

**DISTRICT OF SEHELDT
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
Held at 5797 Cowrie Street, Sechelt, BC
Thursday, September 13, 2018**

PRESENT Michael Hoole (Chair), Ken Crozier, Barry Gilson, Ahren Bichler, Sandra Friedman, Paul Mears, Rainer Weinnger, Ana Sandrin, Astor Tsang

STAFF Municipal Planner A. Letman, Recording Secretary M. Roberts

1. CALL TO ORDER

The Chair called the Advisory Planning Commission Meeting to order at 5:00pm.

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 August 9th, 2018 Advisory Planning Commission Meeting

Recommendation No. 2 – APC Minutes

Moved/Seconded

That the minutes of the August 9, 2018 Advisory Planning Commission meeting be received.

CARRIED

5. CORRESPONDENCE

None.

6. BUSINESS ITEMS AND REPORTS

6.1 Evolve – Rezoning Application 2018-06

The Municipal Planner gave a powerpoint presentation that outlined the site's context and background information and the presented the proposal drawings.

In discussion it was noted that:

By Commission members:

- There should be adequate space between the buildings, for light, air, and privacy;
- The scale of the development should be kept small;
- The project should be pedestrian friendly and easy to walk;
- There should be accessible units with walk-in showers;
- There should be at least two community gardens so people can grow their own food;
- Rainwater collection could be incorporated into the landscaping;
- Lot 2 should not have buildings more than three storeys in height- a fourth storey access stairwell for a rooftop deck would be okay;
- A clubhouse, amenities hall or meeting space could be incorporated into the design;
- A Field Road crosswalk is needed at Gunclub Road;

By the Developer:

- The condo (apartment) units will be accessed via elevators;
- The property is large but residential part of the development will mainly take place on the north half of the site and along the top of the creek bank;
- Parkland is being dedicated with the proposal;
- The development will not be very dense;
- Commercial space will be located on the ground level with condos on level above;
- There will be a rooftop deck so residents can enjoy the ocean views from the top of the buildings;
- The townhomes will be three storeys and family oriented;
- Discussions have begun with the shishalh band for sewage from the development to be treated at the facility on band lands;
- There is an existing culvert and water retention pond on the site;
- Townhomes will be priced around \$500,000 and condos (aprtments) will be priced around \$300,000;
- The project may include one bulding that is a rental housing apartment building
- Hydroseeding will take place on the property to expedite the beautification of the landscaping;

By Staff:

- 175 residential units (200,000 square feet) and 70,000-75,000 square feet of commercial space is being proposed;

- Sidewalks and new public roads will be developed around the site.
- A trail system along the parkland and creek bank is proposed;
- A covenanted development agreement could be put on title to ensure the development of infrastructure parallels the phases of development;
- A subdivision application would come after the rezoning is complete;
- Each of the new buildings will undergo a development permit process for form and character

Recommendation No. 3 – Evolve – Rezoning Application

Moved/Seconded

That the Advisory Planning Commission recommends to Council that rezoning application 2018-06 (Evolve) be approved with the condition that the fourth storey of the buildings located along the creek ravine, be limited to an access stairwell to the rooftop terrace only.

CARRIED

6.2 Ardebili & Liang – Subdivision Application

In discussion it was noted that:

- A large rock formation exists where the panhandle driveway is proposed;
- The panhandle driveway could be shifted to in between proposed Lot 2 and Lot 3;
- Burdett Road could get built out and continue through to McCourt Road in the future

Recommendation No. 4 – Ardebili & Liang (Dutton) – Subdivision Application

Moved/Seconded

That the Advisory Planning Commission recommends to the Approving Officer that the Ardebili and Liang subdivision layout be approved.

CARRIED

6.3 Fuliving Home Development Ltd– Subdivision Application

In discussion it was noted that:

- Access to the existing house will continue to be accessed from the easement off of Gale Avenue.
- New lots will be accessed from Rimrock Road;
- The Official Community Plan does not recommend taking parkland dedication that is not usable;
- The proposed dedicated parkland will most likely not be accepted because it is too steep to be useable and the District will receive cash in lieu instead - cash in lieu will be 5% of the value of the undeveloped land;
- Concern was raised about the large volume of water and storm water runoff from the ditches along Rimrock Road.

Recommendation No. 5 – Fuliving Home Development Ltd– Subdivision Application

Moved/Seconded

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

CARRIED

6.4 Crompton Management – Development Variance Permit Application

In preliminary discussion it was noted that the wall should be terraced with landscaping.

Recommendation No. 6 – Evolve – Rezoning Application

Moved/Seconded

That the Advisory Planning Commission recommends to table the decision and request that staff obtain additional information on the elevation view from the street and a 3D model from the applicant.

CARRIED


7. ADJOURNMENT

Recommendation No. 7 – Adjournment


Moved/Seconded

The Advisory Planning Commission meeting of September 13, 2018 be adjourned at 6:42pm.

CARRIED



Michael Hoole, Chair



JoAnne Frank, Corporate Officer