



## OPERATIONS COMMITTEE AGENDA

Tuesday, September 24, 2019, 9:30 a.m.  
School Board Office - Gibsons, BC

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	Pages
1. Call to Order	
2. Summer Work Report	1
3. Regulations for Review:	
a. 3090 - Food in Schools	3
<a href="https://www2.gov.bc.ca/assets/gov/education/administration/kindergarten-to-grade-12/healthyschools/2013_food_guidelines.pdf">https://www2.gov.bc.ca/assets/gov/education/administration/kindergarten-to-grade-12/healthyschools/2013_food_guidelines.pdf</a>	
4. Local Government OCP and Zoning Referrals (standing item)	
a. Gambier Island Local Trust - OCP & LUB Referral	6
b. District of Sechelt - Questa Subdivision	12
c. District of Sechelt - Dunton Subdivision	17
d. Town of Gibsons - Supportive Housing Referral	22
<a href="https://letstalkhousingbc.ca/8377/documents/17897">https://letstalkhousingbc.ca/8377/documents/17897</a>	
<a href="https://letstalkhousingbc.ca/8377/documents/19101">https://letstalkhousingbc.ca/8377/documents/19101</a>	
e. Town of Gibsons - BC Cannabis Referral	29
f. District of Sechelt - Rosina Giles Way and Teredo Street Subdivision Referral	41
5. Adjourn	



## SUMMER WORK REPORT 2019

Submitted by Rob Collison, Manager of Facilities and Transportation  
September 24, 2019

### **Langdale Elementary School:**

- Removed portable and refurbished remaining "Sea to Sky" portable.
- Add opening window to staff room.

### **School Board Office:**

- Flooring replacement.

### **Gibsons Elementary School:**

- Moved in 2<sup>nd</sup> portable. Refurbished on site.
- Installed ductless split A/C system for server room.

### **Elphinstone Secondary School:**

- Completed student lounge area.
- Replaced flooring in LAC room and LAC office.
- Replaced wood shop dust collection system.
- Gym floor re-coated.

### **Cedar Grove Elementary School:**

- Installed new carved book gnome.
- Gym floor re-coated.

### **Roberts Creek Elementary School:**

- Installed new synthetic gym floor.
- Excavated and repaired Strong Start exterior wall.

### **Sechelt Learning Centre:**

- Replaced 2 furnaces in Trail Bay Building (SD93). Duct cleaning.
- Replaced gym furnace. Added new ductwork. Duct cleaning.
- Replaced gym roof.
- Library vinyl siding removed. Repaired cedar siding and repainted.
- Girls washroom asbestos abatement. Taken down to studs and rebuilt.



## SCHOOL DISTRICT 46 - SUNSHINE COAST

*Excellence in all we do!*

- Staff room flooring replaced.

### Chatelech Secondary School:

- Replaced wood shop dust collection system.
- Add 3 opening windows

### West Sechelt Elementary School:

- Repaired drainage issue around portables.

### Halfmoon Bay Elementary School:

- Replaced flooring in kindergarten.
- Replaced internal roof gutter system.

### Pender Harbour Secondary School:

- Installed elk fencing around field.

### Other items:

- Quonset hut removed from Habitat for Humanity site
- Parking/play lines repainted at all sites
- Summer deep clean (wipe walls, wipe down all furniture, scrub/wax floors, burnish) at all sites

Title: **Food in Schools**  
Category: **Health and Safety**  
Number: **3090**

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## I. **Rationale**

The Board of Education of School District No. 46 (Sunshine Coast) acknowledges that eating well is linked to good health, and that healthy children are better able to learn. Promoting students' health is a shared responsibility with parents/guardians, the health sector and the community.

## II. **Practices**

### A. Regulation

1. Every school in the district shall be a Health-Promoting School by establishing a process for principals, teachers, support staff, parents, health authorities, community schools, community groups and students to work together to create an environment that fosters healthy lifestyles with regard to both nutrition and physical activity.
2. Any foods given to students or sold to students by teaching or support staff in school cafeterias, vending machines, fundraising events and school or school district special events shall be chosen based on the Guidelines for Food and Beverage Sales in BC Schools. Due consideration shall also be given to life-threatening allergies (see Administrative Regulation 1080 - Anaphylaxis).
3. Parent Advisory Councils, lunch program volunteers and other parent volunteers who give food or sell food to students through a Parent Advisory Council Program or at a parent sponsored event are encouraged to consider the nutritional value of the foods being served, but remain in control of their choices.



## ADMINISTRATIVE REGULATIONS

Title: **Food in Schools**  
Category: **Health and Safety**  
Number: **3090**

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4. Principals shall request arbitration from one or more representatives of the Vancouver Coastal Health Authority (dietician, nutritionist or the school's Medical Health Officer) regarding any differences of opinion in the school or between parents and the school concerning the nutritional value of foods given or sold by the teaching and support staff of the school. The decision of the dietician, nutritionist or medical health officer shall be reported to the school administration who will then respond accordingly.

B. Guidelines

1. Vending machines will be stocked with pure fruit juices, water and milk products, as per the Guidelines for Food and Beverage Sales in BC Schools.
2. Parent Advisory Councils, staff and students must be consulted prior to vending machines being installed in schools. Present vending machines are grandfathered.
3. Vending machine contracts must be approved by the Superintendent or designate.
4. Schools should consider healthy nutrition when choosing food as a reward for students.
5. Food based fund raising activities should be reflective of healthy nutrition.
6. All schools are strongly encouraged to have a school milk program.
7. The salt, sugar and fat content of food items need to be considered when selecting items for sale.
8. Principals will review food services for students annually with the school's Parent Advisory Council.



## ADMINISTRATIVE REGULATIONS

Title: **Food in Schools**  
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9. Schools will ensure that all food and beverages sold or distributed in schools will complement the nutrition education experiences of the students.

10. Choices from the “choose most” list must be provided wherever food or beverages are sold in schools, with the exception of Parent Advisory Councils. However, Parent Advisory Councils are encouraged to move toward providing and selling food to students from the “choose most” list.

11. In elementary schools, all “not recommended” foods must be removed from choice offerings in the 2006-2007 school year and in secondary schools, in the 2007-2008 school year.

12. Pricing should encourage the selection of healthy food and beverage choices.

13. Treat days within the classroom (i.e. Gingerbread houses) are acceptable, within reason.

**Received:**

**References:** Board Policy 11.6; Ministry of Education: Guidelines for Food and Beverage Sales in BC School





# BYLAW REFERRAL FORM

## Islands Trust

**Island:** Gambier Island Local Trust Area – **Bylaw** 148 (OCP) and **Date:** July 24, 2018  
**Gambier Island** **Nos.:** 149 (LUB)

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days by **September 7, 2018**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**APPLICANTS NAME / ADDRESS:**

Gambier Island Local Trust Committee

**PURPOSE OF BYLAWS:**

The purpose of the bylaws is to amend and supplement Gambier Island's Riparian Areas Development Permit Area (DPA) by:

- 1) Resolving technical issues that currently affect implementation of the development permit area; and
- 2) Incorporating new guidelines to protect sensitive watercourses and wetlands on Gambier Island that do not support fish habitat (and are therefore not subject to the Provincial *Riparian Areas Regulation* (RAR)) but that have important environmental values.

**Proposed Bylaw No. 148** will, if adopted, amend the Gambier Island Official Community Plan Bylaw No. 73, 2001 to include language that justifies protection of "non-RAR" watercourses and wetlands via DPA 3 – Riparian Areas. Other OCP amendments include minor changes to address technical issues with the existing DPA, and an addition to the development approval information section to require a QEP report when development is proposed adjacent to "non-RAR" watercourses and wetlands.

**Proposed Bylaw No. 149** will, if adopted, amend the Gambier Island Land Use Bylaw No. 86, 2004 so that DPA 3 – Riparian Areas:

- includes guidelines for development proposed near "non-RAR" watercourses and wetlands;
- includes guidelines for subdivision design that is sensitive to riparian areas;
- is amended to address technical issues with the existing DPA;
- is triggered by a broader range of proposed development types (beyond only residential, commercial, and industrial development);

**GENERAL LOCATION:**

Gambier Island

**OTHER INFORMATION:**

In 2017, the Gambier Island Local Trust Committee adopted Bylaws 140 and 141 to bring in a new Riparian Areas Development Permit Area (DPA) for Gambier Island. The principal purpose of this DPA was to bring Gambier Island into compliance with the provincial *Riparian Areas Regulation* (RAR) which requires local governments to protect riparian areas that support fish habitat from development. Since adoption, a number of technical issues affecting implementation of the DPA have been discovered. Furthermore, the Local Trust Committee decided to expand applicability of the DPA so that it also protects watercourses and wetlands that are not subject to the RAR, but have important ecological and habitat values for other species, such as native amphibians.

Please direct any communications regarding this referral to Madeleine Koch, Planner 2, at (250) 247-2207 or by email to [mkoch@islandstrust.bc.ca](mailto:mkoch@islandstrust.bc.ca).

Please fill out the Response Summary on the back of this form for each bylaw. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.



Name: Madeleine Koch

Title: Planner 2

**PLEASE TURN OVER →**

This referral has been sent to the following agencies:

**Federal Agencies**

N/A

**Provincial Agencies**

Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
 Fisheries and Oceans Canada  
 Agricultural Land Commission  
 Ministry of Transportation and Infrastructure  
 School District 46

**Non-Agency Referrals**

Islands Trust Conservancy  
 Gambier Island Advisory Planning Commission

**Regional Agencies**

N/A

**Adjacent Local Trust Committees and Municipalities**

Bowen Island Municipality  
 Sunshine Coast Regional District

**First Nations**

Skwxwú7mesh Úxwumixw (Squamish Nation)  
 Tseil-Waututh Nation  
 Musqueam First Nation

# BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
  
- Approval Recommended Subject to Conditions Outlined Below
  
- Interests Unaffected by Bylaw
  
- Approval Not Recommended Due to Reason Outlined Below

Gambier Island Local Trust Area – Gambier Island  
\_\_\_\_\_  
(Island)

**Bylaw No. 148 (OCP) and Bylaw No. 149 (LUB)**  
\_\_\_\_\_  
(Bylaw Number)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Agency)

## Erica Reimer

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**From:** Erica Reimer  
**Sent:** Monday, June 24, 2019 9:23 AM  
**To:** 'bmcerlean@islandstrust.bc.ca'  
**Subject:** RE: Bylaw Referral - Gambier Island - Bylaw Nos. 148 & 149 (RAR and Non-RAR) - School Dist. 46  
**Attachments:** GM\_BL\_148\_OCP\_AMD\_RAR\_NONRAR\_1ST.pdf; GM\_BL\_149\_LUB\_AMD\_RAR\_NONRAR\_1ST.pdf; GM-LTC\_2018-07-09\_6500-20-GM-RAR\_BL148-149\_REF.pdf

Hi Becky,

Thanks for the opportunity to provide feedback on this bylaw referral. The school district's interests are unaffected by the proposed bylaw adjustments.

Thank you,  
Erica

Erica Reimer  
 Executive Assistant to the Secretary-Treasurer  
 School District No. 46 (Sunshine Coast)  
 Lifelong Learning | Educational Excellence  
 p: 604.886.4483 f: 604.886.4652  
[ereimer@sd46.bc.ca](mailto:ereimer@sd46.bc.ca) | [www.sd46.bc.ca](http://www.sd46.bc.ca)

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**From:** Becky McErlean <[bmcerlean@islandstrust.bc.ca](mailto:bmcerlean@islandstrust.bc.ca)>  
**Date:** Wednesday, June 19, 2019 at 10:31 AM  
**To:** "Bocking, Patrick" <[pbocking@sd46.bc.ca](mailto:pbocking@sd46.bc.ca)>  
**Subject:** FW: Bylaw Referral - Gambier Island - Bylaw Nos. 148 & 149 (RAR and Non-RAR) - School Dist. 46

Hello:

This is a follow up to the referral package sent to you for comment. We have not received a reply and wish to advise that the Public Hearing is now scheduled for July 25, 2019.

For more information or if you should have questions on the proposed bylaw, please contact Sonja Zupanec, Island Planner, at (250) 247-2211 or by email to [szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca).

Regards,

**From:** Becky McErlean

**Sent:** Wednesday, July 25, 2018 8:56 AM

**To:** [pbocking@sd46.bc.ca](mailto:pbocking@sd46.bc.ca)

**Subject:** Bylaw Referral - Gambier Island - Bylaw Nos. 148 & 149 (RAR and Non-RAR) - School Dist. 46

**Attention: Patrick Bocking, Superintendent of Schools**

Please find attached a bylaw referral package on behalf of the Gambier Island Local Trust Committee of the Islands Trust for bylaw nos. 148 (OCP) and 149 (LUB).

The purpose of the bylaws is to amend and supplement Gambier Island's Riparian Areas Development Permit Area (DPA) by:

- 1) Resolving technical issues that currently affect implementation of the development permit area; and
- 2) Incorporating new guidelines to protect sensitive watercourses and wetlands on Gambier Island that do not support fish habitat (and are therefore not subject to the Provincial *Riparian Areas Regulation* (RAR)) but that have important environmental values.

**Proposed Bylaw No. 148** will, if adopted, amend the Gambier Island Official Community Plan Bylaw No. 73, 2001 to include language that justifies protection of "non-RAR" watercourses and wetlands via DPA 3 – Riparian Areas. Other OCP amendments include minor changes to address technical issues with the existing DPA, and an addition to the development approval information section to require a QEP report when development is proposed adjacent to "non-RAR" watercourses and wetlands.

**Proposed Bylaw No. 149** will, if adopted, amend the Gambier Island Land Use Bylaw No. 86, 2004 so that DPA 3 – Riparian Areas:

- includes guidelines for development proposed near "non-RAR" watercourses and wetlands;
- includes guidelines for subdivision design that is sensitive to riparian areas;
- is amended to address technical issues with the existing DPA;
- is triggered by a broader range of proposed development types (beyond only residential, commercial, and industrial development);

For background information please see webpage: <http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier/projects-initiatives/riparian-areas-protection/>

To access the Gambier Island Official Community Plan and related land use bylaws, please click <http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier/bylaws/>

Please review the proposed regulations and indicate how your agency's interests in the proposed regulations are affected. A referral response form is included for your convenience and we would appreciate your comments by **September 7, 2018**.

For more information or if you should have questions on the proposed bylaw, please contact Madeleine Koch, Planner 2, at (250) 247-2207 or by email to [mkoch@islandstrust.bc.ca](mailto:mkoch@islandstrust.bc.ca).

Responses should be addressed to [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca) or by mail to Islands Trust, 700 North Road, Gabriola Island, BC V0R 1X5. If we do not receive a reply from you within the time requested, we will proceed with the approval process.

Please contact the undersigned to acknowledge your receipt of this email.

Sincerely,

Becky McErlean  
Legislative Clerk  
Northern Office, Islands Trust  
700 North Road  
Gabriola, BC V0R 1X3  
250-247-2206  
Enquiry BC Toll-free call 1-800-663-7867

or from the lower mainland 604-660-2421

Websites: [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) | [www.islandstrustfund.bc.ca](http://www.islandstrustfund.bc.ca)  
Preserving Island communities, culture and environment since 1974



**DISTRICT of SEHEL T**

**REFERRAL FORM**

P.O. Box 129, Sechelt, B.C. V0N 3A0

Phone: 604-885-1986 Fax: 604-885-7591 www.sechelt.ca

APPLICATION NO: 3320-20 2019-02							OCP
							Zoning
APPLICANT	Claudia Cuesta		APPLICANT'S ADDRESS	5546 Nickerson Road		x	Subdivision
							Dev. Permit
SITE ADDRESS	5546 Nickerson Road		Date	June 19, 2019			Dev. Variance
LEGAL	Lot	5	Block	-			OTHER: Agricultural Land Reserve
	District Lot	4296	Plan	9763			
	Zoning	Existing	R-3	Proposed	Unchanged		
	OCP Designation	Existing	Residential	Proposed	Unchanged		

**PLEASE RESPOND TO THIS REFERRAL BY JULY 19, 2019**

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**PURPOSE OF APPLICATION: To subdivide a 8425 m<sup>2</sup> lot into two lots measuring 2457m<sup>2</sup> and 4476m<sup>2</sup> with a shared panhandle driveway.**

**GENERAL LOCATION: Nickerson Road, West Sechelt**

**OTHER INFORMATION:**

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Ian Holl Development Planning Manager  
Ian Holl

**This referral has also been sent to the following agencies:**

x	District of Sechelt Engineering	x	Sechelt Volunteer Fire Department
x	District of Sechelt Public Works	x	FortisBC Energy / Energy Services Advisor
x	District of Sechelt Parks	x	Telus
x	District of Sechelt Building	x	B.C. Hydro / BC Transmission Co
x	SCRD	x	Coast Cable -Eastlink
	Sechelt Indian Government	x	Canada Post
	Vancouver Coastal Health Authority	x	School District #46
x	Ministry of Transportation & Infrastructure		APC
	Agriculture Land Commission		Transportation Choices Sunshine Coast
	Archaeology Branch of SIB & BC		Council – for information

**Community Associations**

	East Porpoise Bay		Downtown Village	x	West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
	Chamber of Commerce						

**District of Squamish – Notes for referral agencies**

The proposed panhandle subdivision is the only configuration that will work for the site given the surrounding properties and road network. At this time there are no major issues that have been identified though there are a few items where aspects may need to be adjusted - for example, moving the water line to follow under the driveway for Lot B, moving the existing water line off of Lot B and onto the new driveway for Lot A.

For the Fire Department, comments on the driveway would be helpful in regards to any issues for access. The driveway is existing but will be shared by the proposed two lots. Each proposed lot would be able to have two single family dwellings in accordance with the zone and the minimum parcel size.





**Location Plan**

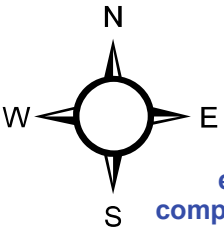
Nickerson Rd

Mika Rd

Baillie Rd

Sunrise Blvd

Norwest Bay Rd



**PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY.**  
 The District of Sechelt makes no representation or warranty expressed or implied, in fact or in law, with respect to the accuracy, completeness or appropriateness of the data contained or referenced herein.

5546 Nickerson Road  
 2 Lot Subdivision





**Erica Reimer**

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**From:** Erica Reimer  
**Sent:** Monday, June 24, 2019 9:23 AM  
**To:** Megan Roberts  
**Subject:** RE: 3320-20 2019-02 Referral Package - Cuesta Subdivision  
**Attachments:** 3320-20 2019-02 Referral Package - Cuesta Subdivision.pdf

Hi Megan,

Thanks for the opportunity to provide feedback on this subdivision application. The school district's interests are unaffected by the proposed adjustments.

Thank you,  
Erica

Erica Reimer  
Executive Assistant to the Secretary-Treasurer  
School District No. 46 (Sunshine Coast)  
Lifelong Learning | Educational Excellence  
p: 604.886.4483 f: 604.886.4652  
[ereimer@sd46.bc.ca](mailto:ereimer@sd46.bc.ca) | [www.sd46.bc.ca](http://www.sd46.bc.ca)

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**From:** Megan Roberts <mroberts@sechelt.ca>  
**Sent:** June 19, 2019 3:59 PM  
**To:**

Erica Reimer <ereimer@sd46.bc.ca>  
**Subject:** 3320-20 2019-02 Referral Package - Cuesta Subdivision

Hello,

Please find attached a District of Sechelt referral package for a two lot subdivision application. We would appreciate your comments, if any, by July 19<sup>th</sup>, 2019.

Thank you,

**Megan Roberts**

*Planning Assistant*

District of Sechelt

Direct 604-885-1986 ext. 8459

PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0



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**DISTRICT of SEHEL T**

**REFERRAL FORM**

P.O. Box 129, Sechelt, B.C. V0N 3A0

Phone: 604-885-1986 Fax: 604-885-7591 www.sechelt.ca

APPLICATION NO: 3360-20 2019-03							OCP
							Zoning
APPLICANT	Matt & Steve Dunton		APPLICANT'S ADDRESS	35119 Christina Place		x	Subdivision
							Dev. Permit
SITE ADDRESS	6284 Sunshine Coast Highway		Date	July 4, 2019			Dev. Variance
LEGAL	Lot	15	Block	-			OTHER: Agricultural Land Reserve
	District Lot	4294	Plan	20152			
	Zoning	Existing	R-3	Proposed	Unchanged		
	OCP Designation	Existing	Residential	Proposed	Unchanged		

**PLEASE RESPOND TO THIS REFERRAL BY THURSDAY JULY 18, 2019**

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 14 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**PURPOSE OF APPLICATION:** *To subdivide a 12,138 m<sup>2</sup> parcel of land into two lots measuring 5357 m<sup>2</sup> and 6781 m<sup>2</sup> (two hooked pieces). The property is comprised of three hooked pieces and is currently separated by Bligh Road and Burdett Road. There is a single family dwelling located on the south end of the property at the highway, and one dwelling at the north end that was under a demolition permit for removal.*

**GENERAL LOCATION:** Sunshine Coast Highway near Mills Road, West Sechelt

**OTHER INFORMATION:**

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Ian Holl Development Planning Manager  
Ian Holl

**This referral has also been sent to the following agencies:**

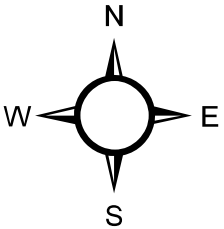
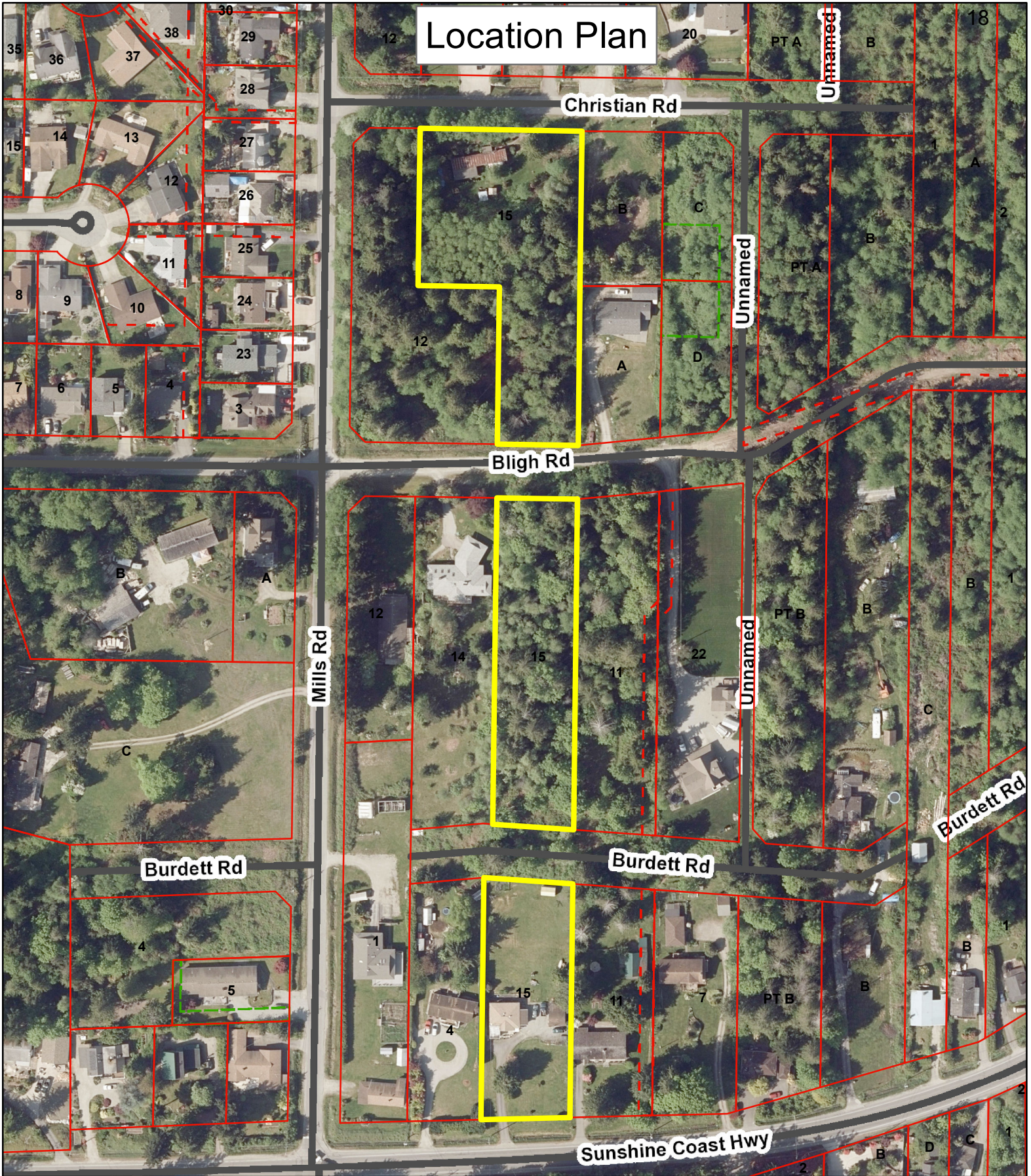
x	District of Sechelt Engineering	x	Sechelt Volunteer Fire Department
x	District of Sechelt Public Works	x	FortisBC Energy / Energy Services Advisor
x	District of Sechelt Parks	x	Telus
x	District of Sechelt Building	x	B.C. Hydro / BC Transmission Co
x	SCRD	x	Coast Cable -Eastlink
	Sechelt Indian Government	x	Canada Post
	Vancouver Coastal Health Authority	x	School District #46
x	Ministry of Transportation & Infrastructure		APC
	Agriculture Land Commission		Transportation Choices Sunshine Coast
	Archaeology Branch of SIB & BC		Council – for information

**Community Associations**

	East Porpoise Bay		Downtown Village	x	West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
	Chamber of Commerce						



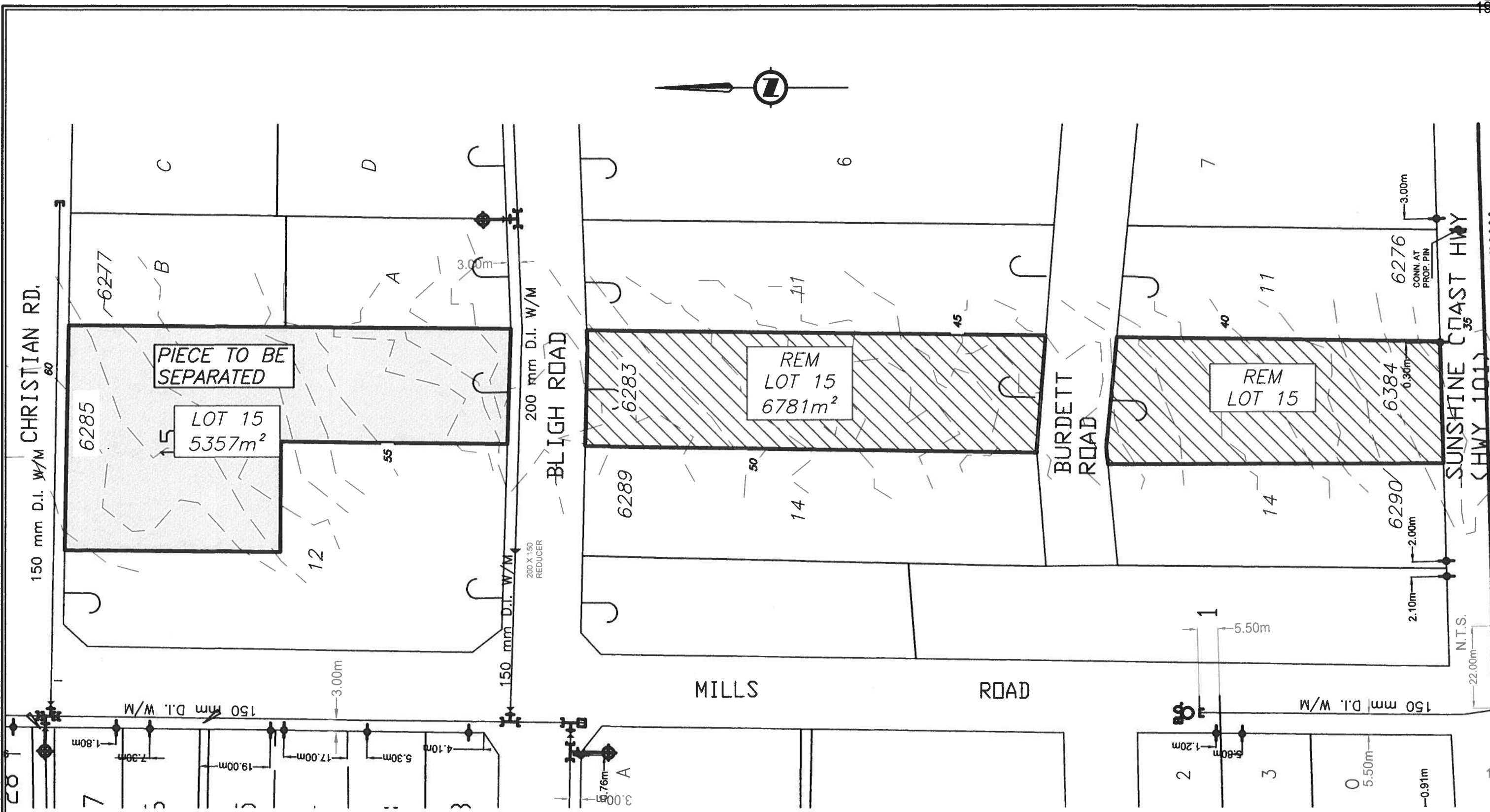
# Location Plan



6284 Sunshine Coast Highway







PLAN VIEW  
SCALE 1:1000

TOP PIECE OF LOT 15 TO BE SEPARATED FROM THE REMAINDER



**Sunshine Coast Engineering Ltd.**  
1491 Russell Road Gibsons, B.C.  
Phone: (604) 886-4743 Fax: (604) 886-0332

NO.	DATE	REVISION	DESIGN	MC
01			DRAWN	MC
02			APPROVED	DA
03			DATE	02/05/2019
04			SCALE	NTS
05				

<b>1030774 BC LTD</b>			
LOT 15 DIVISION			
SPLIT OFF A PIECE OF LOT 15			
PROJECT NO.	2019-028	DWG NO.	01
		REV NO.	01

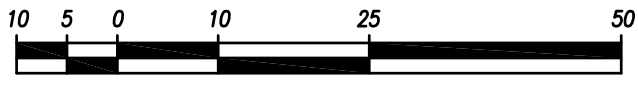


SUBDIVISION PLAN OF PART OF LOT 15 EXCEPT PART IN PLAN 20529 DISTRICT LOT 4294 PLAN 20152

PLAN EPP\_\_\_\_\_

BCGS 92G.042 DISTRICT OF SECHELT

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm by 864mm ('D' SIZE) WHEN PLOTTED AT A SCALE OF 1 : 750

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE DISTRICT OF SECHELT

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE



UTM ZONE 10 COORDINATES DATUM: NAD 83 (CSRS) 4.0.0.BC.1, UTM ZONE 10 NORTHING: 5480395.725 EASTING: 442504.419 ABSOLUTE ACCURACY: 0.02

08H2531

P R E L I M I N A R Y

JASPER ROAD

CHRISTIAN ROAD

BLIGH ROAD

BURDETT ROAD

SUNSHINE COAST HIGHWAY

INTEGRATED SURVEY AREA NO. 79 - DISTRICT OF SECHELT NAD83 (CSRS) 4.0.0.BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 08H2531 and 82H4862

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996347 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 08H2531, 82H4862 and 09H2561

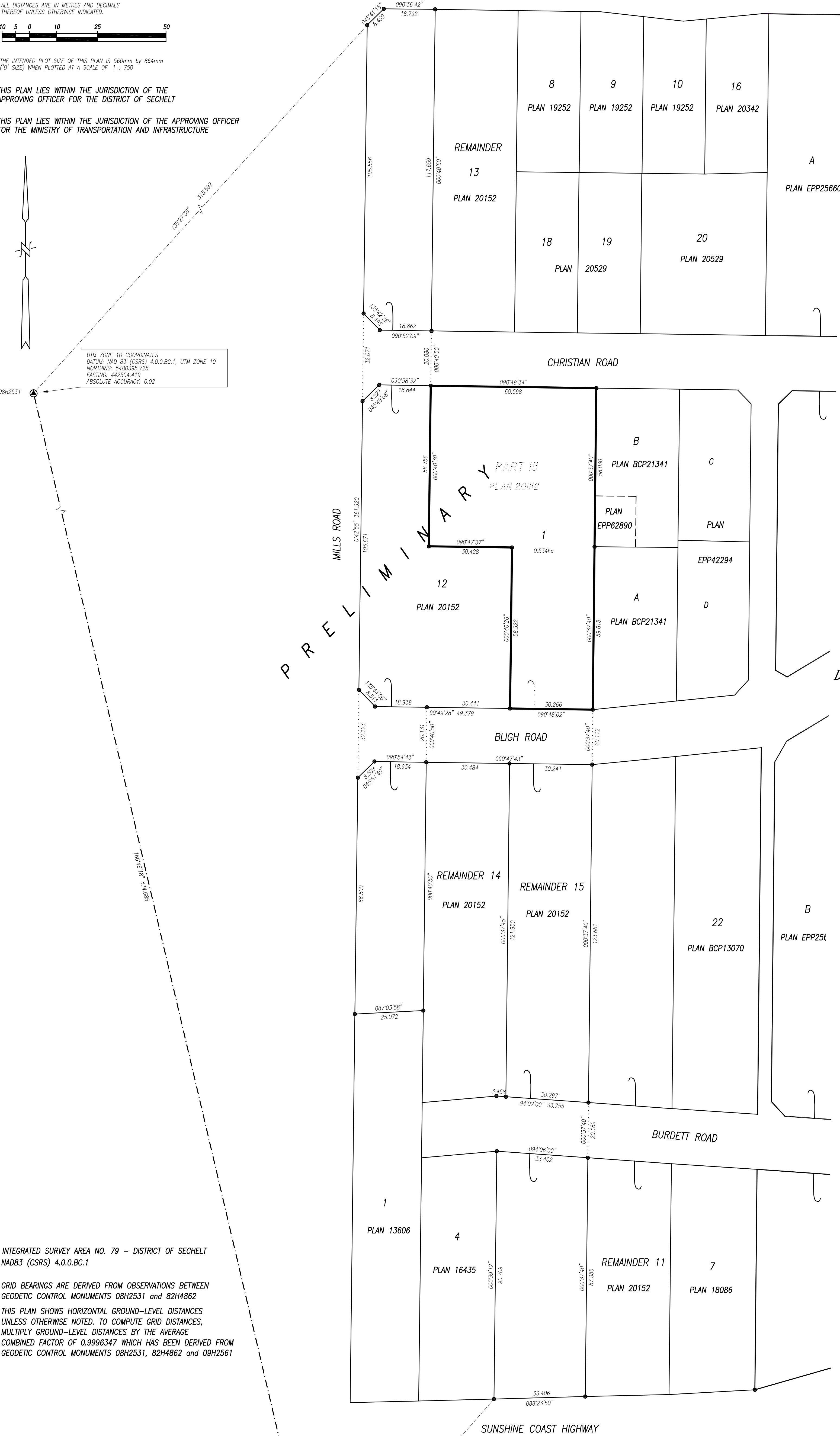
SYMBOLS	DESCRIPTION
●	FOUND
○	PLACED
●	STANDARD IRON POST
○	CONTROL MONUMENT

WADE & ASSOCIATES LAND SURVEYING LTD. BC LAND SURVEYORS MISSION & MAPLE RIDGE PHONE: (604) 826-9561 OR 463-4753 FILE: M3941-01

UTM ZONE 10 COORDINATES DATUM: NAD 83 (CSRS) 4.0.0.BC.1, UTM ZONE 10 NORTHING: 5479583.465 EASTING: 442685.352 ABSOLUTE ACCURACY: 0.16

THIS PLAN LIES WITHIN THE SUNSHINE COAST REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ??? DAY OF ?????, 20?? DEVON PALLMANN, BCLS #784



DISTRICT LOT 4294 GROUP 1

B PLAN EPP254

A PLAN EPP25660

B PLAN BCP21341

C PLAN

EPP42294

D PLAN BCP21341

PLAN EPP62890

PART 15 PLAN 20152

REMAINDER 13 PLAN 20152

REMAINDER 14 PLAN 20152

REMAINDER 15 PLAN 20152

REMAINDER 11 PLAN 20152

PLAN 13606

PLAN 16435

PLAN 18086

PLAN 19252

PLAN 19252

PLAN 19252

PLAN 20342

PLAN 20529

PLAN 20529

PLAN 20529

PLAN 13070

PLAN 18086

PLAN 19252

PLAN 20342

PLAN 20529

PLAN 20529

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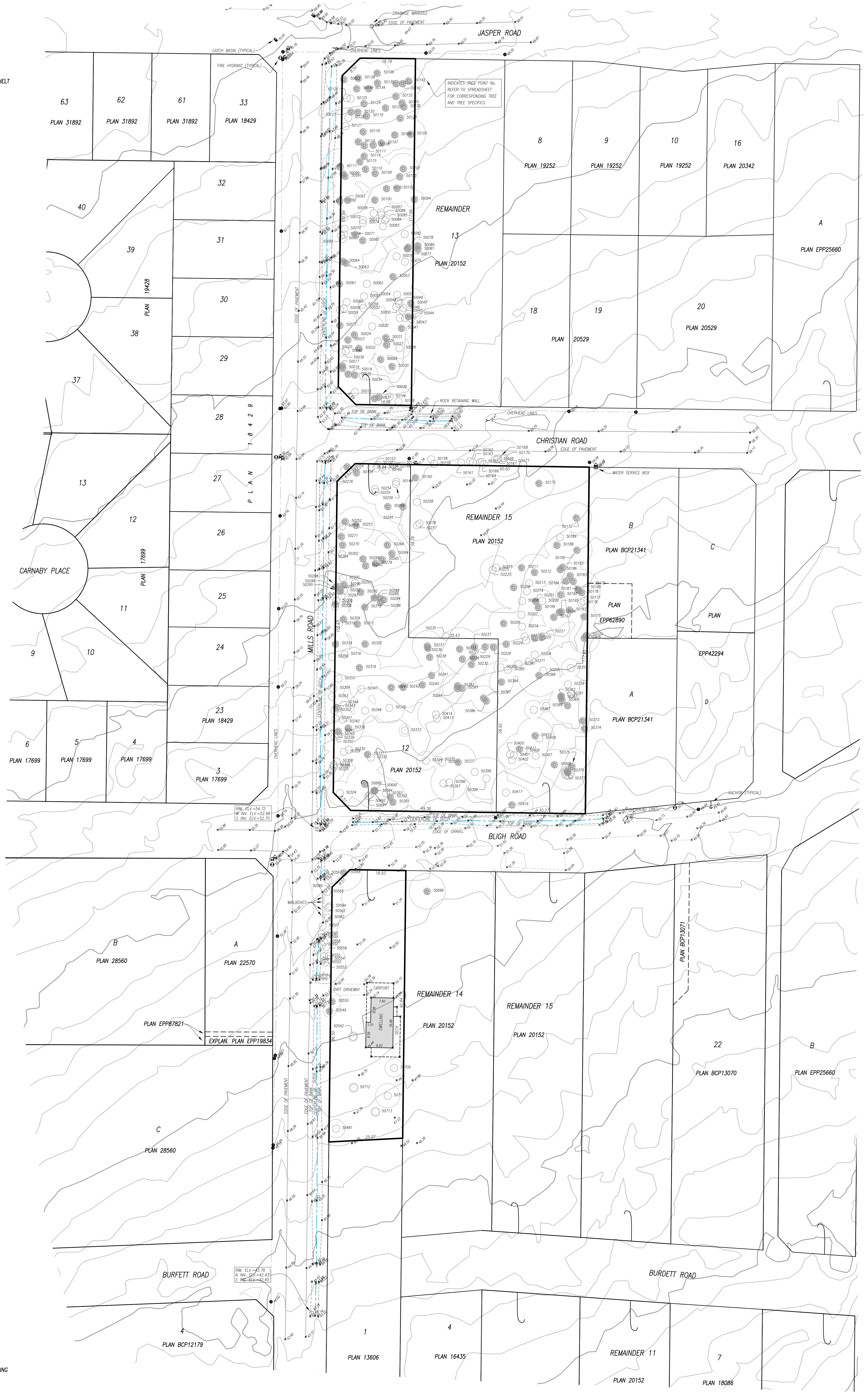
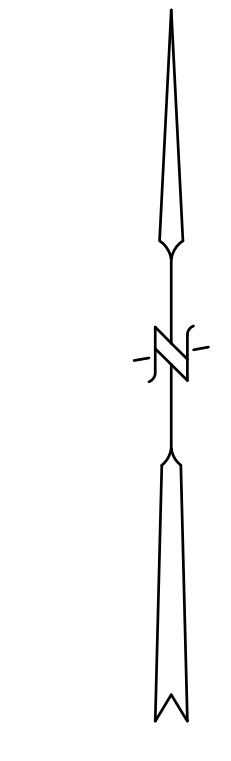


**TOPOGRAPHIC SURVEY OF:**  
 1) LOT 15 EXCEPT PART IN PLAN 20529  
 DISTRICT LOT 4294 PLAN 20152 &  
 2) LOT 12 BLOCKS E AND F  
 DISTRICT LOT 4294 PLAN 20152

SCALE 1 : 500  
 ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED.

CIVIC ADDRESS: 5410 MILLS ROAD, SECHLT  
 PARCEL IDENTIFIER: 006-834-701

CIVIC ADDRESS: 6284 SUNSHINE COAST HWY, SECHLT  
 PARCEL IDENTIFIER: 006-834-779



**LEGEND**

SYMBOLS	DESCRIPTION
(Symbol: Anchor wire)	ANCHOR WIRE
(Symbol: Catch basin)	CATCH BASIN
(Symbol: Culvert)	CULVERT
(Symbol: Hydrant)	HYDRANT
(Symbol: Manhole - Drain/Storm)	MANHOLE - DRAIN/STORM
(Symbol: Manhole - Sanitary)	MANHOLE - SANITARY
(Symbol: Power/Utility Pole)	POWER/UTILITY POLE
(Symbol: Water Service/Meter)	WATER SERVICE/METER
(Symbol: Water Valve)	WATER VALVE
(Symbol: Top/Bottom Wall Elevations)	TOP/BOTTOM WALL ELEVATIONS

CONTOURS DERIVED FROM DISTRICT OF SECHLT MAPPING  
 CONTOUR INTERVAL = 1m

LOT DIMENSIONS DERIVED FROM  
 PLAN 20152

ELEVATIONS ARE IN METRES (GEODETIC)  
 ELEVATIONS REFERENCED TO  
 GEODETIC CONTROL MONUMENT No. 8214862

WADE & ASSOCIATES LAND SURVEYING LTD.  
 P.L. LAND SURVEYORS  
 MISSION & MAPLE RIDGE  
 PHONE: (604) 826-9561 OR 463-4753  
 FILE: M3241-02

PREPARED FOR: 1030774 BC LTD

INFORMATION REGARDING TOPOGRAPHY AND UNDERGROUND SERVICES  
 IS COMPILED FROM FIELD SURVEY AND SERVICE LOCATION PLANS.  
 ALL U/G SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE  
 CONFIRMED BY THE USE OF PIPE LOCATOR (M-SCOPE) AND  
 MANUAL DIGGING.

CHANGES ON TITLE WITHOUT REFERENCE TO  
 SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:  
 167523 COVENANT

SURVEYED:  
 MAY 27-31, 2019  
 JUNE 1, 2019

DATED THIS 18TH DAY OF JUNE, 2019

DEVON PALLMANN, B.C.L.S.





**Planning Department**

474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0

Phone: 604-886-2274 | Fax: 604-886-9735

www.gibsons.ca

# DEVELOPMENT APPLICATION REFERRAL FORM

Referral Date: June 25, 2019 .

Please review the attached development application and provide written comment on the back side of this form to Lesley-Anne Staats, Town of Gibsons Planning Department, no later than: July 22, 2019 .

## APPLICATION TYPE

- Development Permit (Permit No. \_\_\_\_\_ )
- Development Variance Permit (Permit No. \_\_\_\_\_ )
- Temporary Use Permit (Permit No. \_\_\_\_\_ )
- Sign Development Permit (Permit No. \_\_\_\_\_ )
- Agricultural Land Reserve Exclusion (Application No. \_\_\_\_\_ )
- Official Community Plan Amendment (Application No. OCP-2019-02 )
- Zoning Amendment Application (Application No. ZA-2019-02 )

## REFERRED TO

- M.O.T.I
- SD-46
- Sunshine Coast Regional District
- Agricultural Land Commission
- Advisory Planning Commission
- TOG Engineering Department
- TOG Approving Officer
- Fire Department
- TOG Building Department
- \*see below \_\_\_\_\_

## DESCRIPTION OF PROPERTY

Lot/Parcel \_\_\_\_\_ Plan 6755 Block 7

District Lot/Section \_\_\_\_\_ Range \_\_\_\_\_

Other Description \_\_\_\_\_

Street Address TBD (Gospel Rock - Block 7)

Folio Number 970.000 Parcel Identifier (PID) 010827200

## DESCRIPTION OF PROPOSAL

\*Referrals also sent to:

- Squamish Nation
- Vancouver Coastal Health
- Sunshine Coast Affordable Housing Society
- Town of Gibsons Public Works Department

See attachments for Description of Proposal, building plans, and pre-application community dialogue report

## CONTACT INFORMATION

Date: \_\_\_\_\_

Agency or department: \_\_\_\_\_

For further more information on the comments provide below contact:

\_\_\_\_\_,      \_\_\_\_\_      \_\_\_\_\_  
*First Name*      *Last Name*      *Position*

\_\_\_\_\_,      \_\_\_\_\_  
*Phone*      *Email*

## COMMENT

## RECOMMENDATION

- Approval Recommended       Approval Not Recommended  
 Approval Recommended with Changes       Interests Unaffected by Proposal  
 Additional Information Required  
 Other: \_\_\_\_\_



**Zoning Analysis**

Civic Address	739-749 School Road Gibsons, BC
Legal Description	Lots 1 & 2 of Block 2 D.L. 686 G1 N.W.D., Plan 9933 P.I.D. 009-612-084, 009-612-122
Site Area	17 048 sq. ft. (1583.8 sq. m)
Current Zoning	R-2
Proposed Zoning	Comprehensive Development
Approved Principal Use	Single Family Residence
Proposed Principal Use	40 Single-Occupant Apartments
Density	253 Units / Hectare
Minimum Lot Area	7169 sq. ft. (666 sq. m)
Existing Lot Area	17 048 sq. ft. (1583.8 sq. m)
Minimum Lot Width	59.1 ft. (18 m)
Existing Lot Width	96.8 ft. (29.5 m)
Minimum Lot Depth	98.4 ft. (30 m)
Existing Lot Depth	175.8 ft. (53.6 m)
Minimum Front Setback	24.6 ft. (7.5 m)
Proposed Front Setback	13.5 ft. (4.1 m)
Minimum Rear Setback	24.6 ft. (7.5 m)
Proposed Rear Setback	43.0 ft. (13.1 m)
Minimum Exterior Side Setback	9.8 ft. (3 m)
Proposed Exterior Side Setback	11.5 ft. (3.5 m)
Minimum Interior Side Setback	4.9 ft. (1.5 m)
Proposed Interior Side Setback	20.0 ft. (6.1 m)
Maximum Site Coverage	45%
Proposed Site Coverage	
Building	7126 sq. ft. (662.0 sq. m)
Overhangs & Canopies	771 sq. ft. (71.6 sq. m)
Storage	154 sq. ft. (14.3 sq. m)
Garbage & Recycling	195 sq. ft. (18.1 sq. m)
Parking	2381 sq. ft. (221.2 sq. m)
Walkways & Terraces	2024 sq. ft. (188.1 sq. m)
TOTAL	12 651 sq. ft. (1175.7 sq. m) = 74%
Average Grade	315.0 ft. (96.1 m)
Maximum Building Height	26.2 ft. (8 m)
Proposed Building Height	39.8 ft. (12.1 m)
Minimum Unit Area	753 sq. ft. (70 sq. m)
Proposed Unit Area	359 sq. ft. (33.4 sq. m)
View Corridor	Not Applicable

**Parking, Loading, Bicycles**

Required Car Stalls	
Residential	1.5 per unit = 60
Office & Kitchen	1 per 45 sq. m = 100 / 45 = 2.2
TOTAL	62
Handicap	Not Required
Provided	5
Required Loading	1 for 2.5 x 9 m vehicle
Provided	0
Required Class 1 Bicycles	
Residential	1.25 per unit = 50
Office & Kitchen	0.27 per 100 sq. m over 100 = 0
TOTAL	50
Provided	0
Required Class 2 Bicycles	
Residential	0.2 per unit = 8
Office & Kitchen	0.4 per 100 sq. m over 100 = 0
TOTAL	8
Provided	8

**Floor Areas & F.S.R.**

Level One	7083 sq. ft. (658.0 sq. m)
Level Two	7126 sq. ft. (662.0 sq. m)
Level Three	7126 sq. ft. (662.0 sq. m)
TOTAL	21 335 sq. ft. (1982.1 sq. m)
F.S.R.	21 335 / 17 048 = 1.25

**Drawings List**

**Architectural:**

A0.01	Cover Page - Project Information
A0.02	Survey
A0.03	Renderings
A1.01	Site Plan
A1.02	Landscape Plan
A2.01	Crawlspace and Level 1 Plans
A2.02	Level 2 and 3 Plans
A2.03	Roof Plan
A3.01	Elevations
A4.01	Building Sections

**Project Directory**

**Owner:**

BC Housing  
Sara Jellicoe, Development Manager  
1701 - 4555 Kingsway  
Burnaby, BC, V5H 4V8  
778-452-2737  
sjellicoe@bchousing.org

**Design Builder:**

Metric Modular  
Tom Faliszewski, BA, BArch, CPHD, Senior Manager, Innovative Solutions  
1825 Tower Road  
Agassiz, BC V0M 1A2  
604-612-5603  
tfaliszewski@metricmodular.com

**Architect:**

Martin Pykalo Architect Inc.  
Martin Pykalo, Architect AIBC  
1113 Lenora Road  
Bowen Island, BC, V0N 1G1  
604-346-6068  
martin@martinpykaloarchitect.com

# New Supportive Housing Facility

739-749 School Road, Gibsons, BC



**ISSUES + REVISIONS**

NO	DATE	DESCRIPTION
001	04 JUN 19	ISSUED FOR AHI REVIEW
002	14 JUN 19	ISSUED FOR REZ/POCP

**MartinPykaloArchitect**  
1113 Lenora Road  
Bowen Island, BC, V0N 1G0  
(604) 346-6068  
info@martinpykaloarchitect.com  
www.martinpykaloarchitect.com

PROJECT NAME  
Gibsons, Supportive  
Housing

CLIENT NAME  
BC Housing

PROJECT ADDRESS  
739-749 School Rd  
Gibsons, BC

PROJECT NUMBER  
19-007

STATUS  
NTS

SCALE  
NTS

DATE  
04 June 2019

SHEET DESCRIPTION  
Cover Page - Project Information

**A0.01**

**Project Description**

This application is for a zoning and OCP amendment to allow a 3 storey, 40 unit rental apartment building used for supportive housing for those who are homeless or at-risk-of-homelessness. The existing building will be demolished. The apartment would include wrap-around services, a commercial kitchen and dining hall, programming space, counselling space, and a medical room, an will be staffed 24/7. Residents will be screened using the vulnerability assessment tool and priority will be given to the most vulnerable and those identifying as residents of Gibsons. All residents will sign a personal program and tenancy agreement.

The target clientele, as outlined in the contribution agreement, is individuals with complex health needs including mental health issues, substance misuse and cognitive or physical disabilities who are homeless or homeless at risk of homelessness, which include: Indigenous people, youth aging out of care (19+), people with concurrent disorders and older women precariously housed. Raincity Housing is expected to be the operator, and currently operates the temporary Shelter in Gibsons, as well as the new supportive housing development in Sechelt.

More information on the project is available here: <https://www.bchousing.org/gibsons>



**SCHOOL DISTRICT 46 - SUNSHINE COAST***Excellence in all we do!*

July 16, 2019

Ms. Lesley-Anne Staats, MCIP, RPP  
Director of Planning, Approving Officer  
Town of Gibsons  
VIA EMAIL  
[lstaats@gibsons.ca](mailto:lstaats@gibsons.ca)

Dear Ms. Lesley-Anne Staats:

RE: 739/749 SCHOOL ROAD, GIBSONS – SUPPORTIVE HOUSING

The Board of School District No. 46 (Sunshine Coast) believes that supporting all of our community members is critical. Our particular focus is necessarily on our students and their families. Many of our students live, travel and play near the site of the proposed development. Therefore, we would expect to be assured that our students' safety will be the highest priority for this development.

As planning moves forward, it will be helpful for the success of the development to have a member of the Board of School District No. 46 on the Community Advisory Committee (CAC) so that eventualities and communication related to students will be considered on an ongoing basis.

Thank you for the opportunity for input.

Sincerely,

Pammila Ruth  
Board of Education Chair  
School District No. 46 (Sunshine Coast)  
t: 604.886.1717 / e:[pruth@sd46.bc.ca](mailto:pruth@sd46.bc.ca)

PR/sm

Referral Agency	Response
<p><b>School District 46</b></p> 	<p><b>The Board of School District No. 46 (Sunshine Coast)</b> believes that supporting all of our community members is critical. Our particular focus is necessarily on our students and their families. Many of our students live, travel and play near the site of the proposed development.</p> <p>Therefore, we would expect to be assured that our students' safety will be the highest priority for this development.</p> <p>As planning moves forward, it will be helpful for the success of the development to have a member of the Board of School District No. 46 on the Community Advisory Committee (CAC) so that eventualities and communication related to students will be considered on an ongoing basis.</p>
<p><b>Vancouver Coastal Health</b></p> 	<p><b>Mental Health Officer:</b> (snippet – full version available upon request)</p> <p>Access to shelter has been recognized by the World Health Organization as a “fundamental condition and resource for health.”<sup>1</sup> Lack of safe and quality housing can contribute to physical and mental illness, compounding other social vulnerabilities such as poverty and health inequities.<sup>2</sup> Limited availability of affordable housing on the Sunshine Coast creates barriers to accessing this fundamental determinant of health, particularly among those who are most vulnerable in our communities.</p> <p>Gibsons Supportive Housing can help reduce this inequitable barrier by providing housing and also preventing adverse health and social outcomes for people who are experiencing homelessness or at risk of homelessness.</p> <ul style="list-style-type: none"> <li>• This project adopts the Housing First (HF) model where BC Housing provides housing first, then VCH Mental Health and Substance Use Services offers community-based support services for individuals. <ul style="list-style-type: none"> <li>• The Streets to Homes program in Toronto demonstrated that HF decreased hospital and emergency visits, homelessness, and shelter use and improved individuals' self-reported health, personal safety and mental health.<sup>4</sup></li> </ul> </li> <li>• Barriers to projects like HF have been associated with fears of potential violence or crime, personal safety and stigma of mental illness.<sup>5</sup> <ul style="list-style-type: none"> <li>• a local study in BC showed that non-abstinence based HF can effectively improve public safety and reduce crime. HF can reduce crime by addressing the risk factors for crime, such as poverty and exposure to crime.<sup>5</sup></li> <li>• City of Vancouver states that there is no evidence of increase in crime in areas around support housing buildings during the 25 years of supported housing experience in Vancouver.<sup>6</sup></li> <li>• A survey in Long Island, New York showed that despite the initial resistance of neighbours to group homes for people with mental illness, they shared views of acceptance after a few years of group home implementation. They described that group home residents were good neighbours and had no issues with the group home residents.<sup>7</sup></li> </ul> </li> <li>• Physical aspects of supportive housing (e.g. neighbourhood context, site planning and building design) are important in gaining neighbours' acceptance.<sup>8</sup> It is also well documented that a community's built environment, defined as the human-made surroundings that provide the setting for human activity, and how it is planned can have a significant influence on the physical, social and mental health of its residents. <ul style="list-style-type: none"> <li>• The proposed location is well-integrated into the community and is in close proximity to local community services and public transportation. This can promote healthy behaviours for residents (e.g. utilizing active transportation and increasing physical activity) and allow them to foster positive social interactions with community members.<sup>9</sup></li> <li>• VCH OCMHO looks forward to further opportunities to discuss how the supportive housing can be designed to increase positive health outcomes (e.g. interventions to promote social connections and to adapt to climate change).</li> </ul> </li> </ul>



<sup>1</sup> World Health Organization (1986). Ottawa Charter for Health Promotion. Geneva, Switzerland: World Health Organization.

<sup>2</sup> Wellesley Institute (2010). Precarious Housing in Canada. Toronto, ON: Wellesley Institute.

<sup>3</sup> The Homeless Services Association of BC, Urban Matters, and BC Non-Profit Housing Association (2018). 2018 Report on Homeless Counts in B.C. Prepared for BC Housing. Burnaby, BC: Metro Vancouver.

<sup>4</sup> Shelter, Support & Housing Administration (2007). What Housing First Means for People: Results of 2007 Post-Occupancy Research. Toronto, ON: City of Toronto.



Referral Agency	Response
<b>Ministry of Transportation &amp; Infrastructure</b>	<p>No concerns with the proposal proceeding. Please forward a copy of the rezoning bylaw, once available.</p>
<b>Sunshine Coast Regional District –</b> Manager of Transit & Fleet 	<p><b>Transit &amp; Fleet:</b> This project would have no direct impact on transit service levels. One note might be that we would not consider direct service to this location using conventional service, due to the grade of School Road.</p> <p><b>Solid Waste Programs:</b></p> <p><b>During Demolition and Construction:</b></p> <p>The applicant is encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Including, ensuring there is adequate space during demolition and construction to “house” or “contain” receptacles for separating recyclables and controlled waste from garbage (e.g. cardboard, metal, wood, gypsum).</p> <p><b>Garbage and Recycling Collection Post-Construction:</b></p> <p>There is an impact on solid waste due to generating waste that will be directed to the Sechelt Landfill. Consideration should be given to ensure the proposed garbage and recycling area has adequate storage for containers for separating garbage, recycling and food waste, and is accessible to building occupants and collection service providers.</p> <p><b>Engineering:</b> Proposed Project site is located in Zone 2 Town of Gibsons water supply area. No Referral Comments are needed from the SCRCD.</p>
<b>Town of Gibsons</b> Infrastructure Services 	<p>Approval Recommended. Prior to issuing a Building Permit: Lots 1 and 2 will need to be amalgamated. A Servicing Agreement will be required to manage the design and construction of frontage improvements on School and O’Shea Roads which are Type 1 collector roads as per Bylaw 1175. Existing water and sanitary service to both lots will need to be decommissioned at time of demolition of existing building. New water, sanitary and stormwater services will be needed with size determined by needs of new construction. The applicable category will need to be determined, but this development will also be subject to:</p> <ul style="list-style-type: none"> <li>• Development Cost Charges (Bylaw 1218) based on floor area of the building.</li> <li>• Latecomer Charges as per Sanitary Excess Fees Bylaw 1261.</li> </ul>





**Planning Department**

474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0

Phone: 604-886-2274 | Fax: 604-886-9735

www.gibsons.ca

# DEVELOPMENT APPLICATION REFERRAL FORM

Referral Date: July 16, 2019 .

Please review the attached development application and provide written comment on the back side of this form to Kirsten Rawkins, Town of Gibsons Planning Department, no later than: October 15, 2019.

## APPLICATION TYPE

- Development Permit (Permit No. \_\_\_\_\_ )
- Development Variance Permit (Permit No. \_\_\_\_\_ )
- Temporary Use Permit (Permit No. \_\_\_\_\_ )
- Sign Development Permit (Permit No. \_\_\_\_\_ )
- Agricultural Land Reserve Exclusion (Application No. \_\_\_\_\_ )
- Official Community Plan Amendment (Application No. \_\_\_\_\_ )
- Zoning Amendment Application (Application No. ZA-2019-03 )

## REFERRED TO

- M.O.T.I
- SD-46
- Sunshine Coast Regional District
- Agricultural Land Commission
- Advisory Planning Commission
- TOG Engineering Department
- TOG Approving Officer
- Fire Department
- TOG Building Department
- \*see more below

## DESCRIPTION OF PROPERTY

Lot/Parcel 1 Plan 16817 Block C  
 District Lot/Section 689 Range except part dedicated road  
 Other Description Units 25 and 26 in Sunnycrest Mall  
 Street Address 900 Gibsons Way  
 Folio Number 970.000 Parcel Identifier (PID) 007672225

## DESCRIPTION OF PROPOSAL

\*Note: Referrals also to Squamish Nation, Vancouver Coastal Health, RCMP, SCREDO

This application from the B.C. Liquor Distribution Branch is for a Zoning Amendment to allow retail cannabis sales within Units 25 and 26 of Sunnycrest Mall. Presently the Town of Gibsons does not allow cannabis retail, and a zoning amendment is required for the use. Please see the attachment for proposal details, design examples and precedent information and feedback about an equivalent store operating in Kamloops.

## CONTACT INFORMATION

Date: \_\_\_\_\_

Agency or department: \_\_\_\_\_

For further more information on the comments provide below contact:

\_\_\_\_\_,      \_\_\_\_\_      \_\_\_\_\_  
*First Name*      *Last Name*      *Position*

\_\_\_\_\_,      \_\_\_\_\_  
*Phone*      *Email*

## COMMENT

## RECOMMENDATION

- Approval Recommended       Approval Not Recommended  
 Approval Recommended with Changes       Interests Unaffected by Proposal  
 Additional Information Required  
 Other: \_\_\_\_\_



## **LIQUOR DISTRIBUTION BRANCH**

June 27, 2019

Planning Department  
Town of Gibsons  
474 South Fletcher Road  
Box 340  
Gibsons, BC  
V0N 1V0

Dear Mayor and Councillors:

### **Re: Cannabis Retail Store Application**

Please accept our application to locate a **government operated cannabis retail store** at **#25 & 26 – 900 Gibsons Way**. The Liquor Distribution Branch (LDB) has received support from the property owner to proceed with this application (Authorization letter attached).

### **About the LDB**

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the Province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

As per the *Cannabis Distribution Act*, the LDB is also the sole wholesale distributor of non-medical cannabis for the province and operates standalone, public retail stores and provides online sales. The LDB currently operates one non-medical cannabis store, under the brand 'BC Cannabis Stores,' in the City of Kamloops.

The LDB is self-insured as a branch of the provincial government. Revenue generated through the LDB's wholesale and retail operations is directed to the Provincial Government and contributes to supporting vital public services such as health care and education. For the 2017/2018 fiscal year, the LDB contributed \$1.12 billion to fund government services.

### **Location of Proposed BC Cannabis Store**

**Sunnycrest Mall** was selected by the LDB as an ideal site for a proposed BC Cannabis Store for a number of reasons, including that it is:

- An existing shopping centre;
- Easily accessible to customers with ample parking;
- Serviced by the #01 and #90 bus routes; and
- Not expected to adversely impact traffic in the surrounding area, given its location on a major thoroughfare built to accommodate significant vehicular traffic.

The size of the proposed cannabis retail store is approximately 2,773 square feet, which is similar to other retail outlets in the area.

### **Community engagement and social responsibility**

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

The LDB is committed to working in partnership with local governments to ensure a smooth introduction of the legal cannabis retail market to BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB<sup>[1]</sup>, we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and is one of the four pillars we have identified to support our success. Our efforts are focused on three themes: encouraging and promoting the responsible use of alcohol and cannabis, reducing the impact our business has on the environment, and giving back to the communities we serve. We meet these objectives by:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers..
- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of youth\*, preventing driving under the influence, and informing the public about potential associated health risks.
- Actively discouraging customers from engaging in high-risk behavior such as driving high, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various [in-store campaigns](#) with strategically placed messaging, and
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

**Keeping cannabis out of the hands of minors is a top priority for the LDB.** Unlike liquor stores, minors will not be permitted to enter cannabis retail stores, even if they are accompanied by a parent or guardian. Our two ID-check policy at store entranceways prevents minors from entering our cannabis stores. All staff receive comprehensive training for ID-checking

### **Store Operations**

BC Cannabis Stores are bright, clean, welcoming and professional, with the intent of creating a safe and favourable alternative to purchasing non-medical cannabis from the illicit market.

---

[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

Storefronts have frosted windows to align with Health Canada's requirement that cannabis not be visible to minors.

All BC Cannabis Stores employ unionized staff; stores in large municipalities will have approximately 12-20 employees and stores in smaller municipalities will have approximately 6-12 employees. Each store will have a Store Manager, at least one Assistant Store Manager, and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by the provincial government.

Store hours may vary by location, with most stores being open from Monday to Sunday 10 am to 10 pm.

The LDB's neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are armed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to spot signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

### **Security**

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores will have:

- Centrally maintained province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached presentation. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rory Mandryk', with a long horizontal line extending to the right.

Rory Mandryk  
Executive Director, Corporate Operations, Real Estate & Corporate Loss Prevention  
BC Liquor Distribution Branch

Attachments:

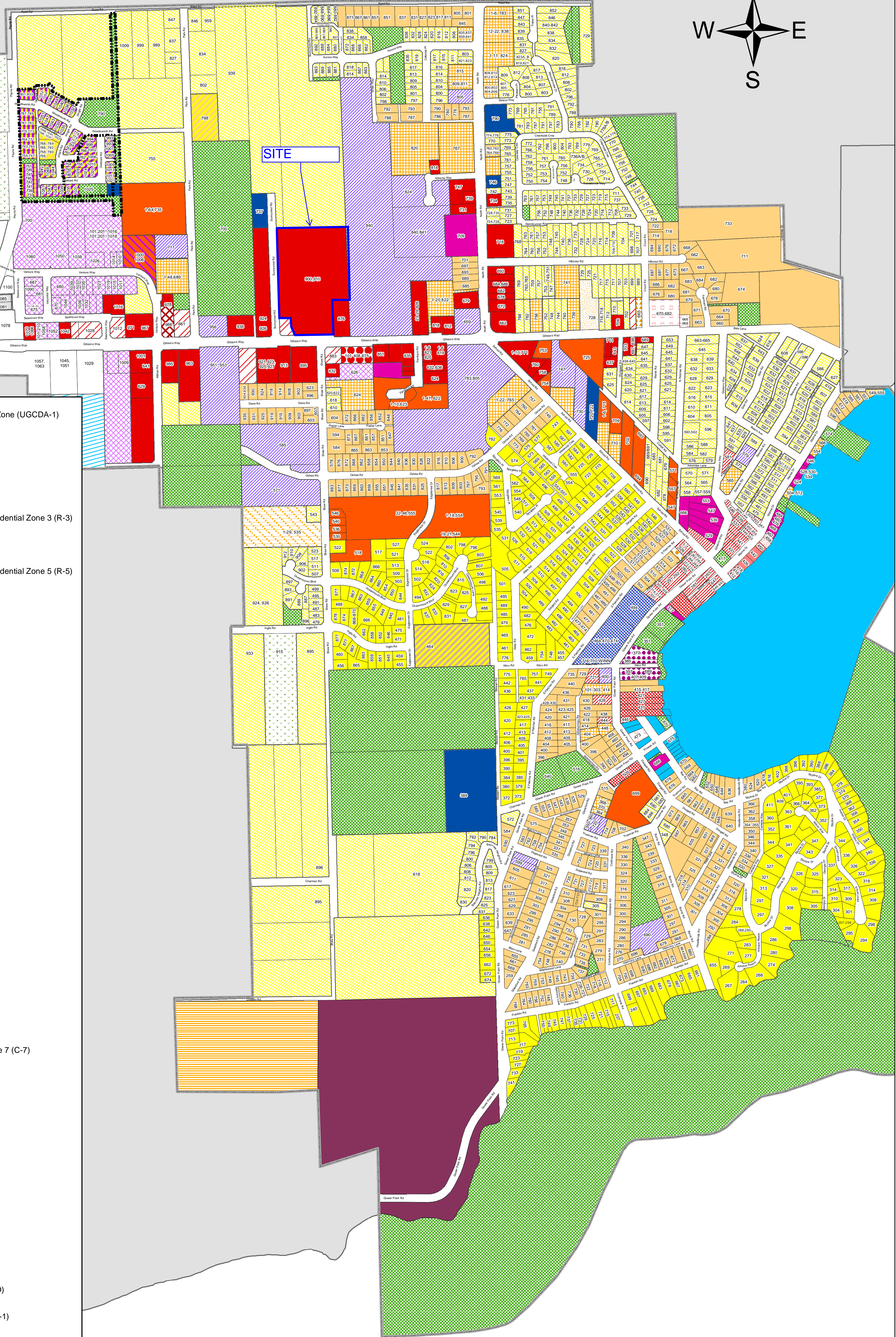
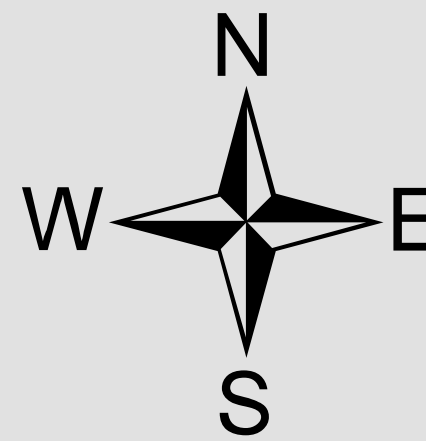
1. BC Cannabis Stores presentation
2. Our consolidated application submission.





# Zoning Bylaw Number 1065, 2007 Schedule A

NOTE:  
Subzones of Upper Gibsons Comprehensive Development Area 1 (UGCA1) are shown



SITE

- ZONING**
- Upper Gibsons Comprehensive Development Zone (UGCDA-1)
  - Single-Family Residential Zone 1 (R-1)
  - Single-Family Residential Zone 2 (R-2)
  - Single-Family Residential and Two-Family Residential Zone 3 (R-3)
  - Single-Family Residential Zone 4 (R-4)
  - Single-Family Residential and Two-Family Residential Zone 5 (R-5)
  - Cluster Residential (RCL)
  - Cluster Residential 2 (RCL-2)
  - Large Lot Residential (RLL)
  - Small Lot Cottage Residential (RC)
  - Multi-Family Residential Zone 1 (RM-1)
  - Multi-Family Residential Zone 2 (RM-2)
  - Seniors Congregate Housing Zone 3 (RM-3)
  - Multi-Family Residential Zone 4 (RM-4)
  - Multi-Family Residential Zone 5 (RM-5)
  - Multi-Family Residential Zone 6 (RM-6)
  - Upper Gibsons Commercial District 1 (C-1)
  - General Commercial Zone 1 (C-1A)
  - Tourist Commercial Zone 2 (C-2)
  - Auto Commercial Zone 3 (C-3)
  - Limited Commercial Zone 4 (C-4)
  - Downtown Commercial Zone 5 (C-5)
  - Special Commercial Zone 6 (C-6)
  - Neighbourhood Public House Commercial Zone 7 (C-7)
  - Marine Drive Commercial Zone 8 (C-8)
  - Marine Zone 1 (M-1)
  - Light Industrial Zone 1 (I-1)
  - Live-Work (LW)
  - Agricultural Zone 1 (A-1)
  - Public Assembly Zone (PA)
  - Administration Zone (ADM)
  - Public Safety and Utilities Zone (PSU)
  - Parks, Recreation and Open Space Zone (PRO)
  - Comprehensive Development Area Zone (CDA-1)
  - Comprehensive Development Area Zone (CDA-2)
  - Comprehensive Development Area Zone (CDA-4)
  - C-5 SCRD per Bylaw 310
  - I-1 SCRD
  - RU-1 SCRD







Leased
  Available
  Common Areas
  Separate Ownership

This is a representation for leasing purposes only and should not be used for measurements and co-tenancy of any kind. This drawing is not to scale.

# Sunnycrest Mall

RR7 900 Gibsons Way, Gibsons, BC



Unit #	Sq.ft.	Tenant Name
1	26,422	London Drugs
3	3,382	Pet Valu
6	304	Bergner Professional Dry Cleaning
7	569	Gibsons Florist
8	898	Available
9	892	Gibson's Nail Spa
15	6,782	Mark's Work Warehouse
17	96	Lottery Kiosk
18	5,458	BC Liquor Store
19	792	Passionista Garage
20	874	Gibsons Chamber of Commerce
21	661	Available
23	1,617	Available
24	1,245	Subway
25	1,558	Open Door Group
26	1,215	Hong Kong Café
27	2,444	CIBC
30	2,145	Westland Insurance
31	2,094	Sima Sushi
32	2,000	Patra Pizza & Curry House
33	4,123	Royal Bank
35	3,497	Your Dollar Store With More
37	1,817	Tom Harris Cellular (Telus)
39	907	Available
40	3,260	Available
44	185	Rain'er'shine Barbershop
45	1,012	Ladell Gifts
47	1,720	Wow Art Cafe
48	23,420	Super Valu



**Ryan Hall**  
 rhall@anthemproperties.com  
 604 235 3174

## BC Cannabis heads to Tsain-Ko, Rainforest closes doors

Sean Eckford / Coast Reporter

SEPTEMBER 18, 2019 04:31 PM



The B.C. Cannabis Store in Kamloops is located in the Columbia Place Shopping Centre  
 - PHOTO TEREZA VERENCA

After the Liquor Distribution Branch (LDB) withdrew an application for a BC Cannabis Store in Gibsons in the wake of concerns raised at a public open house, the shíshálh Nation's business arm, Tsain-Ko Development Corporation, has confirmed a BC Cannabis location as part of the next phase of the Tsain-Ko Centre.

The LDB listed "Sechelt" among 21 new locations approved by local governments in a July 31 press release, but gave no other details.

Tsain-Ko economic development officer Jason Jenkins told Coast Reporter this week that the BC Cannabis Store is one of three new tenants coming to the mall; the others are Shoppers Drug Mart and Lordco Auto Parts.

The District of Sechelt was one of several municipalities contacted by the LDB in November of 2018 with information on BC Cannabis Stores and an offer to meet "to discuss the possibility of locating a government operated cannabis retail store(s) in your community," but the agency never made a formal application for a location in the District of Sechelt.

With confirmation of the Tsain-Ko store, such an application is now unlikely.

Meanwhile, another local cannabis business has chosen to close its doors rather than go through the provincial licensing process.

In a notice copied to Coast Reporter, the owners of Rainforest Compassion Club in Gibsons said they would be closing effective Sept. 28.

"We've dedicated five years to promoting cannabis as a first-choice medicine. Doctors, pharmacists and psychiatrists have now heard impressive testimonials from our clients. Cannabis is safe, effective medicine – the best treatment for dozens of medical conditions when used properly," said the notice.

Rainforest was one of the cannabis sellers operating in Gibsons under temporary use permits from the Town on the condition that they apply for a provincial retail licence.

Weeds in Sechelt, part of a chain of cannabis stores based in Vancouver, recently closed as well, leaving a sign posted on the door that reads, "Closed permanently thanks to our NDP government (Don't forget to vote)." Weeds has also closed some locations in Vancouver.

Only one local cannabis shop, Coastal Bay Cannabis in Gibsons, has received a provincial licence. Its owners chose to close temporarily earlier this summer after the Community Safety Unit, the agency charged with enforcing cannabis sales regulations in B.C., visited retailers on the Coast.





## Sechelt council revisits cannabis zoning

Sean Eckford / Coast Reporter

SEPTEMBER 17, 2019 01:15 PM



Councillors in Sechelt will revisit proposed zoning amendments for cannabis production, processing and sales at their Sept. 18 meeting.

A report prepared by planning staff outlines changes made after two public hearings on the draft amendments and recommends council adopt the new bylaw.

The zoning changes follow council's April 3 adoption of a policy on cannabis retail that set out general requirements and allowable locations, restricting them to the downtown core and Wilson Creek business area.

The amendments update definitions so they match federal and provincial legislation and establish a 150-metre buffer zone for retailers around schools, except in the case of the alternative school downtown where the buffer will be 50 metres.

The bulk of the changes recommended following the public hearings are related to cannabis production and cultivation.

The bylaw amendments that will go to council on Sept. 18 increase the setback from schools for production facilities from 150 metres to 300 metres and decrease the minimum lot area from 4,000 sq. metres to 3,000. Buildings would have to be 50 metres from any lot line that abuts a residential property.

"As odour controls are required by several orders of government, reduced setbacks should not be an issue in industrial areas," the planning report says.

The same setbacks, buffers and minimum lots sizes would apply to micro production facilities, those with 200 sq. metres or less of "plant canopy," as well.

For cultivation in the Agricultural Land Reserve (ALR), a minimum parcel area of five hectares and a 1,000-metre setback from schools and 100-metre setback from residentially zoned properties have been removed. They were replaced by a limit of one Health Canada cannabis cultivation licence allowed per property, and a maximum gross floor area for buildings used in cannabis growing of 1,000 sq. metres and a setback of 100 metres from any lot line.

Non-soil-based facilities, such as greenhouses with cement floors, would be prohibited, "as such facilities are not suitable to be sited on agriculturally capable

lands."

Micro-cultivation would have to follow the same rules.

"The amendments allow the district to comply with ALR regulations while providing a counterpoint to the proposed cannabis regulations for industrial areas. The intent is to protect agricultural lands as much as possible from industrialization and non-farm uses," according to the report.

“moving target,” when it comes to those ALR rules.

At various times since legalization came into effect, the district has sought provincial guidance on apparently contradictory information about how much authority local governments have in setting rules for cannabis cultivation on ALR properties, including whether a 16-hectare (40-acre) ALR property could be legally used for both cannabis production and a co-located winery, cidery, or brewery or distillery.

On that question, provincial officials said “there may be some significant challenges,” but without a specific proposal they couldn’t offer much guidance.

Other issues raised in the correspondence include questions around whether a homeowner already running a legal grow-op to provide cannabis as the assigned grower for others under the medical regulations could do the same for the four plants allowed per adult under the recreational cannabis rules.

The answer on that question was, “If a federally-approved site to grow cannabis for medical purposes is a dwelling house, the four non-medical cannabis plants are in addition to the number of cannabis plants authorized to be grown for medical purposes.”

Sechelt’s proposed bylaw would not prevent people from growing the allowed amount of personal-use recreational cannabis in their homes.



# REFERRAL FORM

Please send your reply to [planning@sechelt.ca](mailto:planning@sechelt.ca)

<b>APPLICATION NO:</b>	3360-2019-04		<b>DATE:</b>	September 5, 2019	<b>OCP</b>
<b>FILE MANAGER:</b>	Sven Koberwitz, Planner		<b>EMAIL:</b>	skoberwitz@sechelt.ca	<b>Zoning</b>
<b>APPLICANT:</b>	James Shouw				<b>X</b> <b>Subdivision</b>
<b>APPLICANT ADDRESS:</b>	252 East Pender St., Vancouver, BC				<b>Dev. Variance</b>
<b>SITE ADDRESS:</b>	5770 Teredo Street				<b>Dev. Permit</b>
<b>LEGAL:</b>	Lot J Block 7 District Lot 303 Group 1 Plan LMP46433 (PID: 024-799-661)				<b>OTHER: Agricultural Land Reserve</b>
<b>ZONING:</b>	<b>EXISTING</b>	PA-2	<b>PROPOSED</b>	PA-2	
<b>OCP DESIGNATION:</b>	<b>EXISTING</b>	Downtown Centre	<b>PROPOSED</b>	Downtown Centre	

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**PLEASE RESPOND TO THIS REFERRAL BY SEPTEMBER 20, 2019**

**PURPOSE OF APPLICATION:**

To add retail and service business as site-specific permitted uses to the Park, Recreation and Assembly 2 Zone (PA-2) on part of the property at 5772 Teredo Street. These amendments would only apply to part of the subject property. The bylaw was given first reading on September 4, 2019 and subsequently referred for comments prior to further consideration.

**GENERAL LOCATION:** Former Gilligans Pub Building at Rosina Giles Way and Teredo Street

**OTHER INFORMATION:**

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

**ATTACHMENTS:**

Application  
Staff Report  
Bylaw

**This referral has also been sent to the following agencies:**

<input checked="" type="checkbox"/>	Sunshine Coast Regional District	<input checked="" type="checkbox"/>	Sechelt Volunteer Fire Department
<input checked="" type="checkbox"/>	Sechelt Indian Government District	<input checked="" type="checkbox"/>	FortisBC Energy / Energy Services Advisor
<input checked="" type="checkbox"/>	Vancouver Coastal Health Authority	<input checked="" type="checkbox"/>	Telus
<input checked="" type="checkbox"/>	Ministry of Transportation & Infrastructure	<input checked="" type="checkbox"/>	B.C. Hydro / BC Transmission Co
	Agriculture Land Commission		Coast Cable -Eastlink
	Archaeology Branch of SIB & BC	<input checked="" type="checkbox"/>	Canada Post
<input checked="" type="checkbox"/>	School District #46		Transportation Choices Sunshine Coast
	Council		Other:

**Community Associations and Groups:**

	East Porpoise Bay	<input checked="" type="checkbox"/>	Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		S.H.O.R.A.		S.D.B.A.
<input checked="" type="checkbox"/>	Advisory Planning Commission	<input checked="" type="checkbox"/>	Chamber of Commerce				



DISTRICT OF SECHELT

DEVELOPMENT SERVICES DEPARTMENT—DEVELOPMENT APPLICATION

BLOCK 7

CHECK APPLICABLE:

REZONING

OCP

SUBDIVISION

DP

DVP

OTHER

PROPERTY OWNER INFORMATION (PLEASE PRINT)

Property Owner(s)

LEEUWIN PROPERTIES LTD.

Mailing Address

Box 400,

City, Province, Postal Code

Sechelt, B.C. V0N 3A0

Day Phone

Email

As registered owner of the property (or properties) listed below, I hereby authorize this application.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

OFFICE USE ONLY

Application No: \_\_\_\_\_

Date Application Complete: \_\_\_\_\_

AUTHORIZED AGENT INFORMATION (PLEASE PRINT)

Authorized Agent

B. JAMES SCHOUW

Mailing Address

252 EAST PENDER ST.

City, Province, Postal Code

VANCOUVER, B.C.

Day Phone

Email

(604) 760-7113 James@habitableart.com

DESCRIPTION OF PROPERTY REFERRED TO IN THIS APPLICATION

Lot J Block 7 District Lot 303 Plan LMP 46433 PID

Lot Block District Lot Plan PID

Civic Address or General Location

5772 Tesedo Street

REGISTERED PROFESSIONAL CONTACT INFORMATION:

Engineer:

Name:

email:

phone:

Architect:

Name:

email:

phone:

Other:

Name

email:

phone:

PLEASE PROVIDE A DESCRIPTION OF THE PURPOSE OF THE APPLICATION.

Site specific amendment to allow, without changing RA-2 zoning designation, "service business" to a maximum area of 2,300 SF, and accessory exterior patio to a maximum of 475 SF.

Existing Zoning	Proposed Zoning Change	Existing OCP Designation	Proposed OCP Designation Change			
<b>Development Permit Area #</b> 1 to 5 Natural Hazard & Environmental Protection		<b>Development Permit Area #</b> 6 to 10 Form & Character of Development				
APPLICATION SUBMISSION REQUIREMENTS						
APPLICATION TYPE	ZONING	OCP	S/D	DP	DVP	OTHER
Completed Application Form	Y	Y	Y	Y	Y	Y
Title Search Certificate dated no more that <b>30 days</b> prior to date of application.	Y	Y	Y	Y	Y	Y
Scaled Site Plan Survey indicating: lot size, lot dimensions, location of all buildings (existing and proposed), setbacks to all property lines, north arrow, contours in 1 m intervals, existing and proposed driveways, septic fields, street names, drainage, tree survey, archaeological sites, natural hazards, topographical features and proposed parking layout in accordance with Zoning Bylaw.	Y	Y	Y	Y	Y	Y
Four elevations of each building, existing and proposed. Elevations must include details regarding finishing materials, roofing materials, and colours. (Multi-family, commercial, industrial and institutional.)	Y	Y		D	D	D
Landscaping plan including location, sizes and species of plants and trees with cost estimate.	Y	Y	Y	D	D	D
Architectural renderings &/or model.	D	D		D	D	D
Infrastructure Service Plan—roads, sewer, stormwater, water, utilities, traffic impact study, lot grading plan	D		Y	D	D	D
Sustainability checklist (attached)	Y	Y	Y	D	D	D
All drawings should be submitted on full size paper, 11" x 17" paper (1 set) and as PDFs (electronic).	Y	Y	Y	Y	Y	Y
Geotechnical and/or Environmental Report	D	D	D	D	D	D

**Key:** Y = Yes; D = Depends on nature of application; see Zoning Bylaw No. 25, 1987; Subdivision and Development Control Bylaw No. 430, 2003; and Official Community Plan Bylaw 492, 2010.

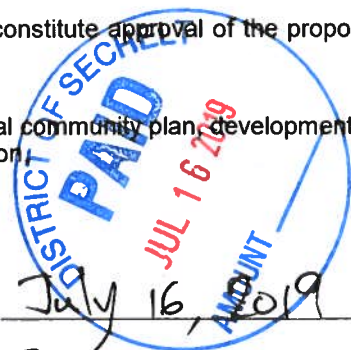
#### Applicant's Declaration:

- I/We acknowledge that the District of Sechelt, and its officers and employees, have not made any representation as to the future property uses permitted if this application is successful.
- I/We are aware that payment of the application fee does not guarantee or constitute approval of the proposal and that the application may not proceed for a variety of reasons.
- I/We declare that all statements made in support of this application are true.
- I/We agree to comply with all provisions of the respective zoning bylaw, official community plan, development servicing bylaws and any other applicable municipal, provincial and federal legislation.

Applicant's Signature: \_\_\_\_\_



Dated \_\_\_\_\_



July 16, 2019

Application Fee: As per Bylaw 333 and Amendments

\$ 2,500.00





# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** September 4, 2019  
**FROM:** Planner  
**SUBJECT:** Zoning Amendment Bylaw No. 25-300, 2019 (5770 Teredo Holdings Ltd.)  
**FILE NO:** 3360-2019-04

---

## RECOMMENDATION(S)

1. **THAT the report from the Planner regarding Zoning Amendment Bylaw No. 25-300, 2019 (5770 Teredo Holdings Ltd.) be received;**
  2. **THAT Zoning Amendment Bylaw No. 25-300, 2019 (5770 Teredo Holdings Ltd.) be given First Reading.**
  3. **THAT staff refer the application to relevant stakeholders, agencies and the Advisory Planning Commission for comment.**
- 

## PURPOSE

The purpose of this report is to present for consideration a rezoning application to add retail and service business as site-specific permitted uses to the Park, Recreation and Assembly 2 Zone (PA-2) on part of the property at 5772 Teredo Street.

## OPTIONS

1. Adopt the recommendations as presented above.
2. Defer the application pending additional information as directed.
3. Instruct staff to amend the proposal and bring it back for further consideration.
4. That Council denies the application.

## DISCUSSION

### Context/Background

The District has received an application for a zoning amendment for the site of the former Gilligan's Pub and Liquor Store located at 5772 Teredo Street, across from the intersection of Teredo Street and Ocean Avenue and adjacent to Rosina Giles Way.

Renovations are planned for the existing building to accommodate a restaurant/pub and a retail or service business. The site-specific zoning amendment would only affect the area of the

property that is zoned PA-2 and no other properties in the District with PA-2 zoning would be affected.

**Analysis**

The property is split-zoned with the west portion zoned Commercial 2 (C-2) and the east portion zoned PA-2 (Attachment 2). The District holds a restrictive covenant over the west portion prohibiting structures and uses other than parking, therefore the west portion is not developable at this time.

Table 1: Application Summary	
Applicant	James Showw
Owner	5770 Teredo Holdings Ltd.
Civic Address	5772 Teredo Street
Legal Description	Lot J Block 7 District Lot 303 Group 1 Plan LMP46433 (PID: 024-799-661)
Size of Property	3,489 m2
Development Permit Areas	DPA 6 - Downtown Sechelt
Zoning Designation	C-2 and PA-2
OCP Designation	Downtown Centre
Application Intent	Add retail and service business as site-specific permitted uses within the PA-2 zone at 5772 Teredo Street.

Figure 1 Location Map



The east portion of the property is zoned PA-2 and allows the following uses:

- a) neighbourhood pub;*
- b) marine pub;*
- c) theatre;*
- d) bowling alley;*
- e) recreation club;*
- f) accessory buildings and uses customarily incidental to the above uses.*

The applicant is seeking to add retail and service business as permitted uses within the area of the existing PA-2 zone.

Zoning Bylaw No. 25 contains definitions for Retail and Service Business:

*"RETAIL" includes the operation of retail stores, bakery shops, auction rooms, supermarkets, greenhouses and nurseries, but **does not** include the operation of service stations and car washes;*

*"SERVICE BUSINESS" includes the operation of lock, shoe, bicycle, electronic and appliance repair shops, barbershops and beauty parlours, dance and music studios, trade, business or driving schools, restaurants and cafes, billiard halls, printing establishments, laundrettes, dry cleaners, coin operated dry cleaners, upholstery or tailor shops, parking lots and garages, clubs, fraternal lodges, radio and television stations, telephone exchanges and veterinary clinics, but **does not** include the operation of conventional service stations and car washes;*

### **Official Community Plan (OCP)**

The property has a land use designation of Downtown Centre. Surrounding OCP land use designations are Downtown Centre to the north, south, and east with Civic/institutional directly adjacent to the west and Residential to the south-west (Attachment 1).

The proposed zoning amendment conforms to the relevant goals and policies contained in the OCP. Retail and service business are appropriate uses within the Downtown Centre area.

### **Strategic Plan**

This application supports the strategic goal of Revitalizing the Downtown.

### **Financial Implications**

There are no financial obligations associated with this application. Business license fees are anticipated for any new business intending to operate on the property.

### **Communications**

If Council decides to give First Reading to the proposed bylaw amendment staff will proceed with referrals to relevant stakeholders, agencies and the Advisory Planning Commission.

Once comments are received the application will come back to Council for Second Reading after which a public hearing can be held. The *Local Government Act* requires that a public hearing must be held after First Reading and before Third Reading.

### SUMMARY

The District has received an application seeking a site-specific zoning amendment to allow retail and services business as permitted uses at 5772 Teredo Street. The proposed zoning amendment conforms to the Downtown Centre OCP land use designation and is appropriate for the location.

Respectfully submitted,

Sven Koberwitz  
Planner

Attachments:

- 1 - OCP Map
- 2 - Zoning Map
- 3 - Existing PA-2 Zone

**REVIEWED**

By Andrew Allen (andrew.allen@sechelt.ca) at 10:55 am, Aug 26, 2019

**REVIEWED**

By Julie Rogers (jrogers@sechelt.ca) at 10:10 am, Aug 26, 2019

**REVIEWED**

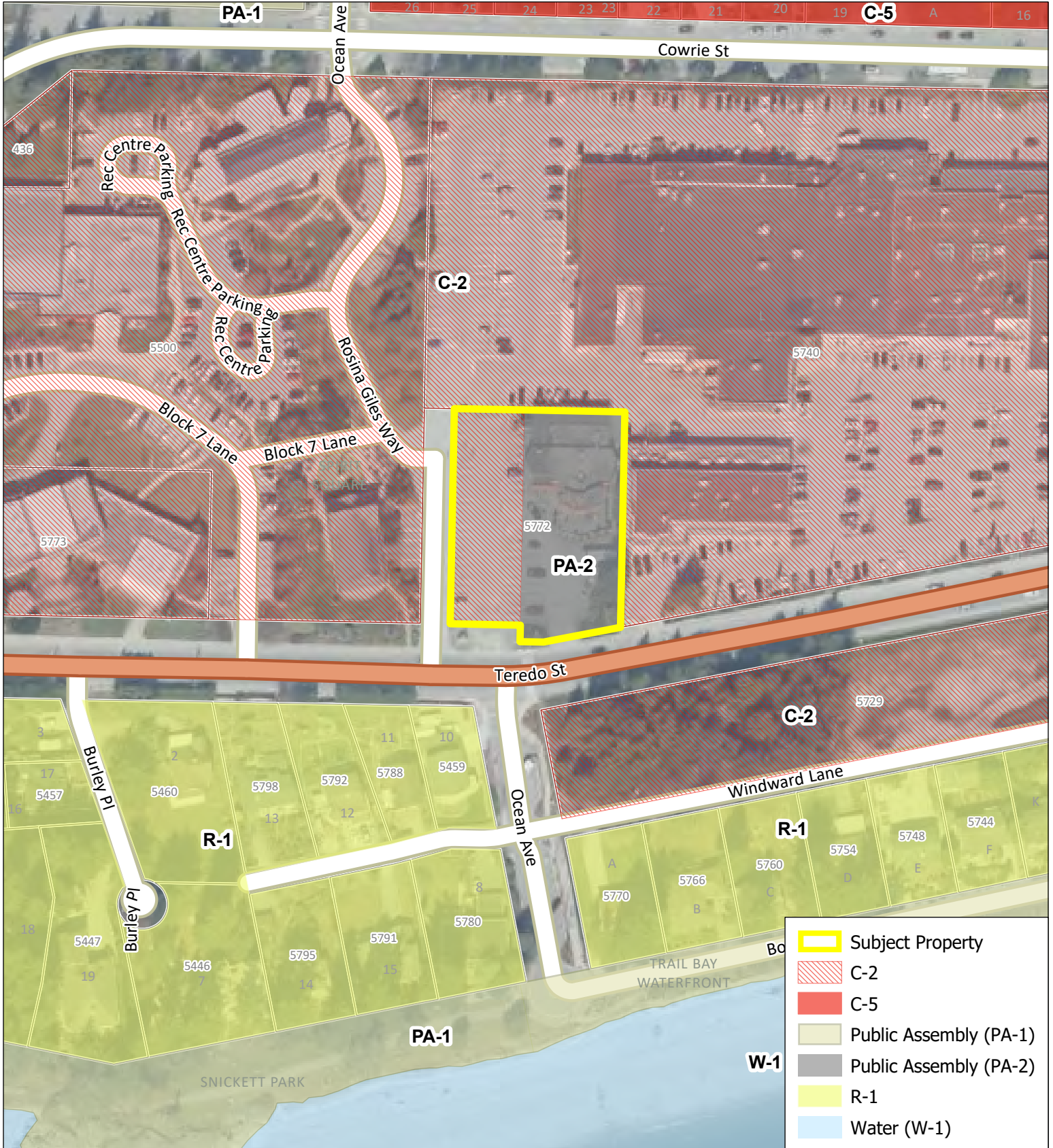
By Andrew Yeates (ayeates@sechelt.ca) at 2:28 pm, Aug 26, 2019



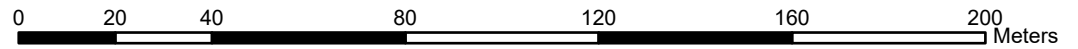
THIS MAP IS DERIVED FROM THE DIGITAL DATABASES ON THE DISTRICT OF SECHELT GIS. The District of Sechelt makes no representation or warranty, expressed or implied, in fact or in law, with respect to the accuracy or completeness or appropriateness of the data contained or referenced herein.







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1008. **PA-2 - PARK, RECREATION AND ASSEMBLY 2 ZONE**

1009. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **PA-2**:

- a) neighbourhood pub;
- b) marine pub;
- c) theatre;
- d) bowling alley;
- e) recreation club;
- f) accessory buildings and uses customarily incidental to the above uses.

1010. **LOT AREA AND WIDTH**

The minimum lot area required is nine hundred (900) square metres and the minimum width is thirty (30) metres.

1011. **BUILDINGS PER LOT**

More than one building on a lot is permitted.

1012. **LOT COVERAGE**

Buildings or structures shall not cover more than fifty (50%) percent of the lot area.

1013. **SITING OF BUILDINGS AND STRUCTURES**

No building or structure except a fence shall be located within seven point five (7.5) metres of a lot line;

1014. **HEIGHT OF BUILDING**

- a) No principal building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

1015. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with **Part Eleven** of this bylaw.

## DISTRICT OF SEHELDT

**Bylaw No. 25-300, 2019 (5770 Teredo Holdings Ltd.)**

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987

**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 25, 1987;

**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**

This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 25-300, 2019 (5770 Teredo Holdings Ltd.)".

**PROVISIONS**

1. That the following item is renumbered in PART TEN – PARK, RECREATION AND ASSEMBLY ZONES in the PARK, RECREATION AND ASSEMBLY 2 ZONE, SECTION 1009 PERMITTED USES, from:

"f) accessory buildings and uses customarily incidental to the above uses."

to:

"g) accessory buildings and uses customarily incidental to the above uses."

2. That the following new item is added to PART TEN – PARK, RECREATION AND ASSEMBLY ZONES in the PARK, RECREATION AND ASSEMBLY 2 ZONE, SECTION 1009 PERMITTED USES:

"f) Retail and Services Business, ONLY on the property legally described as LOT J BLOCK 7 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP46433 (PID: 024-799-661), addressed as 5772 Teredo Street."

READ A FIRST TIME THIS	4TH	DAY OF SEPTEMBER	2019
READ A SECOND TIME THIS		DAY OF	2019
PUBLIC HEARING HELD THIS		DAY OF	2019
READ A THIRD TIME THIS		DAY OF	2019
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS		DAY OF	2019
ADOPTED THIS		DAY OF	2019

Mayor

Corporate Officer