday, January 5, 2021**

**PRESENT**                    **Commissioners** Paul Mears (resigning 2020 Chair), Jonathan Baker, Ken Crozier, Randy Knill (appointed 2021 Chair), Darryl Brin, Archie Maclean, Joanne Van Ginkel, Javier Siu, and Sharif Senbel

**STAFF**                    Director of Planning and Development, A. Allen; S. Koberwitz and Recording Secretary, F. Bol

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**1.     CALL TO ORDER**

The Chair called the Advisory Planning Commission Meeting to order at 6:00 p.m.

**2.     ADOPTION OF AGENDA**

**Recommendation No. 1 – Agenda**

**Moved/Seconded**

That the Agenda be adopted.

**CARRIED**

**3.     ADOPTION OF MINUTES**

**3.1    Minutes of the December 1, 2020 Advisory Planning Commission Meeting**

**Recommendation No. 2 – APC Minutes**

**Moved/Seconded**

That the minutes of December 1, 2020 Advisory Planning Commission meeting be adopted as circulated.

**CARRIED**

**4.     APPOINTMENTS AND DELEGATIONS**

None.

## **5. BUSINESS ITEMS AND REPORTS**

### **5.1 Rezoning Application 3360-2020-06 for 5546 Inlet Avenue (Legion No. 140) Zoning Amendment Bylaw No. 25-309, 2020**

*It was noted that Larry Hamblin, applicant for Legion No. 140, was present in the gallery.*

The Planner commented that:

- Application for addition of Neighbourhood Pub to site; proposed addition to rear of building to accommodate kitchen, gathering space; and for consideration of variance for parking requirement in future.
- Land use well suited for neighbourhood pub design; surrounding area is Commercial 2 (C-2).
- Proposal reviewed – Main building for gathering space, seats, multi-purpose room, etc.
- Council to review for Liquor Primary License and parking variance (11 parking spaces).
- Development process steps: 1<sup>st</sup> reading given in Dec 2020; now accepting referrals by APC; next is 2<sup>nd</sup> reading by Council.

In discussion among APC members, it was noted that:

- Garage doors: Drawings have not been developed to form and character stage for development permits; uncertain if garage doors are final decision or if patio out front.
- There are future capital upgrade plans for Inlet Ave frontage improvements and may consist of sidewalk areas potentially used for patio.
- Elevations drawings yet to be provided; comments from the APC can be considered by applicant at this stage; anticipate no significant design change to front of building.
- Traffic: A traffic transportation study is an option to require as the application moves forward.
- The stall dimensions currently meet standards in Zoning Bylaw 25.
- Concern was expressed regarding general approach to parking fairness (specifically trucks and adverse effects on street parking) to disabled parking stalls, wheelchair accessible ramp, and if the required construction effort involved will bring a level of streetscape amenity that will improve façade on Inlet Ave.
- The current Legion occupancy is in excess 200 persons.
- Occupancy of pub is 65 - current occupancy - TBD.
- APC member currently working with Sechelt Downtown Business Association on Periwinkle Lane revitalization grant to include public access point murals, bench seating, plantings, etc.

Director of Planning stated that:

- SDBA laneway grant application came to Council for endorsement; the project is ongoing.
- District hears public concerns on Inlet Ave. Lane not in Development Cost Charges Bylaws as future project, but there are frontage requirements in bylaws for when properties develop.

- Parking design in early stages and will return with development permit in future. Parking challenges are recognized and open to consideration.
- DoS zoning bylaw has high parking standards and has made changes in past to accommodate development projects (i.e. Community Services).

In discussion among APC members, it was further noted that:

- There is currently no specific definition in the zoning bylaw for neighbourhood pub; term in zoning bylaw is for use of Liquor Primary Establishment.
- Liquor Primary Licence does not require food service.
- Neighbour concerns: In early stages of referral process; no neighbour comments received.
- Legion has switched from club endorsement (club only) to liquor primary (open to public) and will transfer licence to this location. Form and character to be discussed in future DP stage.
- Bylaw 430 application cash in lieu increases cost for developer. Planning Department may want to consider this to encourage development for future consideration.
- There is a statutory public hearing planned in future, but no public information meeting.
- Part 11 parking bylaw:
  - No differentiation in size requirement for parallel and perpendicular; difficult to park larger vehicles such as trucks.
  - Bylaw requirement for 7.5 drive-out is not met and would be difficult for trucks to park.
  - No bylaw requirements for accessible parking for projects less than 22 parking spaces; parking lengths to be reviewed – TBA.
- Mixed use: Legion 140 has explored options early on, but expense challenging; this is the proposal that property owner feels meets their goal.

**Recommendation No. 3 - Rezoning Application 3360-2020-06 for 5546 Inlet Avenue (Legion No. 140) Zoning Amendment Bylaw No. 25-309, 2020**

**Moved/Seconded**

That the Advisory Planning Commission supports proposed use of neighbourhood pub while taking into consideration comments related to parking variances for Rezoning Application 3360-2020-06 for 5546 Inlet Avenue (Legion No. 140) Zoning Amendment Bylaw No. 25-309, 2020 as presented.

**CARRIED**

**5.2 Rezoning Application 3360-2020-08 for 4465 Sunshine Coast Highway (Habitat for Humanity) Zoning Amendment Bylaw No. 25-310, 202**

*It was noted that Mark Powell, applicant for Habitat for Humanity, was present in the gallery.*

The Planner commented that:

- Addition of facilitated construction of fourplex; land use – rezoned to multifamily to allow for duplexes (2017); prior to 2017 property was zoned R4 (apartments and 4-plexes).
- Site footprint slightly larger and accommodated in site; sufficient parking on site; septic area can accommodate septage from units.
- Was referred to APC and will be presented to Council on January 13, 2021.

In discussion among APC members, it was noted that:

- Intent is to undertake change in confines of development permit with minor deviation of what was previously approved and will not look much different than what was already there.
- Anticipate public hearing in future.
- Overall: Positive addition to the community; not much change to character; blends in and adds more sophistication to area; and is a good example of affordable housing.

**Recommendation No. 4 - Rezoning Application 3360-2020-08 for 4465 Sunshine Coast Highway (Habitat for Humanity) Zoning Amendment Bylaw No. 25-310, 202**

**Moved/Seconded**

That the Advisory Planning Commission supports Rezoning Application 3360-2020-08 for 4465 Sunshine Coast Highway (Habitat for Humanity) Zoning Amendment Bylaw No. 25-310, 2020 as presented.

**CARRIED**

**6. INFORMATION & UPDATES**

**6.1 Selection of APC Chair**

The Director of Planning and Development provided the following verbal report:

- Summary APC Bylaw No. 578, 2019:
  - Reached end of tenure for current Chair (who may observe as member of the public for one year before re-apply to the APC) and two members have stepped down.
  - We will commence public advertising for APC members; will distribute to APC members (who will then distribute to their networks); and then present application to Council for new members.
  - Consideration of new Chair: Paul Mears to remain on APC; Director of Planning and Development to act as Chair until new Chair voted in this evening.
  - Director of Planning and Development thanked Paul Mears for his years of service and to the APC.

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- Nomination and election shall follow best practices from “Call to Order: Meeting Rules and Procedures for Non-Profit Organizations” by Herb Perry and Susan Perry; review of best practices.
  - Director of Planning and Development requested nominations for APC Chair.
    - Randy Knill nominated and accepted nomination; no further nominations made.
    - 2<sup>nd</sup> and 3<sup>rd</sup> call for additional nominations.
    - Randy Knill accepted nomination and was appointed Chair of APC.
  - APC members thanked Paul Mears for his service as Chair for three consecutive terms and offered congratulations to Randy Knill.

## 7. ADJOURNMENT

### **Moved/Seconded**

That the Advisory Planning Commission meeting of January 5, 2021 be adjourned at 7:00 p.m.

**CARRIED**

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Randy Knill, Chair

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Jo-Anne Frank, Corporate Officer