

REQUEST FOR DECISION

TO: Council **MEETING DATE:** August 7, 2024
FROM: Tyson Baker, Senior Development Planner
SUBJECT: Official Community Plan Amendment and Zoning Amendment for École du Pacifique School District 93
FILE NO: 3060-20-2024

RECOMMENDATIONS

1. That Official Community Plan Amendment Bylaw No. 492-37, 2024 be read a first time;
 2. That Council consider Official Community Plan Amendment Bylaw No. 492-37, 2024 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*;
 3. That Council refer Official Community Plan Amendment Bylaw No. 492-37, 2024 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7 Official Community Plan Consultation;
 4. That Zoning Amendment Bylaw No. 580-14, 2024 be read a first time;
 5. That prior to consideration of adoption, the applicant shall:
 - a. Enter into a section 219 covenant to be registered on the property title to require a landscape plan and cost estimate from a qualified professional to the satisfaction of the District, be provided prior to the issuance of a Building Permit.
-

PURPOSE

To present Council with a rezoning application for a property legally described as Lot B District Lot 1331 Plan 18108 for a new school consisting of rooms for daycare, preschool, elementary and secondary, for approximately 200 students. Official Community Plan (OCP) and Zoning Bylaw amendment bylaws for first reading are attached for Council's consideration.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

DISCUSSION

Summary

The applicant, on behalf of Conseil Scolaire Francophone de la Colombie-Britannique (School District No. 93) would like to amend the OCP and Zoning Bylaw to allow for a new school site on the subject property. The proposed school would be operated by School District No. 93 (Francophone) and would have enough space for approximately 200 pupils consisting of between daycare to secondary level education which can be summarized in *Table 1 – Student Demographic Analysis*. The subject property is located within a predominantly residential neighbourhood just west of the town centre. Additionally, the subject property is located directly north of Chatelech Secondary School. School District No. 93 has approached School District No. 46 regarding the ability to share the playfields on Chatelech Secondary School.

The proposed school would be accessed from Medusa Street with parking, bus loop and pick up and drop off areas located in front of the school. Outdoor play areas would be located adjacent to the bus loop abutting the school while a large play field would be located behind the school. Lot grading will likely be required for areas in the proposed playfield, bus loop and parking areas.

Education Level	Number of Classrooms	Number of Pupils
Infant/Toddler Childcare	1	12
Pre-Kindergarten Childcare	1	24
Kindergarten	1	20
Elementary	4	100
Secondary	2	50
Total	9	206

Table 1 – Student Demographic Analysis

Overall, a new school could contribute to the well-being of the community by providing additional spaces for children of all ages to attend, specifically for those seeking language acquisition beyond English which may be attractive to certain demographics. Furthermore, the addition of the school would allow for increased greenspace and assets such as a field that could be used by the community outside of instruction hours. The development is proposing approximately 36 childcare spaces which will contribute to needed childcare spaces within Sechelt. Furthermore, childcare spaces must also comply with provincial government regulations for childcare operations that impose a variety of conditions including indoor and outdoor space requirements.

This proposed development would be exempt from any amenity contributions as it is a civic use. Additionally, this application is not subject to a development permit for form and character as institutional uses are exempt from being within a development permit area as per section 488 of the *Local Government Act*. However, the application can go to the Advisory Planning Commission for general review and feedback on the preliminary design should Council wish to do so.



Figure 1 – Subject Property

Legislative Context

Because the proposal is not consistent with the Official Community Plan (OCP), an OCP amendment is required to change the land use designation to permit such a use. A public hearing will be required as per section 464 of the *Local Government Act*. Public Notice will be required prior to the commencement of a Public Hearing.

Background

Table 1 – Application Background

Applicant	Craig Burns (Principle Architecture)
Owner	Conseil Scolaire Francophone de la Colombie-Britannique (School District No. 93)
Civic Address	Not Applicable
Legal Address	Not Applicable
Size of Properties	20,044.30 m ²
OCP Designation	Multi-Family Mixed Residential
Zoning Designation	CD-3 – Seniors Lodge
DP Areas	DPA 7 - Multiple Family Residential

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

The proposed development of a school is not a supported use in the Multi-family Mixed Residential designation. Therefore, an amendment to the Official Community Plan (OCP) will be required to change the designation from Multi-family Mixed Residential to Civic Institutional Utilities in order to allow for the proposed development.

Zoning Bylaw

The property is currently zoned Comprehensive Development 3 – Seniors Lodge (CD-3) and would need to be rezoned to Community and Civic 1 (CC-1) which permits the use of a school. The preliminary site plan does appear to meet the setback, height, lot coverage and other applicable regulations as provided in the CC-1 zone, such as parking. Should the application proceed staff will work with the applicants to seek zoning compliance or possibly site-specific regulations if needed.

There is also a housing agreement bylaw registered on title respecting a former development. This agreement will need to be removed prior to consideration of adoption of a bylaw amendment.

SUSTAINABILITY PLAN IMPLICATIONS

This development would align with the following goals of the Integrated Community Sustainability Plan

1. Social Sustainability and Community Well Being
2. Economic Sustainability
6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

1. Effective Growth

COMMUNICATIONS

Public Notice and a Public Hearing would be required for this application at a later date, subject to Council' support for the application. If approved by Council a Public Hearing would be advertised in the newspaper, District website and social media. Referrals for the application were sent on July 17, 2024.

Respectfully submitted,

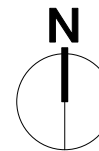
Tyson Baker
Senior Development Planner

Attachments:

- 1 – Site Plan
- 2 – OCP Amendment Bylaw No. 492-37, 2024
- 3 – Zoning Amendment Bylaw No. 580-14, 2024



1 Site
Scale: 1:1200



School Requirements

Department	Classes	Students
Kindergarten	1	20
Elementary	4	100
Secondary	2	50
I/T Childcare	1	12
PK Childcare	1	24
Totals		206

Building Area	
DAS Floor Area	2,936 m ²
Childcare Floor Area	380 m ²
Total Floor Area	3,316 m²

Building Height (2 storeys) +/- 8 m

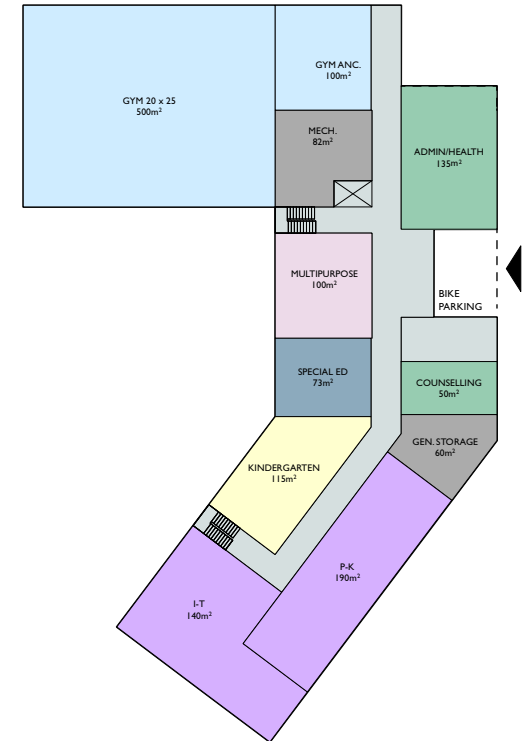
Site Area	
Total Site Area	20,063 m ² (2.0 Ha)
Zoning	CD-3
Lot Coverage	9.6%

Parking (Zoning Bylaw)	% of Total Enrollment	% of Enrollment x Total Floor Area	Formula (per bylaw)	Stalls
Kind./Elementary	71%	2,072m ²	(1/90 m ²)	24
Secondary	29%	864m ²	(1/65 m ²)	14
NLC: I/T and Pre-K				(1/5 kids) 8
Total				46

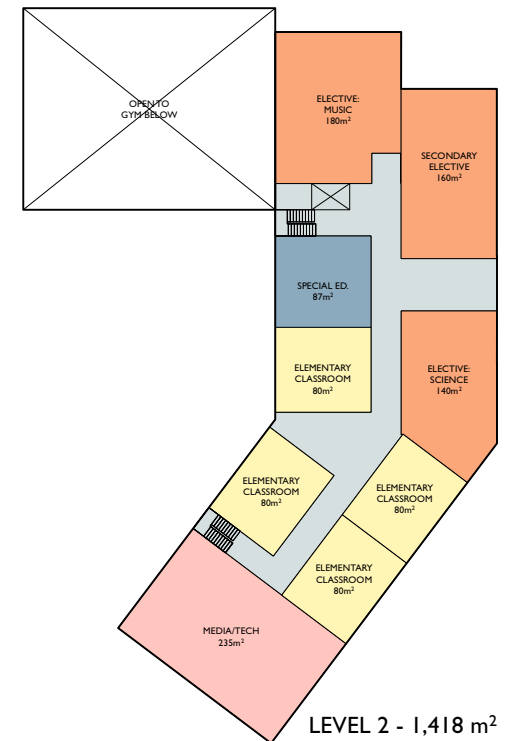
Notes

- Property is currently zoned CD-3 (Seniors Lodge). Development of a school will likely require rezoning.
- Setbacks based on CC-1 Zone requirements (Community and Civic One Zone, Sechelt Bylaw 580, Zoning)
- Maximum permitted grade for emergency vehicle access route is 1:12.5 (8%) over minimum 15m. Grading and retaining will be required to meet requirements.
- School program is preliminary, based on projections and ministry area standards, and is subject to change.
- Discussions are ongoing between the CSF and SD46 regarding potential sharing of Chatelech's playfields

Steep area of site requiring retaining and significant regrading.



LEVEL 1 - 1,898 m²



LEVEL 2 - 1,418 m²

**DISTRICT OF SEHEL
Bylaw No. 492-37, 2024**

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010
for Lot B District Lot 1331 Plan 18108.

WHEREAS the District of Sechelt deems it necessary to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as, "Official Community Plan Amendment Bylaw No. 492-37, 2024".

AMENDMENTS

2. That LOT B DISTRICT LOT 1331 PLAN 18108 on Medusa Street, as shown on the plan attached to and forming part of this bylaw as Schedule A, be redesignated from Multifamily Mixed Residential to Civic Institutional Utilities.
3. Schedule C1 of Official Community Plan Bylaw No. 492, 2010 be amended to reflect the land use designation and boundaries brought into force by this bylaw.

PROVISIONS


4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
5. That Schedule A is attached to and forms part of this bylaw.

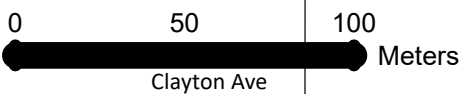
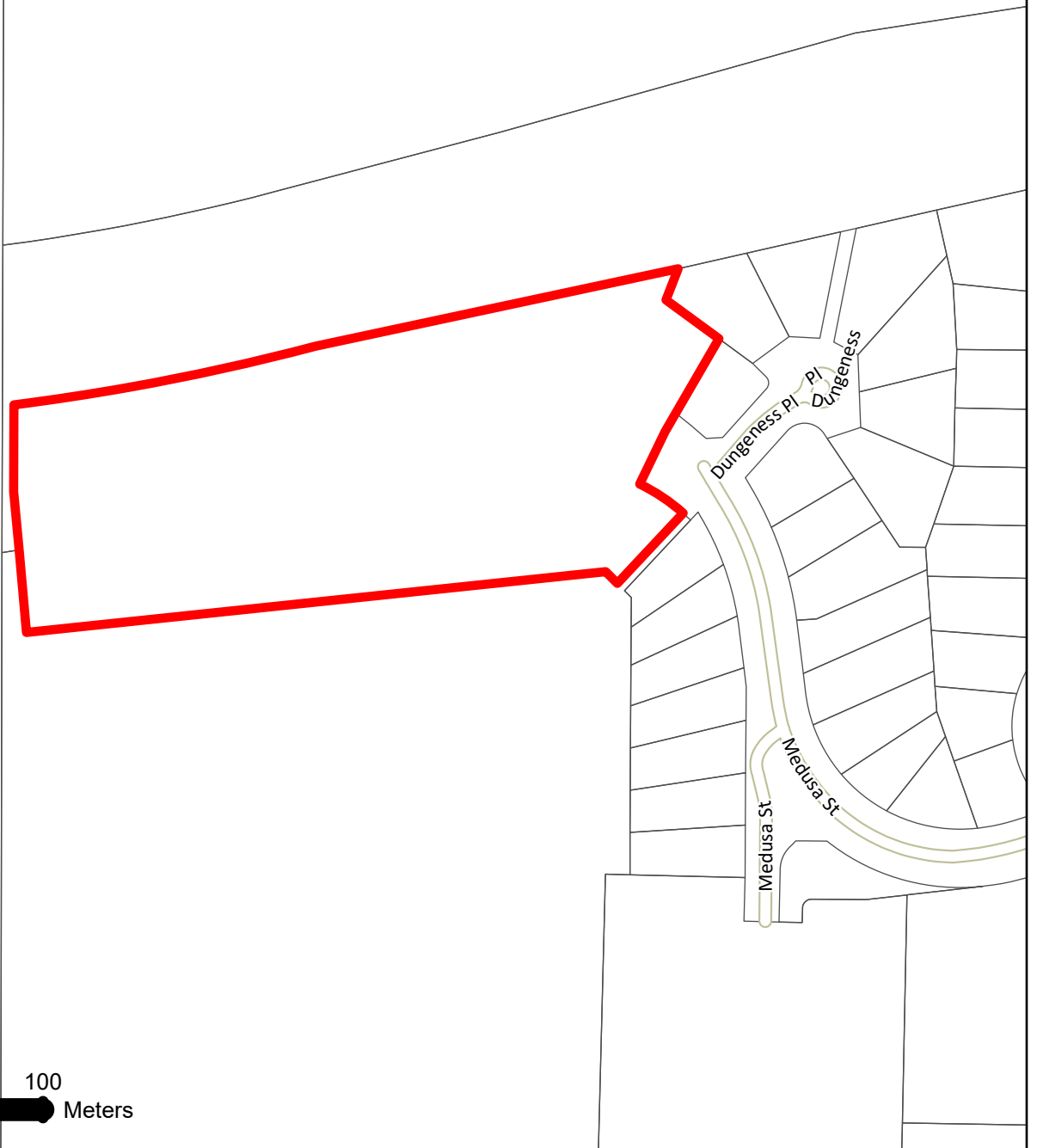
READ A FIRST TIME THIS	DAY OF	2024
READ A SECOND TIME THIS	DAY OF	2024
PUBLIC HEARING HELD THIS	DAY OF	2024
READ A THIRD TIME THIS	DAY OF	2024
ADOPTED THIS	DAY OF	2024

Mayor

Corporate Officer

CIVIC: NO ASSIGNED ADDRESS
LEGAL: LOT B DISTRICT LOT 1331 PLAN 18108
PID: 007-230-516

 Subject Parcel



**DISTRICT OF SEHELDT
Bylaw No. 580-14, 2024**

A bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022 for Lot B District Lot 1331 Plan 18108.

WHEREAS the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 580-14, 2024”.

AMENDMENTS

2. That LOT B DISTRICT LOT 1331 PLAN 18108 on Medusa Street, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from CD3 (Comprehensive Development 3 – Seniors Lodge) to CC1 (Community and Civic 1).
3. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedule A1) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

PROVISIONS


4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
5. That Schedule A is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	DAY OF	2024
READ A SECOND TIME THIS	DAY OF	2024
PUBLIC HEARING HELD THIS	DAY OF	2024
READ A THIRD TIME THIS	DAY OF	2024
ADOPTED THIS	DAY OF	2024

Mayor

Corporate Officer

CIVIC: NO ASSIGNED ADDRESS
LEGAL: LOT B DISTRICT LOT 1331 PLAN 18108
PID: 007-230-516

 Subject Parcel

