

**DISTRICT OF SECHELT**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**  
**Held at 5797 Cowrie Street, Sechelt, BC**  
**Thursday, April 12, 2018**

**PRESENT** Michael Hoole (Chair), Astor Tsang, Sandra Friedman, Ken Crozier, Rainer Weininger, Ana Sandrin, Barry Gilson

**REGRETS** Paul Mears, Ahren Bichler

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

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**1. CALL TO ORDER**

The Chair called the Advisory Planning Commission (APC) Meeting to order at 5:03 p.m.

**2. ADOPTION OF AGENDA**

The Chair asked the APC members to consider adding the following delegations to the agenda: item 7.1 Tyler Schmidt and Chris Moradian, item 7.2 James Pawley, and item 7.3 Glen Gourlie. The APC members agreed to the delegation requests.

The Chair requested that the Community Planner present RTC Properties (The Strand) development permit application before the delegations speak and that item 6.2 on the agenda, Spectrum of Care, be moved to item 8.1 after the delegations.

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**Recommendation No. 1 – Agenda**

**Moved/Seconded**

That the Agenda be amended to add the following items:

7.1 Delegation from Mr. Tyler Schmidt, Schmidt Architecture and Mr. Chris Moradian, RTC Properties Ltd. regarding the “Strand” development application; and

7.2 Delegation from Mr. James Pawley regarding the “Strand” development application; and

7.3 Delegation from Glen Gourlie regarding the “Strand” development application; and

That item 6.2 Spectrum of Care be moved to item 8.1, after the delegations; and

That the agenda be adopted as amended.

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

Moved to item 7 on the agenda.

**4. ADOPTION OF PREVIOUS MINUTES**

**4.1 Minutes of the March 8, 2018 Advisory Planning Commission Meeting**

**Recommendation No. 2 – Minutes**

**Moved/Seconded**

That the minutes of the March 8<sup>th</sup>, 2018 Advisory Planning Commission meeting be adopted.

**CARRIED**

**5. CORRESPONDENCE**

**6. BUSINESS ITEMS AND REPORTS**

**6.1 Title – RTC Properties (The Strand) – Development Permit Application**

The Community Planner gave a presentation on the development permit application.

The Chair asked the delegations to come forward and give their presentations.

## **7. APPOINTMENTS AND DELEGATIONS**

### **7.1 Mr. Tyler Schmidt, Schmidt Architecture and Mr. Chris Moradian, RTC Properties Ltd.**

Tyler Schmidt and Chris Moradian addressed the APC regarding RTC Properties (The Strand) development permit application. Mr. Schmidt informed the APC that:

- RTC is trying to keep the site as natural as possible
- The tall hedge at the back of the site that separates the buildings from the highway will remain
- The existing access point on the north side of the site will remain and may be used for emergency vehicles
- The centre triplex building is in the same location as the existing house, which is far set back from the property line on the south shore
- An arborist has helped the applicant identify the trees which should be kept on the site
- Instead of removing the trees on the south side of the property, the lower limbs of the trees will be trimmed to allow the units to have ocean views
- The buildings are West Coast style.
- Hardy plank material will be used which are durable and will withstand the salt that may come off the ocean
- The buildings are within the scale of the surrounding homes in the neighbourhood
- The tallest townhomes are approximately 45 feet high
- The existing hedge bordering the Sunshine Coast Highway on the north side of the property will be retained and are approximately 30 feet high
- The floor of the 4 story units and the peaks of the roofs may be seen from the highway.

Mr. Moradian noted that narrow four storey buildings are becoming quite popular. The units are not wide due to the low density of the site. He also mentioned that the units meet the building code requirements for accessibility and that the homes are equipped with elevators.

Mr. Schmidt explained that the third and fourth storeys of the townhomes are stepped back from the first two storeys. The units are designed so the upper level can act as a master bedroom, living room or recreation room. In his opinion the buildings are visually appealing from the front.

Mr. Moradian reminded the APC members that the project has been handled by four Planners at the District. He noted that the last decision made by Council was to reduce the scope of the project from 32 units to 20 units. Mr. Moradian noted that the developer

is not required to contribute any amenities as no density bonus was given.

The Chair thanked Mr. Schmidt and Mr. Moradian for their presentation.

### 7.2 Mr. James Pawley

Mr. Pawley addressed the APC regarding RTC's The Strand development permit application. He showed some photos of the site and park space and informed the APC that:

- When Mr. Pawley applied to subdivide his property that he was required to provide additional contributions for the community
- In his opinion the park space in front of the property is partially under water and that the high tide line is encroaching on the Strand property
- He is worried that the dedicated park space that the applicant has given as part of their project is under water at high tide.
- He noted that the revised project is better than the previous proposal and that there are some good aspects about the new plans.

Mr. Schmidt showed the property line and clarified to the APC members that from the south property line and approximately 50 feet back there will be dedicated park space. It will be up to the District of Sechelt to build a seawall or develop the dedicated park space.

### 7.3 Glenn Gourlie

Mr. Gourlie addressed the APC regarding RTC Properties (The Strand) development permit application. Mr. Gourlie lives across the street from the project site. He noted that the property is designated as a Special Infill area where buildings should be 2-3 storeys and fit within the surrounding area. He complimented the applicant and said they have done an excellent job putting the revised project together and that they have responded to the prior requests given. Mr. Gourlie went on to express the following concerns:

- Residents of the townhomes may be able to look down onto his property from the third storey of the townhomes
- Mr. Gourlie requested that additional privacy screens be incorporated into the design
- On Shorncliffe Avenue there will be about 25 feet where there will be no hedge after the existing greenhouse is removed
- Mr. Gourlie requested that mature trees be planted to fill in the gap that will result from the removal of the greenhouse.

Overall, Mr. Gourlie expressed that he feels the project will benefit the community.

**Recommendation No. 3 – RTC Properties (The Strand) – Development Permit Application**

**Moved/Seconded**

That the Advisory Planning Commission recommends to Council to approve the development permit application subject to the applicant:

- i) Adding privacy screening to the units located at the northeast side of the property in order to provide additional privacy for the property owners located across from the east side of the property;
- ii) Improving the overall aesthetics of the backside of the four townhomes on the north side of the site by addressing window treatment, entrance details and colour palette; and
- iii) Planting mature trees where the hedge along Shorncliffe Avenue ends, at the location where the existing greenhouse will be removed.

**CARRIED**

**8.1 Spectrum of Care**

The Community Planner invited the APC members to attend the public hearing for the Spectrum of Care on April 18, 2018. He also noted that the Bylaw for the Official Community Plan Amendment has been drafted and welcomed any comments on the proposal. The Commission Chair expressed the view that the proposed amendments are a good idea to provide greater flexibility in planning future care facility developments.

**9. ADJOURNMENT**

The Advisory Planning Commission meeting of April 12, 2018 be adjourned at 6:09 pm.

**CARRIED**

  
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Michael Hoole, Chair

  
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Jo-Anne Frank, Corporate Officer