



**BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 46 (SUNSHINE COAST)**

**OPERATIONS COMMITTEE
AGENDA**

Wednesday, May 31st, 2018 from 12:30-2:00 pm
School Board Office – Gibsons, BC

1. Proposed Catchment Changes
2. Risk Management
3. Five-Year Capital Plan
4. Regulation 3700 – School Keys
5. Transportation Review (standing item)
6. Local Government OCP / Zoning Referrals (standing item)



School Catchment Reviews

Winter – Spring 2018



School Catchment Review: Context/Background

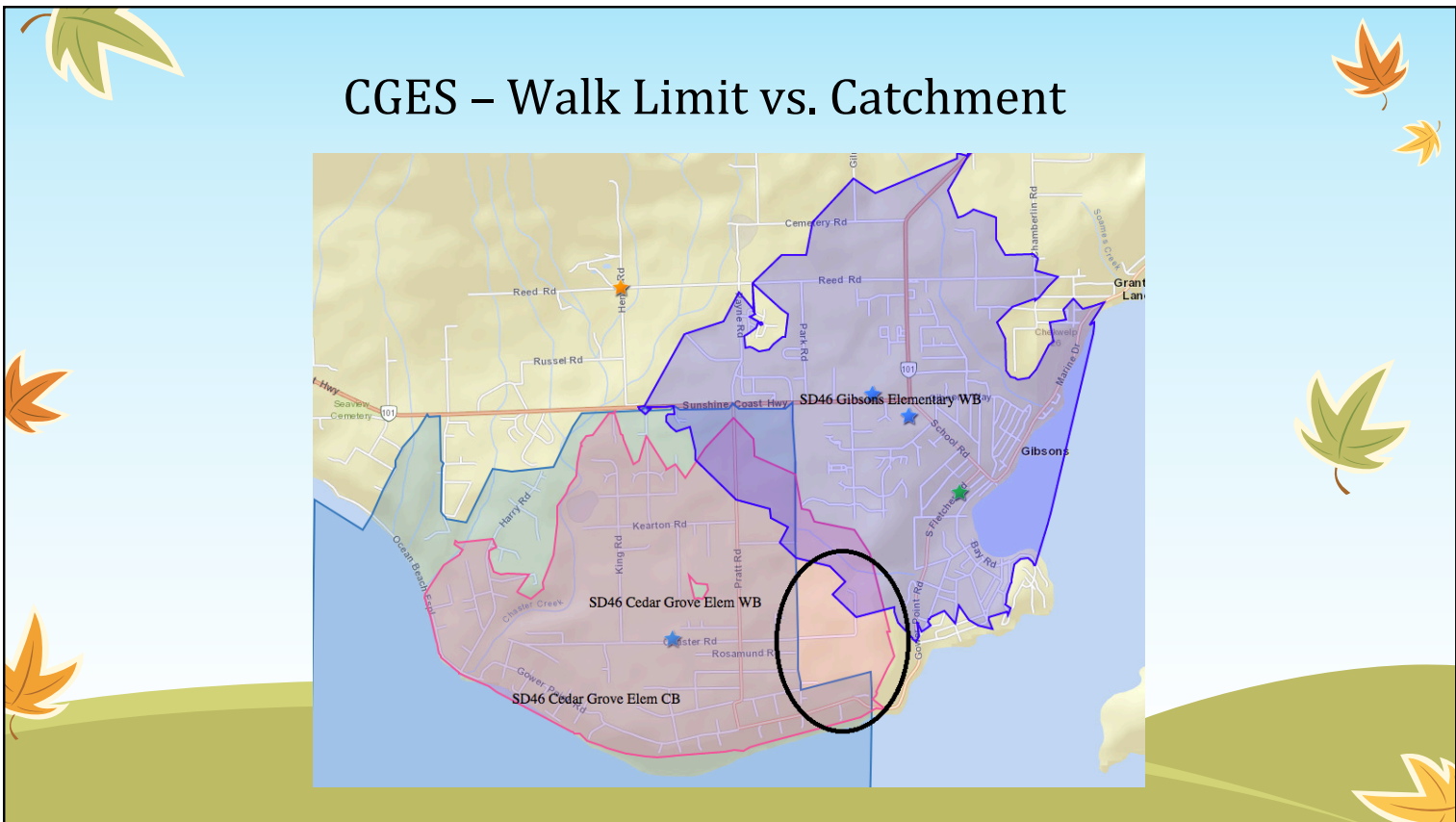
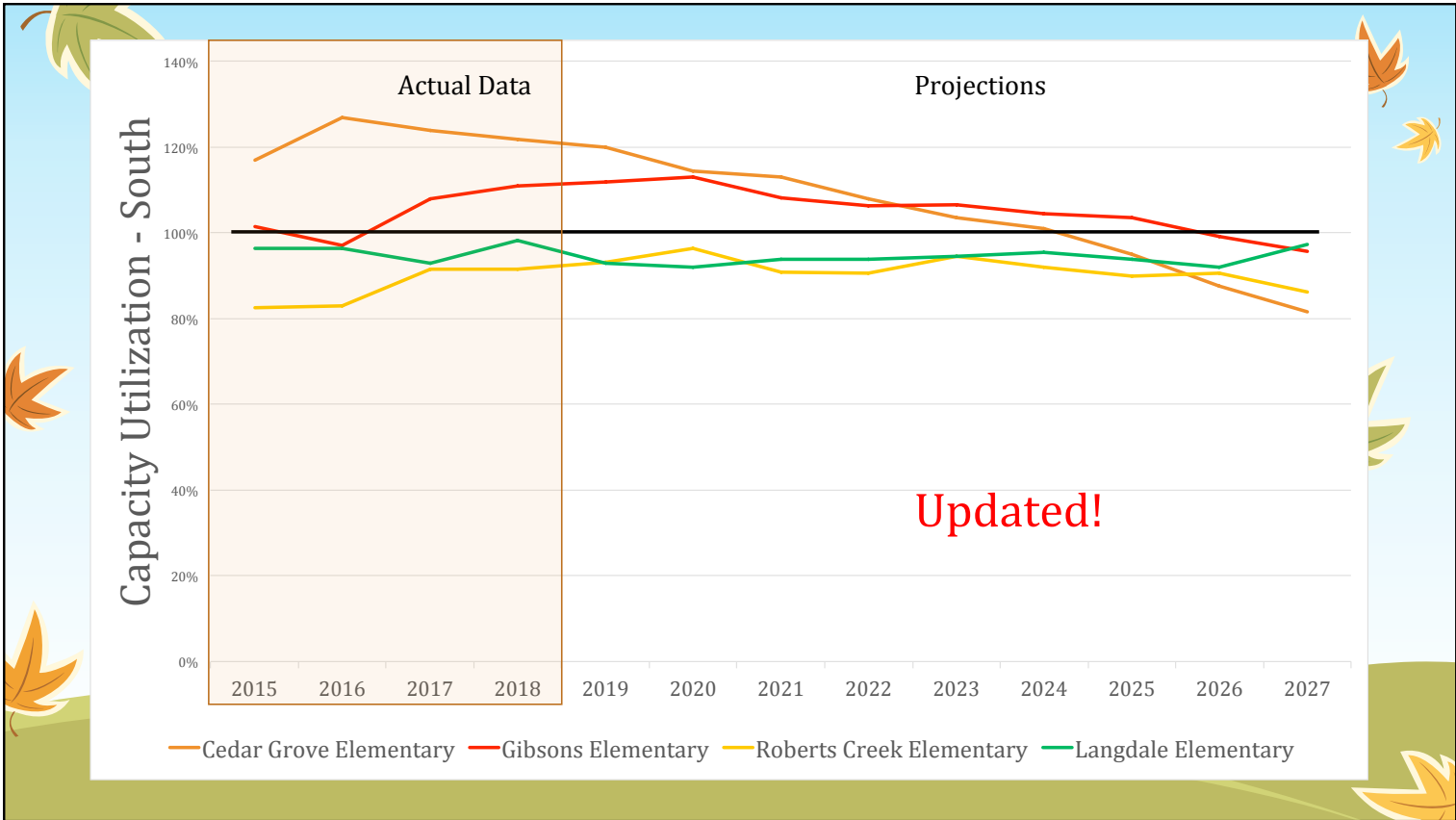
- Primary reason for consultation is overcrowding
- Regulation 1800 Review- School Attendance Areas
- Transportation Impacts
- Take effect 2019/2020 School Year
- Future consultation meetings this Spring

Adjusted Capacity including Modulars, Strong Start & District Programs

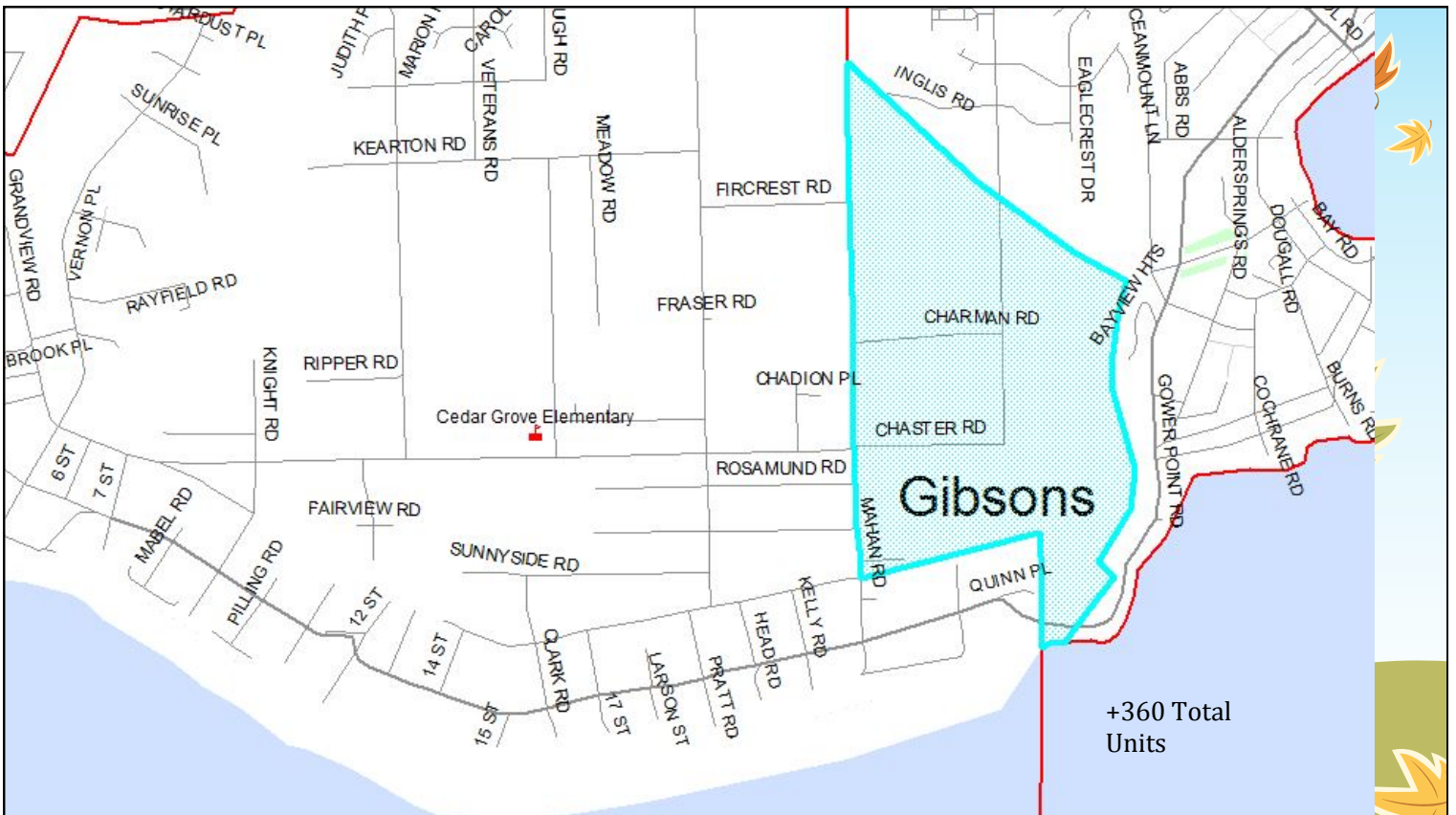
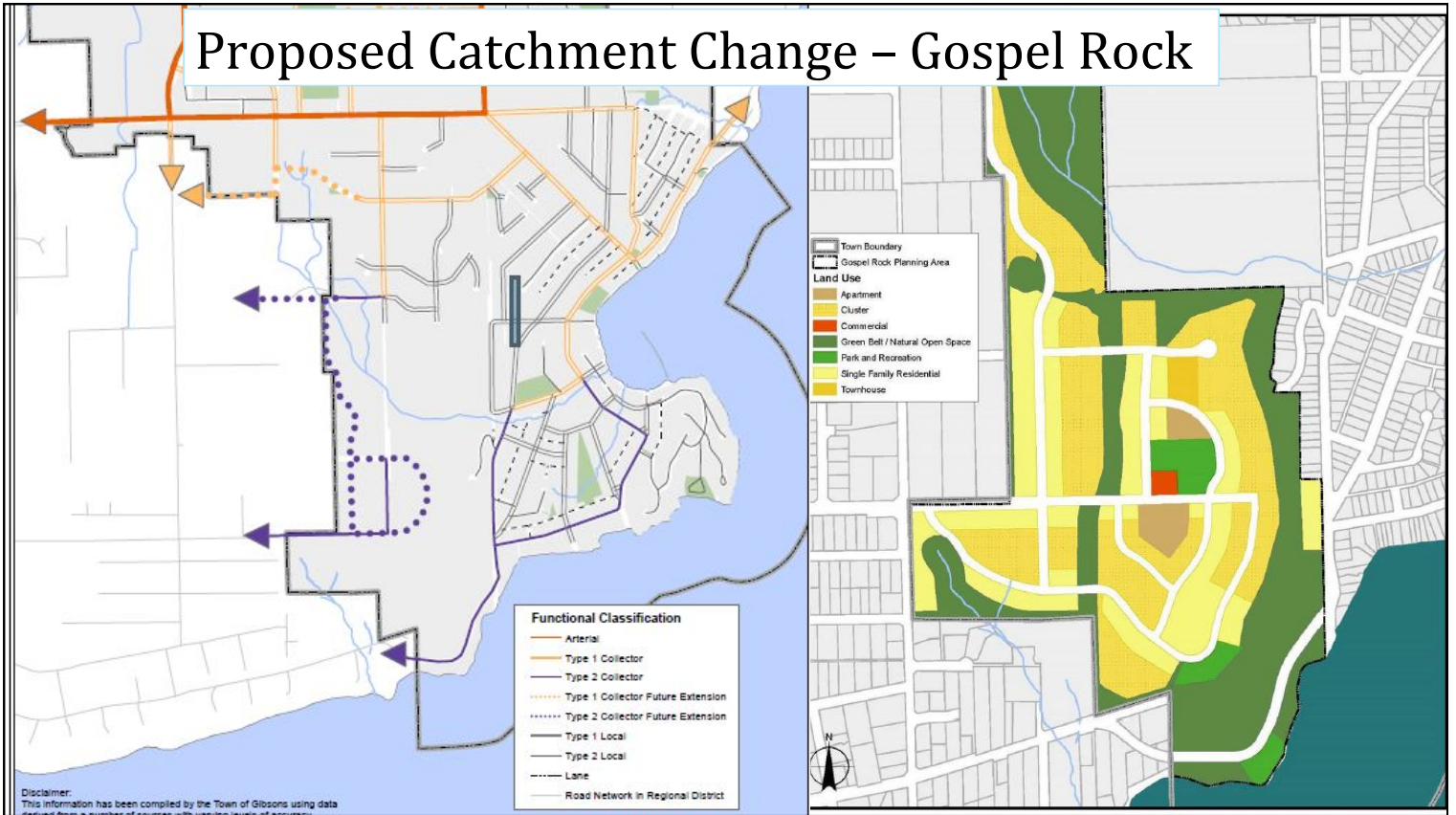
Gibsons Zone		Capacity	Adjusted Capacity		
Site	Grades	Nominal	FDK	1 to 12	K to 12
Elphinstone Sec	8 to 12	675	0	675	675
Langdale Elem	K to 7	20K 100	19	93	112
Gibsons Elem	K to 7	40K300	38	279	317
Cedar Grove Elem	K to 7	40K 250	38	163	201
Roberts Creek Elem	K to 7	20K 300	19	256	275
			114	1466	1580
Sechelt Zone		Capacity	Adjusted Cap		
Site	Grades	Nominal	FDK	1 to 12	K to 12
Chatelech Sec	8 to 12	900	0	850	850
Davis Bay Elem & Annex	K to 7	20K 125	19	138	157
Sechelt Elem (leased out)	K to 7	20K 325	0	0	0
Halfmoon Bay Elem	K to 7	20K 175	19	140	159
Kinnikinnick Elem	K to 7	20K 450	38	304	342
West Sechelt Elem	K to 7	20K 200	38	163	201
			114	1548	1662

Enrolment History

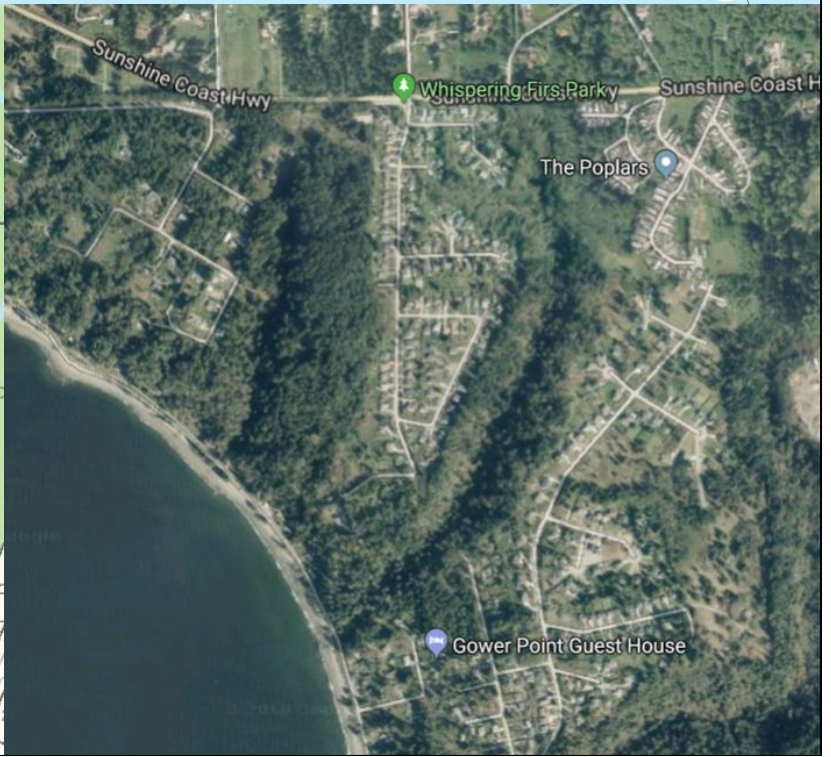
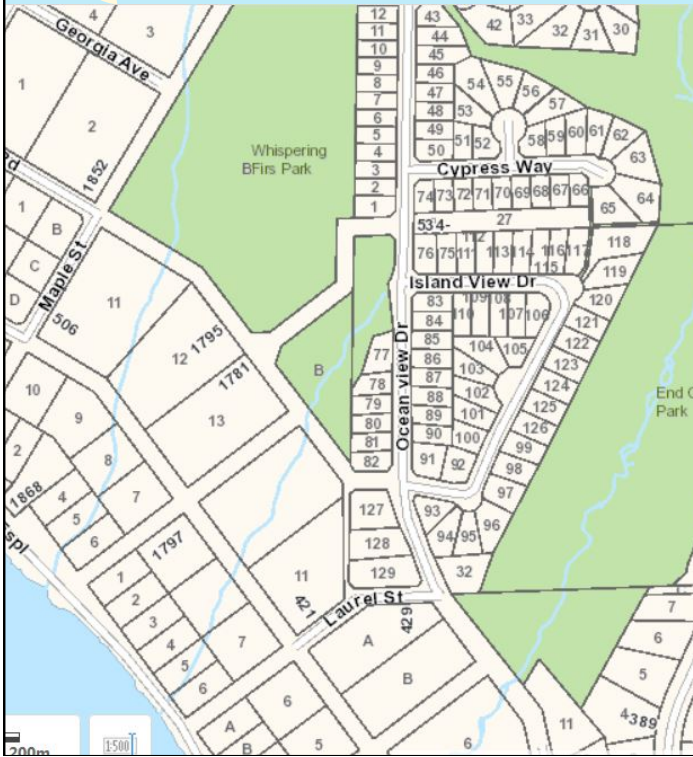
	Actual 2015	Actual 2016	Projected 2017	Actual 2017	Difference
Cedar Grove Elementary	235	255	247	250	3
Davis Bay Elementary	155	178	186	179	- 7
Gibsons Elementary	322	308	315	332	17
Halfmoon Bay Elementary	203	205	209	210	1
Kinnikinnick Elementary	222	223	243	234	- 9
Langdale Elementary	108	108	100	104	4
Madeira Park Elementary	73	83	86	84	- 2
Roberts Creek Elementary	227	228	248	250	2
West Sechelt Elementary	217	226	234	248	14



Proposed Catchment Change – Gospel Rock



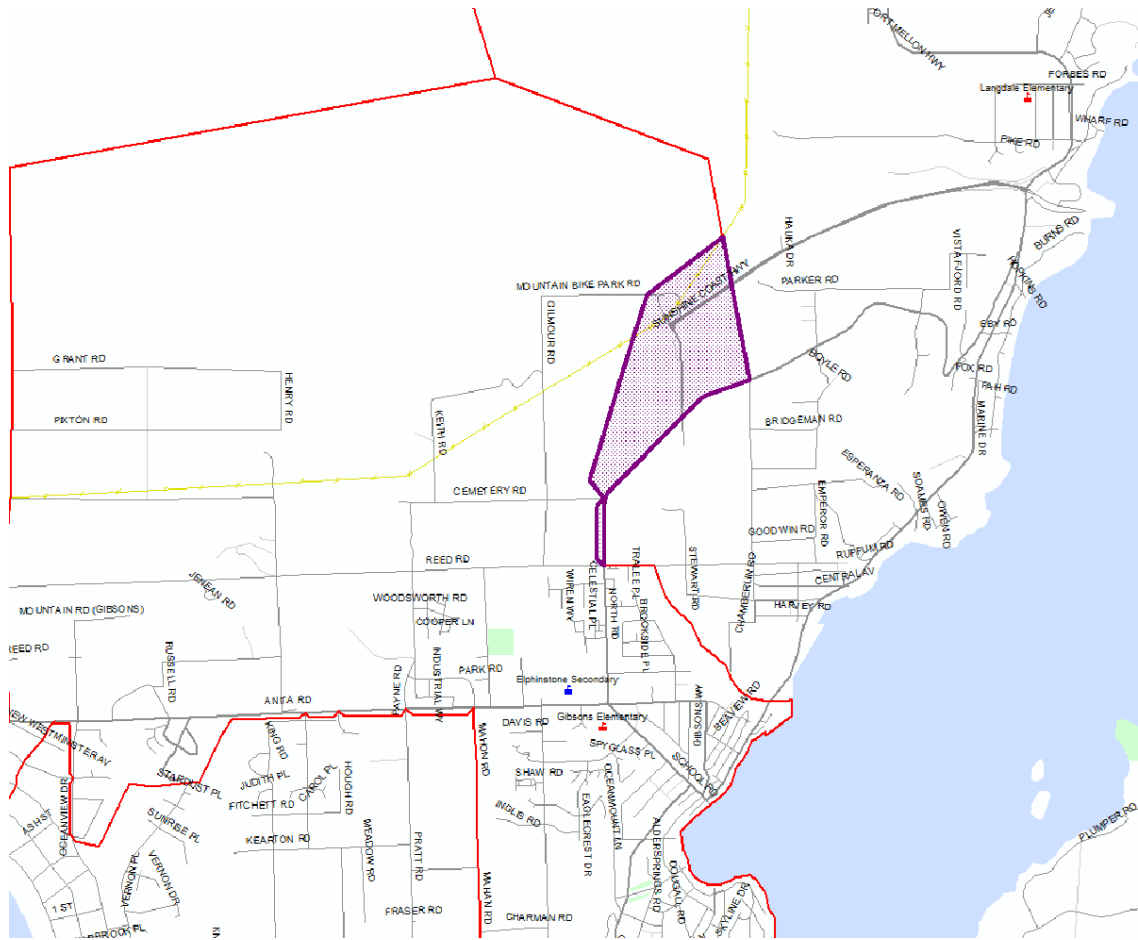
Whispering Firs – Minor Adjustments



Proposed Adjustment – Whispering Firs



Proposed North Road Adjustment



RISK MANAGEMENT

Presentation to Operations
Committee
May 31, 2018

Enterprise Risk Management (ERM)

Risk management has evolved to fundamentally change the way organizations think about risk

Risk management can change future outcomes

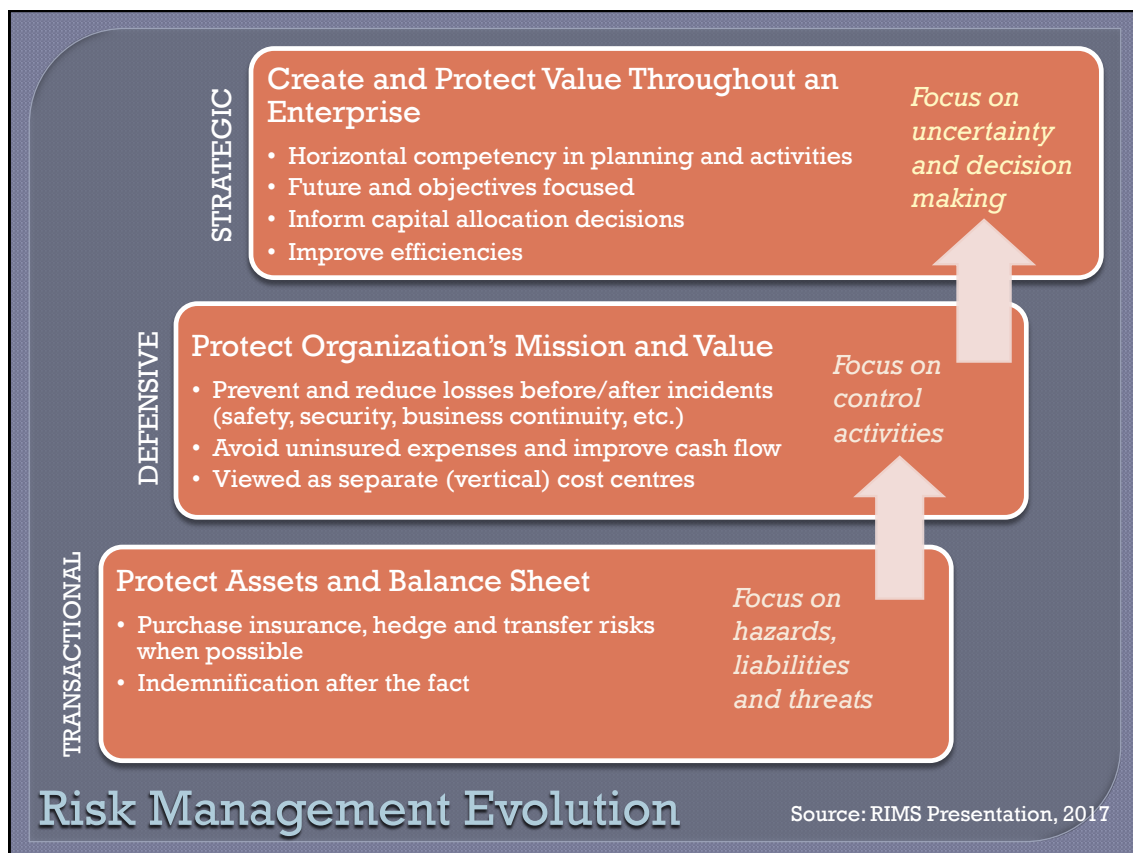
Risk management enables better overall decision making and performance

Risk management professionals possess the knowledge, education and experience to successfully manage risk and create value for their organizations

The Changing Role of Risk Management Professionals



Source: RIMS Executive Report, The Evolving Role of the Risk Professional 2012



Linking ERM and Strategy

GOVERNANCE

- Boards & senior management have direct responsibilities for strategy and ERM

BOARD ORGANIZATION / PEOPLE

- Organizations have ERM and strategy setting in the same business unit or function

TOOLS

- Risk assessments, SWOT analyses, environmental scanning, scenario/option analyses/stress testing exist to serve both purposes

TIMING

- Risk assessments can be aligned/timed with strategy setting activities

STRATEGIC PROJECTS

- Strategic projects often involve ERM input and insight

RISK APPETITE

- Risk appetite can inform and help calibrate strategic decision-making processes

SD46 Risk Register – EXAMPLE for Operations Committee

RISK IDENTIFICATION							INITIAL RISK RATING <small>(Risk rated based on effectiveness of current controls at the time of the initial risk assessment)</small>			
Risk Ref	Risk Type / Category	Risk Item	Risk Description	Potential Risk Drivers	Current Mitigation / Compensating Controls	L (1-5)	C (1-5)	SUM	RISK RATING	
1	Strategic	Collaborative decision making	The risk that SD46 does not effectively consult or collaborate with appropriate groups both within and outside the organization to make key decisions.	<ul style="list-style-type: none"> • Complexity of organization • Volume of operational decisions to be made • Limited administrative personnel • Pace of change is accelerating 	<ul style="list-style-type: none"> - Embedded consultation plans for key decisions, such as budget - Public consultations with advertising - DPAC and outreach to PAC groups - Regular operational meetings with employee groups 			0	UNRATED	
2								0	UNRATED	

SD46 Risk Register – EXAMPLE for Operations Committee

			MITIGATIONS MANAGEMENT			
Risk Ref	Risk Type / Category	Risk Item	ADEQUACY OF EXISTING MITIGATIONS	ACTION	ADDITIONAL MITIGATIONS	REQUIRED RESOURCES
1	Strategic	Collaborative decision making	Adequate, but communication can always be improved	Accept / Monitor / Address?		
2						

School District = School District No. 46 (Sunshine Coast)

EXPANSION PROGRAM (EXP) PROJECTS				
Project Priority	Facility Name	Project Code	Project Description	Total
1	West Sechelt Elementary	ADD	West Sechelt Addition	\$ 2,500,000
			0 GRAND TOTAL	\$ 2,500,000

School District = School District No. 46 (Sunshine Coast)

REPLACEMENT PROGRAM (REP) PROJECTS				
Project Priority	Facility Name	Project Code	Project Description	Total
1	Sechelt Elementary	REP	Replace Sunshine Building	\$ 2,500,000
			0 GRAND TOTAL	\$ 2,500,000

School District = School District No. 46 (Sunshine Coast)

SCHOOL ENHANCEMENT PROGRAM (SEP) PROJECTS				
Project Priority	Facility Name	Project Code	Project Description	Total
1	Chatelech Secondary	SEP	Replace dust collection system	\$ 300,000
1	Elphinstone Secondary	SEP	Replace dust collection system	\$ 300,000
2	Pender Harbour Secondary	SEP	Replace dust collection system	\$ 300,000
3	Kinnikinnick Elementary	SEP	Repair perimeter drainage Phase 1	\$ 350,000
3	Kinnikinnick Elementary	SEP	Repair spalled concrete, install new sheet flooring in wing 1	\$ 350,000
3	Kinnikinnick Elementary	SEP	Repair spalled concrete, install new sheet flooring in wing 2	\$ 350,000
3	Kinnikinnick Elementary	SEP	Repair spalled concrete, install new sheet flooring in wing 3	\$ 350,000
4	Kinnikinnick Elementary	SEP	Remove rooftop HVAC units. Install hydronic system with AHU's	\$ 1,600,000
4	Sechelt Elementary Gym	SEP	Replace furnace	\$ 200,000
5	Sunshine Building and Library	SEP	Replace windows and doors	\$ 300,000
6	Elphinstone Secondary	SEP	Add ventilation to SE wing. Replace existing ventilation equipment throughout building	\$ 1,600,000
7	Halfmoon Bay	SEP	Replace unit ventilators	\$ 350,000
8	Elphinstone Secondary	SEP	Replace single glazing	\$ 400,000
			GRAND TOTAL	\$ 6,750,000

School District = School District No. 46 (Sunshine Coast)

CARBON NEUTRAL CAPITAL PROGRAM (CNCP) PROJECTS				
Project Priority	Facility Name	Project Code	Project Description	Total
1	Maintenance	CNCP	Replace 3 gas powered vehicles with electric. Install solar powered charging stations.	\$ 150,000
			GRAND TOTAL	\$ 150,000

School District = School District No. 46 (Sunshine Coast)

BUS ACQUISITION PROGRAM (BUS) PROJECTS				
Model Year	Current Bus Type	Request for New/Replacement Funding	Issue Description/Rationale	New/Repl. Bus Type
2012	A2 UNDER 6350KG (1-24)	No	0	0

School District = School District No. 46 (Sunshine Coast)

PLAYGROUND EQUIPMENT PROGRAM (PEP) PROJECTS				
Project Priority	Facility Name	Number of Existing Playgrounds	Rational for Replacing Equipment	Type of Equipment Request
1	Roberts Creek Elementary	1	Very limited playground equipment and no accessible facilities.	Universally Accessible Playground Equipment
2	Davis Bay Elementary	2	Limited existing playground equipment and no accessible facilities.	Universally Accessible Playground Equipment
3	Langdale Elementary	2	Limited existing playground equipment and no accessible facilities.	Universally Accessible Playground Equipment

Title: **School Keys / Access to Facilities**

Category: **Facilities**

Number: **3700**

REVISED

I. Rationale

Recognizing the significant investment in buildings, grounds, supplies and equipment, the District has a responsibility to protect these investments by ensuring school buildings and grounds are adequately secured.

II. Building Access

- A. Only authorized individuals shall be given unsupervised access to facilities.
- B. Personal use of facilities by staff must be booked through the district as a user group and will be subject to standard booking protocols, insurance requirements and user fees.
- C. The last person leaving a building must ascertain that no unauthorized individuals remain in the building, all doors and windows are closed and locked, the security system is turned on, and all unnecessary lights have been turned off.
- D. Generally, sites operate weekdays during the school year, 7:00 a.m. to midnight, excluding statutory holidays and District closure days. The exceptions are the Board Office and Maintenance Facility, which are also open during District closure days and may be open during break periods.
- E. If, for any reason, an authorized individual must be in the building after midnight, that person must receive prior approval from the Principal/Vice Principal or supervisor.
- F. When school is not in session there are opportunities for the district operations staff to update and maintain district facilities. Therefore access to sites during these periods must be coordinated with the Facilities Department prior to the being authorized by Principal/Vice Principal.

III. School Keys

- A. All keys/codes are the property of the District and all keys/codes, be they additional or replacement, shall be the responsibility by the Facilities Department, unless otherwise specified in this regulation. Unauthorized duplication of District keys is prohibited.
- B. The Manager of Facilities shall provide a suitable system of storing and recording the distribution of all keys to district facilities.
- C. Upon written request of a site supervisor the Manager of Facilities shall authorize cutting and distributing keys.
- D. Master keys shall be held only by the Superintendent, Director(s) of



Title: **School Keys / Access to Facilities**

Category: **Facilities**

Number: **3700**

REVISED

Instruction, Secretary-Treasurer, Manager of Facilities, Assistant Manager of Facilities and authorized maintenance employees.

E. Site master keys for specific schools and buildings shall be held only by principals, vice-principals, site managers and custodians.

F. Only the principal, or his/her designate, may distribute keys to teachers, substitute teachers, support staff or other authorized users.

G. Principals and site managers are responsible for collecting keys from employees who are moving to a new site; employees who are leaving the district due to retirement, resignation or termination; as well as employees on a long term leave.

H. The loss of any key or access code shall be reported immediately to the direct supervisor who shall promptly notify the Facilities Department. A decision will then be made regarding the changing of locks or code. This normally will only be done when an exterior door key is missing.

I. The cost of replacing a lost key and/or changing locks or codes may be charged to the school/department or recovered from the individual who is responsible, depending on the circumstances.

Received: January 1996

References:

Title: **School Keys / Access to Facilities**

Category: **Facilities**

Number: **3700**

REVISED

I. Rationale

Recognizing the significant investment in buildings, grounds, supplies and equipment, the District has a responsibility to protect these investments by ensuring school buildings and grounds are adequately secured.

II. Building Access

A. Only authorized individuals shall be given unsupervised access to facilities.

B. Personal use of facilities by staff must be booked through the district as a user group and will be subject to standard booking protocols, insurance requirements and user fees.

C. The last person leaving a building must ascertain that no unauthorized individuals remain in the building, all doors and windows are closed and locked, the security system is turned on, and all unnecessary lights have been turned off.

D. Generally, sites operate weekdays during the school year, 7:00 a.m. to midnight, excluding statutory holidays and District closure days. The exceptions are the Board Office and Maintenance Facility, which are also open during District closure days and may be open during break periods.

E. If, for any reason, an authorized individual must be in the building after midnight, that person must receive prior approval from the Principal/Vice Principal or supervisor.

F. When school is not in session there are opportunities for the district operations staff to update and maintain district facilities. Therefore access to sites during these periods must be coordinated with the Facilities Department prior to the being authorized by Principal/Vice Principal.

III. School Keys

A. All keys/codes are the property of the District and all keys/codes, be they additional or replacement, shall be the responsibility by the Facilities Department, unless otherwise specified in this regulation. Unauthorized duplication of District keys is prohibited.

~~A.B.~~ The ~~Director-Manager~~ of Facilities shall provide a suitable system of storing and recording the distribution of all keys to district facilities.

~~B.C.~~ Upon written request of a site supervisor the ~~Director-Manager~~ of Facilities

Title: **School Keys / Access to Facilities**

Category: **Facilities**

Number: **3700**

REVISED

shall authorize cutting and distributing keys.

~~C.D.~~ ~~Grand m~~Master keys shall be held only by the Superintendent, ~~Assistant Superintendent~~Director(s) of Instruction, Secretary-Treasurer, ~~Director-Manager~~ of Facilities, ~~Assistant Manager of Facilities~~ and ~~full-time~~authorized maintenance employees.

~~D.E.~~ ~~Site M~~master keys for ~~specific schools and buildings~~schools shall be held only by principals, vice-principals, ~~site managers~~ and custodians.

F. Only the principal, or his/her designate, may ~~issue~~distribute keys to teachers, substitute teachers, support staff or other ~~authorized~~ users ~~of the facilities~~.

G. Principals and site managers are responsible for collecting keys from employees who are moving to a new site; employees who are leaving the district due to retirement, resignation or termination; as well as employees on a long term leave.

H. The loss of any key or access code shall be reported immediately to the direct supervisor who shall promptly notify the Facilities Department. A decision will then be made regarding the changing of locks or code. This normally will only be done when an exterior door key is missing.

I. The cost of replacing a lost key and/or changing locks or codes may be charged to the school/department or recovered from the individual who is responsible, depending on the circumstances.~~Principals are responsible for collecting keys from employees who are moving to a new site; employees who are leaving the district due to retirement, resignation or termination; as well as employees on a long term leave.~~

Received: January 1996

References:



DISTRICT of SECHELT

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 2018-04 (Greencourt)				x	OCP	
				x	Zoning	
APPLICANT	Sunshine Coast Lions Housing Society		APPLICANT'S ADDRESS	PO Box 325 Sechelt BC V0N 3A0	x	Subdivision
					Dev. Permit	
SITE ADDRESS	5583 Ocean Avenue 5821 Medusa Avenue		Date	May 14, 2018		Dev. Variance
LEGAL	Lot	1	Block	-		OTHER:
	District Lot	303	Plan	EPP12200		
LEGAL	Lot	A	Block	11		
	District Lot	303	Plan	PMP48362		
LEGAL	Lot	1	Block	-		
	District Lot	303	Plan	EPS408		
	Zoning	Existing	R-4 & CD-26	Proposed	Modified CD-26	
	OCP Designation	Existing	Multifamily / Mixed Residential	Proposed	Unchanged	

PLEASE RESPOND TO THIS REFERRAL BY JUNE 30, 2018

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 allow for the construction of a 104 unit apartment building as part of the Greencourt complex. To support this, an OCP amendment is required to increase the maximum allowable density to 175 units per hectare and the height to five storeys (17 m).


The zoning of the subject properties is a mix of R-4 and CD-26 and is proposed to be changed to a modified CD-26 that would affect all the subject properties. The modified CD-26 zone would include what is currently built on the subject properties as well as a 5 storey, 104 unit building that would be replacing the existing single storey residential buildings and the hall.

The subdivision application is for an adjustment of the lot lines between the boundaries of the Greencourt complex.

GENERAL LOCATION: Downtown Sechelt - Ocean Avenue & Medusa Street

OTHER INFORMATION: A geotechnical assessment, environmental impact study, and servicing report were completed by the applicant and are available upon request.

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.

 Community Planner
Aaron Thompson

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	SC Regional District	x	Coast Cable -Eastlink
x	Sechelt Indian Government	x	Canada Post
x	Vancouver Coastal Health Authority	x	School District #46
x	Ministry of Transportation & Infrastructure	x	APC
	Agriculture Land Commission		Accessibility Advisory Committee
	Archaeology Branch of SIB & BC	x	Council – <i>for information</i>
			Transportation Choices Sunshine Coast

Community Associations

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

Location Plan



Greencourt - Official Community Plan Amendment,
Rezoning and Subdivision





REZONING APPLICATION
SUNSHINE COAST LIONS HOUSING SOCIETY

9 MAY, 2018

5583 OCEAN AVENUE, SECHELT, BC

REZONING APPLICATION

PROJECT INTRODUCTION 3

LOCATION PLAN 4

REZONING RATIONALE 5

COMMUNITY BENEFITS 6

CONTEXT PHOTOS 7

SITE PLANS 10

PROPOSED MASSING 11

ZONING SUMMARY 12

PROJECT STATISTICS 13

SHADOW STUDIES 14

PLANS 15

 SITE SURVEY 15

 ARCHITECTURAL DRAWINGS 16

5583 OCEAN AVENUE
SECHELT, BC



SUNSHINE COAST LIONS
HOUSING SOCIETY



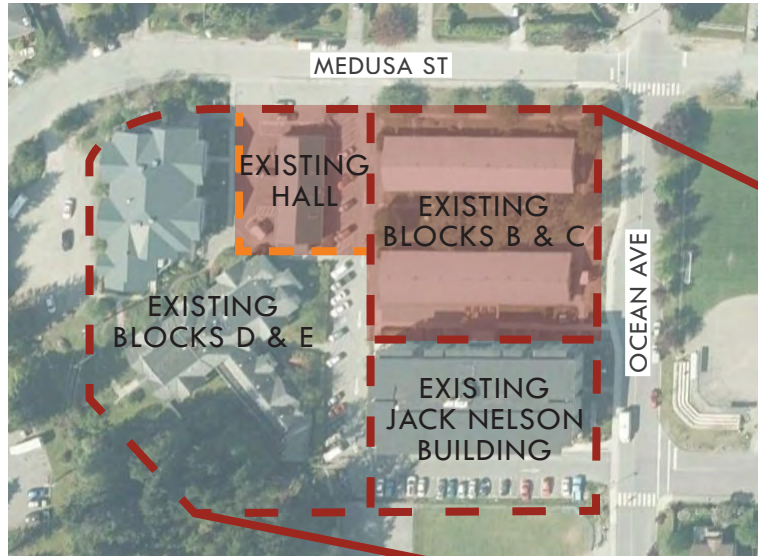
270 - 601 WEST CORDOVA STREET
VANCOUVER, BC V6B 1G1
604.683.1024
www.via-architecture.com

Greenecourt is a non-profit affordable housing complex that currently provides 140 rental apartments for seniors and persons with disabilities. In 2012, the Sunshine Coast Lions Housing Society completed the first phase of the redevelopment by building the 65-unit Jack Nelson building. The second phase proposal is to replace the remaining 29 oldest units with 104 high quality modern rental apartments. This would increase the stock of affordable rental apartments for low and moderate-income residents in the complex to a total of 215 units without expanding Greenecourt's site area.



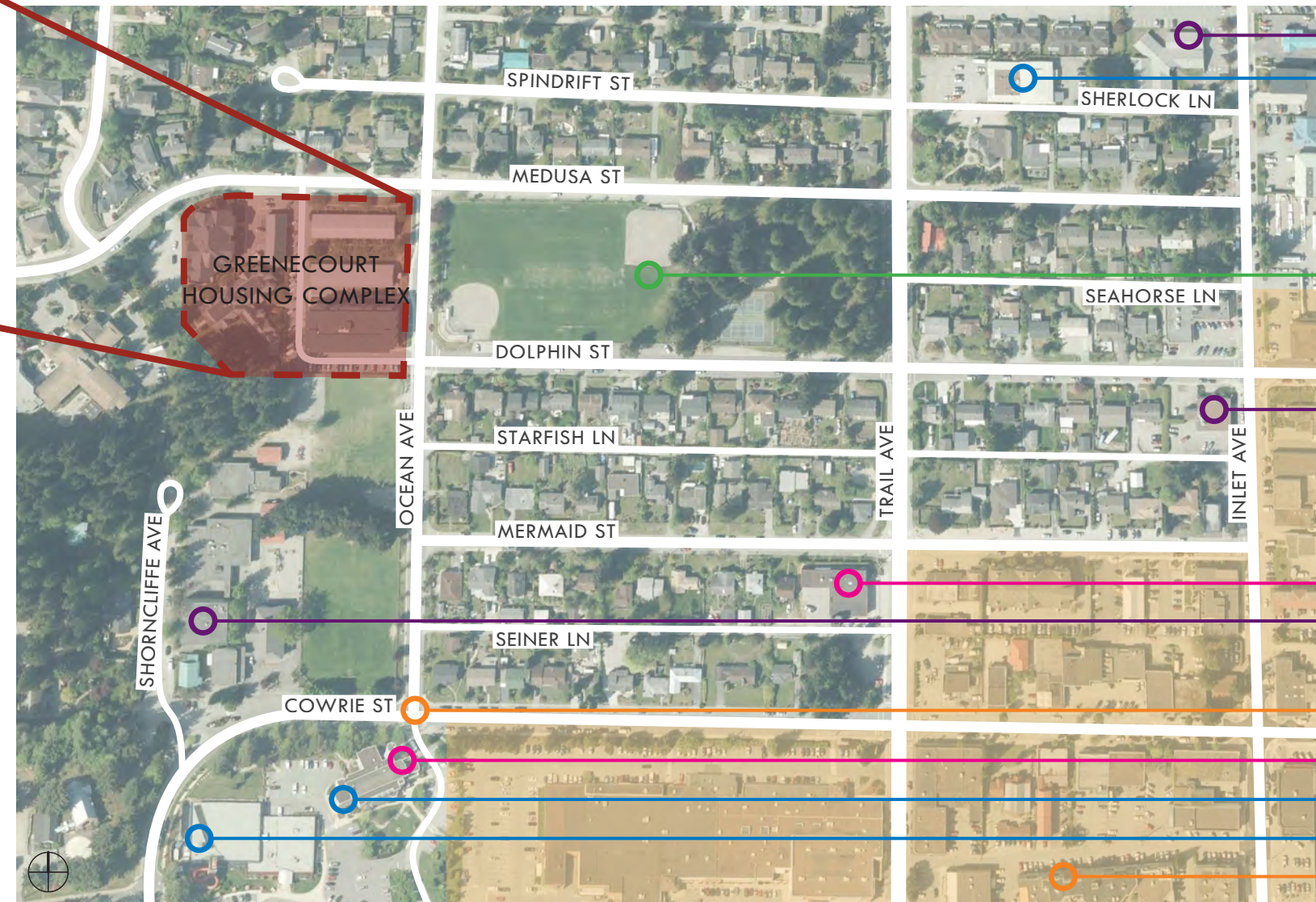
EXISTING GREENECOURT HOUSING COMPLEX, BLOCK B

LOCATION PLAN



LOCATION

5583 Ocean Avenue, Sechelt, BC
 Lot 1 Plan EPP12200;
 Lot A, Block 11, Plan LMP48362;
 All of District Lot 303, Group 1, New Westminster District



Capilano University
 Sechelt Seniors
 Activity Centre

Hackett Park

Sechelt Elementary

Sechelt Fire Department
 Ecole du Pacifique

Sechelt Farmers' and
 Artisans' Market

Sechelt Municipal Hall

Public Library

Sechelt Aquatic Center

Commercial Area

LEGEND

- EXISTING PROPERTY LINE
- ADDITIONAL SUBDIVISION (PROPOSED)
- PROPOSED SUBJECT BUILDING SITE EXTENTS

The **Greenecourt Housing Complex** is located in the Downtown Sechelt Village, within the area designated for Medium-Density Apartment Residential by the District of Sechelt Zoning Bylaw. The site faces Hackett Park across Ocean Avenue to the east, and is within walking distance of the Downtown Centre and its shopping and business areas.

CURRENT ZONING BYLAW

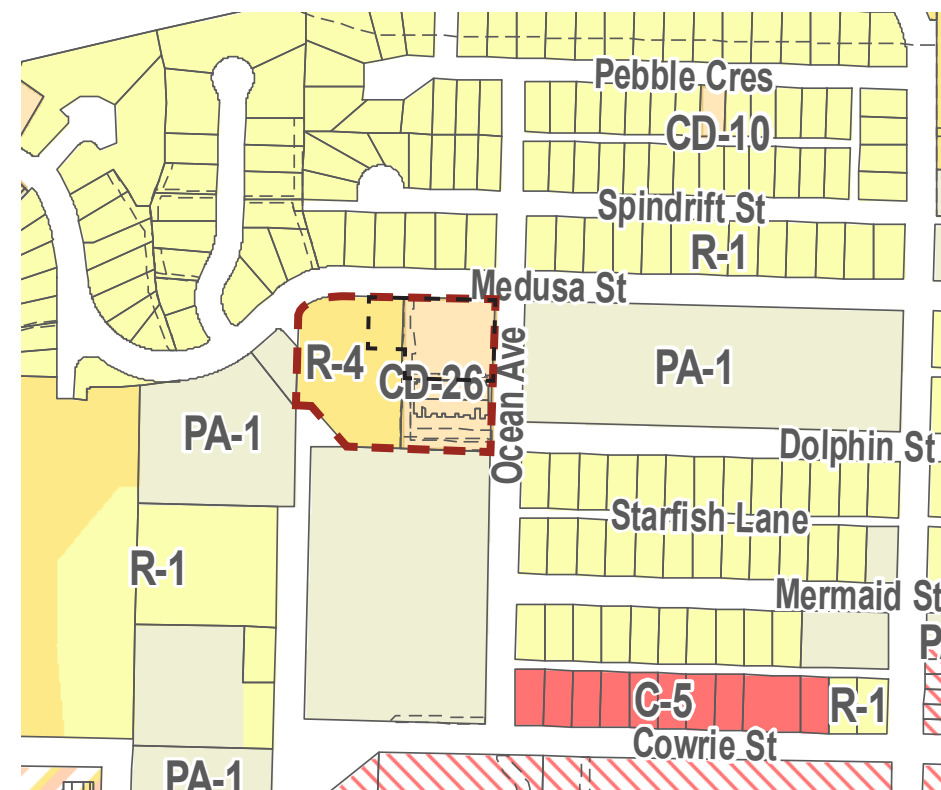
With the new lot subdivision proposed as part of this rezoning application, the subject building site includes two existing zones: **CD-26** (Comprehensive Development Zone 26) and **R-4** (Residential 4 Zone).

As specified by the District of Sechelt Zoning Bylaw No. 25, the intent of zone CD-26 is to provide for a 102 independent and supportive living residential units consisting of a mix of bachelor units, one bedroom units and two bedroom units and accessory amenity spaces such as a commercial kitchen, offices, laundry, assembly areas and indoor and outdoor amenity spaces.

The CD-26 zone currently includes the 65 units in the 4-storey Jack Nelson building, as well as the 29 units in Blocks B & C of the Greenecourt Housing Complex, both 1-storey buildings, for a total of 94 housing units.

A small portion of the subject building site is zoned as R-4, which allows for the following uses: multiple family dwelling, home occupations and accessory buildings. That portion of the site currently includes the Lions Hall, a 1-storey accessory building.

CURRENT ZONING MAP



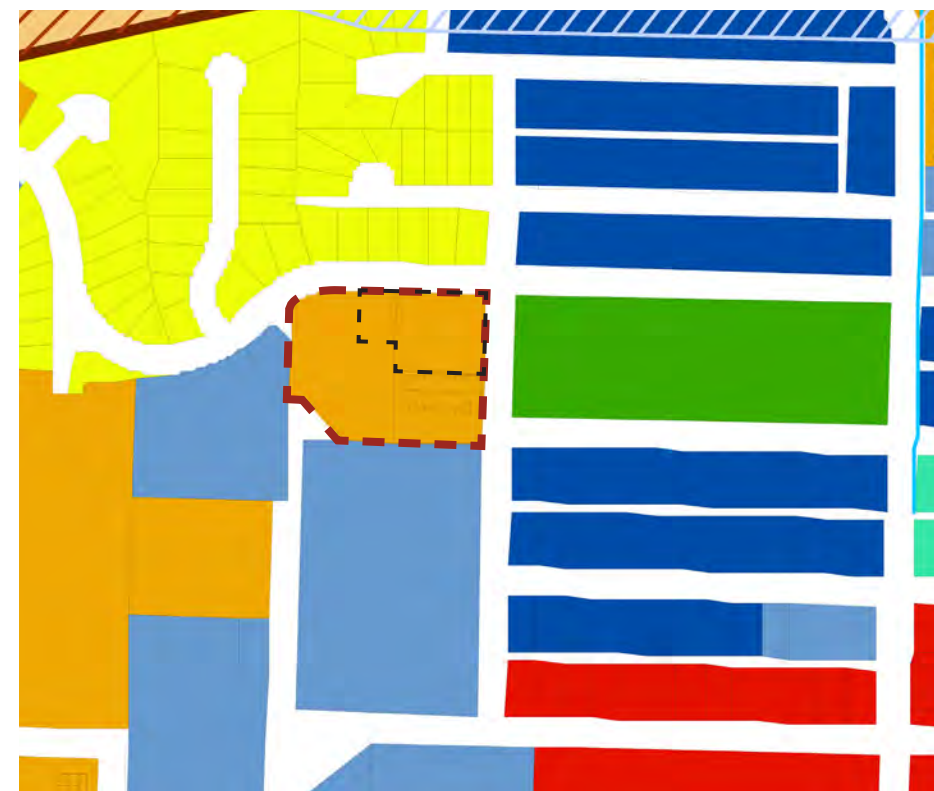
LEGEND

- Greenecourt Complex
- Subject Building Site

REZONING OBJECTIVES

- The proposal is to revise the current CD-26 and R-4 zonings to allow for increased density by creating a single comprehensive district incorporating all three sites;
- As part of the revised CD-26 zoning, a Subdivision application will also be completed to relocate land from the neighbouring Block D & E, the existing R-4 zoned site, to the existing Block B & C, the CD-26 zoned site;
- The project replaces the 29 existing seniors housing rental units in Blocks B & C of the Greenecourt Housing Complex, and adds an additional 75 affordable seniors housing rental units.

OFFICIAL COMMUNITY PLAN



LEGEND

- Civic, Institutional, Utilities
- Downtown Centre
- Multifamily / Mixed Residential
- Parks and Open Space
- Residential
- Special Infill Area
- Village Infill Areas
- Greenecourt Complex
- Subject Building Site

PROPOSED VARIANCE

The proposed project meets the requirements detailed in the CD-26 Zoning Bylaw with requests for the following variances:

1. Density increase of 0.90 FAR to a total of 1.69 FAR for the existing CD-26 sites. This density increase will support the amount of affordable seniors housing rental units the project can provide.
2. Relaxation on Section 10ZCD26.03, Permitted Uses, which specifies that multi-family housing units on the site are not to exceed 102 apartment units. The project is seeking a variance that will allow for 75 additional affordable seniors housing rental units to be added on the site, bringing the proposed units to 169 including the existing Jack Nelson building and 29 existing Block B&C units. The relaxation will also include the addition of the existing 46 units in Block D&E currently zoned as R-4, for a total number of 215 units. This request is to rezone the entire Lions complex to allow 215 units.
3. Relaxation on Section 10ZCD26.06, Siting of Buildings and Other Structures, to reduce the minimum front setback from 7.5 metres to 6 metres. This will allow for new building's front setback to be aligned with the adjacent building's setback along Medusa Street (Block E).
4. Relaxation on Section 10ZCD26.07, Height of Buildings, in order to support the targeted increase in density. The project is seeking a revision of the maximum permitted height from 13 metres to 17.5 meters (to the top of flat roof) allowing for the construction of a 5-storey building.
5. The new lot subdivision impacts the density of the R-4 parcel, on which Blocks D and E are located, adjacent to the subject building site. It is proposed that the R-4 parcel be incorporated into the CD-26 parcel, under the revised CD-26 zoning.

SECHLT COMMUNITY VISION: RESIDENTIAL LAND USE OBJECTIVES

Support development of a full range of housing types to ensure people of all ages and income levels have housing choices, including families, singles, seniors and those with special needs.

- The proposed development is a purpose-built seniors affordable rental housing building providing studios and one-bedrooms, including adaptable and accessible units.

Incorporate adaptable design features into new housing to accommodate people of all ages and abilities and support aging in place.

- Adaptability and accessibility are very important aspects in this proposal which understands that aging in place is a core value of seniors housing.

Create more compact residential areas through innovative site planning.

- The proposed development is utilizing an existing building site close to Downtown Sechelt to promote compact development.

Create walkable neighbourhoods that are linked by a variety of transportation modes, with more sidewalks, bicycle routes and transit.

- The site is a couple of blocks from shops, restaurants and Sechelt community amenities.
- The proposed development incorporates bike and scooter storage to assist with mobility.



MATERIALITY + CHARACTER PRECEDENT



KIWANIS GARDEN VILLAGE | VIA ARCHITECTURE



ACCESSIBLE DESIGN PRECEDENT
KIWANIS GARDEN VILLAGE | VIA ARCHITECTURE

DENSITY BONUS INCENTIVES

The Local Government Act allows municipalities to permit additional density (density bonus) in their zoning bylaws. In exchange for certain types of amenities, Sechelt's OCP encourages density lifts, in support of creating a **more compact and well-designed community**. The proposed Greenecourt redevelopment provides amenities that justify an increased density, such as:

- Housing close to Sechelt Village Commercial and Civic Centre and public transit;
- 75 additional affordable senior housing units;
- A new Lions Hall incorporated within the proposed building;
- Improvements to the pedestrian realm and enhanced streetscape;
- A slight increase in the area of open green space on the site.



BLOCK B
LOOKING WEST FROM OCEAN AVENUE



BLOCK C
LOOKING WEST FROM OCEAN AVENUE



BLOCK C
LOOKING SOUTH FROM MEDUSA STREET



AREA BETWEEN BLOCKS B & C
LOOKING EAST



LANE BETWEEN BLOCK B & JACK NELSON BUILDING
LOOKING EAST

CONTEXT PHOTOS



JACK NELSON BUILDING & BLOCK B
LOOKING WEST FROM HACKETT PARK



LIONS HALL, BLOCKS D & E
LOOKING SOUTH FROM MEDUSA STREET



PROJECT SITE
LOOKING NORTHWEST ALONG OCEAN AVENUE



PROJECT SITE
LOOKING SOUTHWEST FROM OCEAN AVENUE & MEDUSA STREET



PROJECT SITE
LOOKING SOUTHEAST FROM MEDUSA STREET

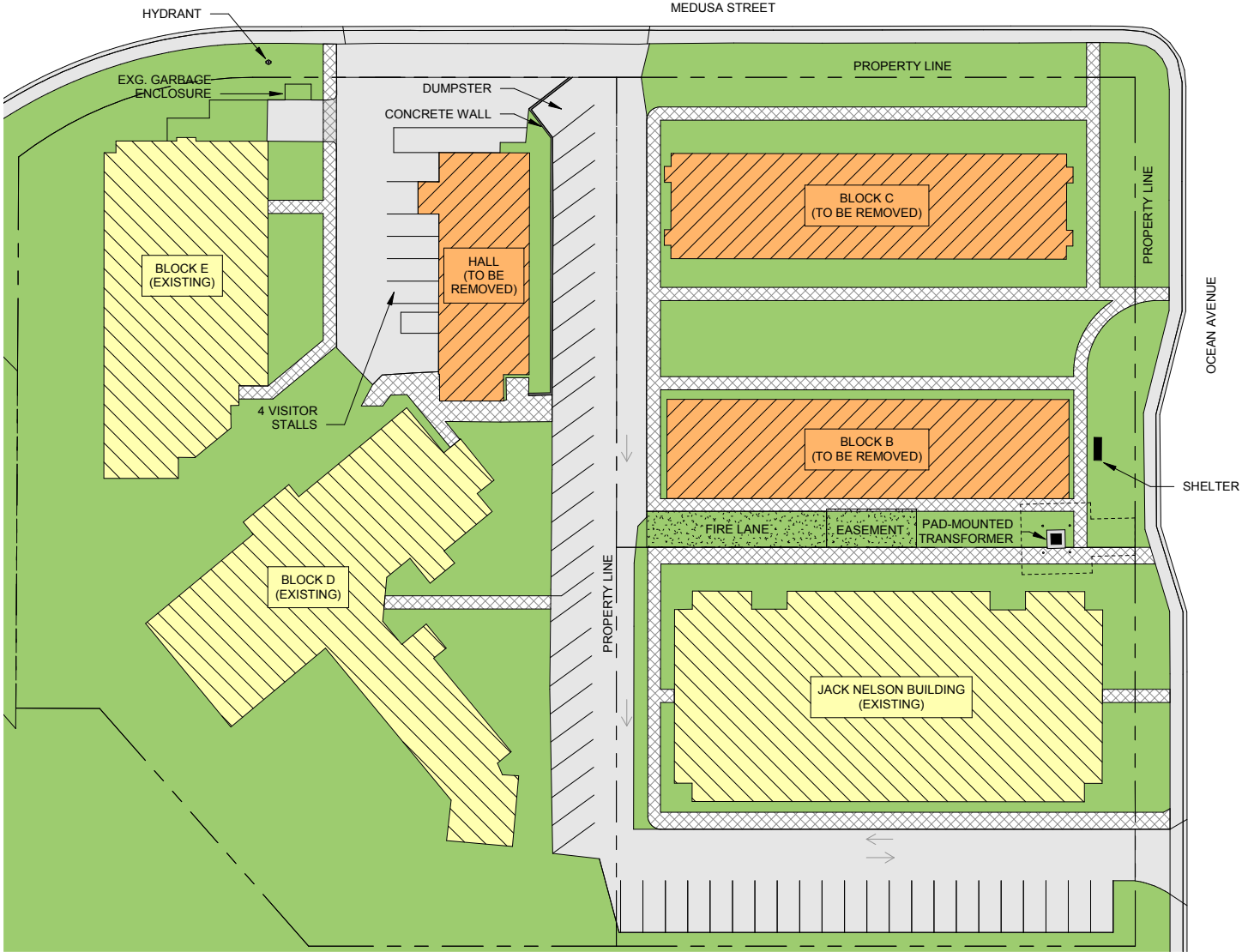


EXISTING STREETScape COLLAGE | NORTH SIDE OF SITE ALONG MEDUSA STREET

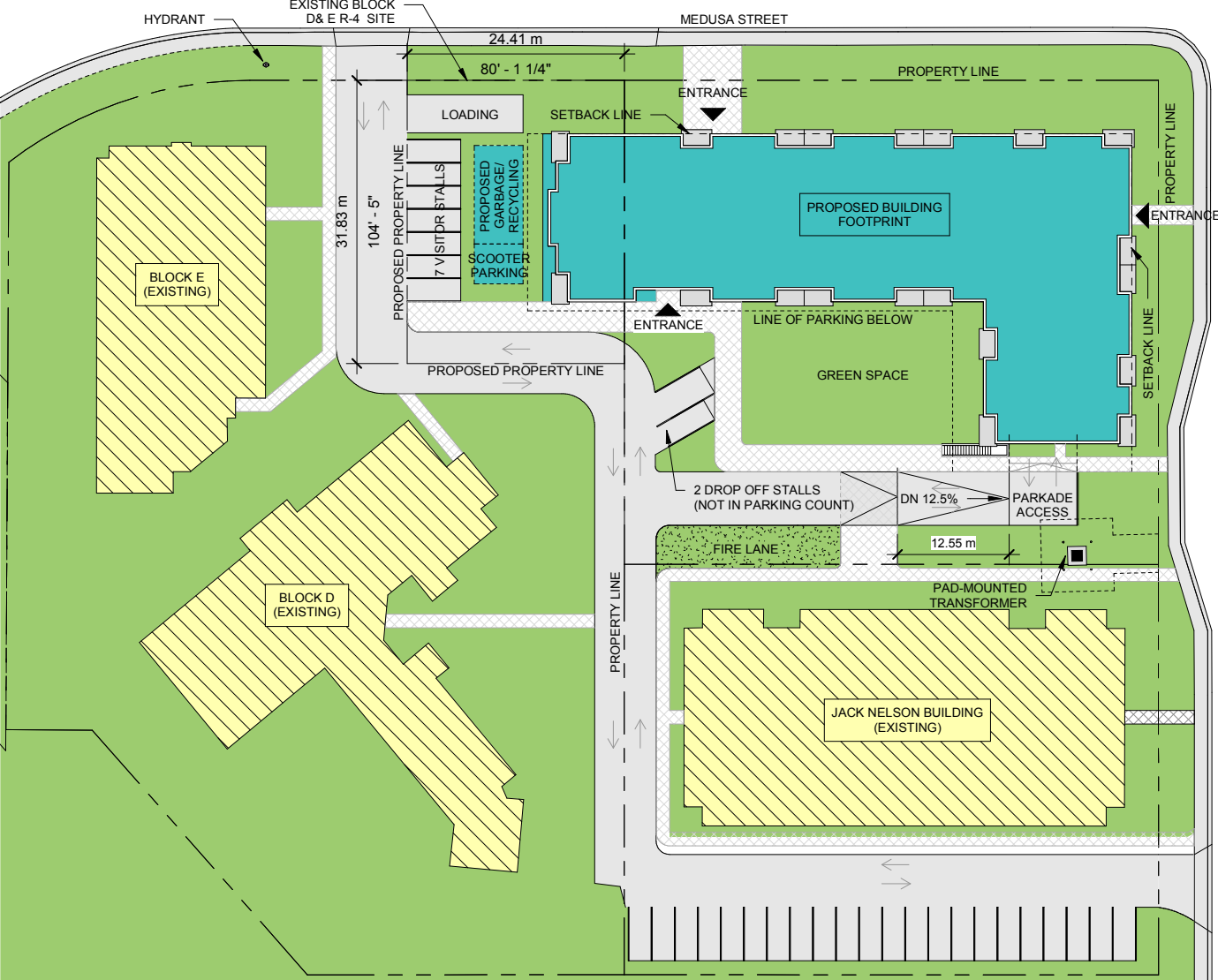


EXISTING STREETScape COLLAGE | NORTH SIDE OF SITE ALONG OCEAN AVENUE

SITE PLANS



EXISTING SITE PLAN



PROPOSED SITE PLAN





PROPOSED MASSING: LOOKING NORTHWEST ALONG OCEAN AVENUE



PROPOSED MASSING: LOOKING SOUTHWEST FROM OCEAN AVENUE & MEDUSA STREET



PROPOSED MASSING: LOOKING WEST FROM HACKETT PARK

ZONING SUMMARY

REFERENCE	ZONING SUMMARY	COMPLIANCE	NOTES
CURRENT ZONE : CD-26 - COMPREHENSIVE DEVELOPMENT		BLOCKS B AND C, JACK NELSON BUILDING	
TARGET ZONE : REVISED CD-26 - COMPREHENSIVE DEVELOPMENT		BLOCKS B AND C, JACK NELSON BUILDING, HALL	
10ZCD26.02	Intent To provide independent and supportive living residential units consisting of a mix of bachelor units, one bedroom units and two bedroom units and accessory amenity spaces such as commercial kitchen, offices, laundry, assembly areas and indoor and outdoor amenity spaces.	yes	
10ZCD26.03	Permitted Uses Residential, limited to: Multi-family housing units.	yes	
10ZCD26.04 (2)	Site Density Maximum 102 permitted apartment dwellings (this density is allowed provided the conditions from the Housing Agreement pursuant to Section 905 of the Local Government Act are met).	yes*	Density increase being sought to allow for a maximum of 215 permitted apartment dwellings, including Blocks D and E.
10ZCD26.05 (1)(2)	Site Coverage Buildings and structures shall not cover more than 45% of the total site area; vehicle driveways and surface parking shall not cover more than 21% of the total site area, and the open space area shall be a minimum of 2,110 square meters.	yes*	The proposed redevelopment brings the site coverage to 39.5% for buildings and structures, and 25.9% for driveways and surface parking. The total area of open space is 2,358 sq. metres. The excess in the percentage of driveways and surface parking area is compensated by a lower percentage in the adjacent lot; the total percentage of driveways and surface parking area for the overall complex is 16.4%.
10ZCD26.06 (3)	Siting of Buildings and Other Structures The maximum setbacks are 7.5 metres from the front and rear lot lines, 6 metres from a side lot line, and 3 metres from a side lot line where the side lot line abuts a street (these setbacks are indicated on the plan titled "Site Plan" and numbered A102 prepared by KMBR Architects Planners Inc. and dated November 10, 2008).	yes*	A reduction of the front setback from 7.5 meters to 6 meters is being sought, in order to align the new building's front setback with the adjacent building's setback along Medusa Street (Block E).
10ZCD26.07 (4)	Height of Buildings No building shall exceed 13 metres in height.	yes*	Increase to a maximum height of 17.5 m (top of flat roof) being sought.
10ZCD26.08 (3)	Off-Street Parking & Loading Off-street parking shall include a minimum of 22 designated resident and/or visitor parking spaces, 4 designated staff parking spaces, and accommodation for scooter parking spaces.	yes*	The proposed redevelopment provides sufficient parking spaces to meet a 1 per 4 dwelling units ratio, which is the ratio specified for senior citizen housing under Article 1102 of the District of Sechelt Zoning Bylaw No. 25, 1987.
CURRENT ZONE : R-4 - RESIDENTIAL 4 ZONE		BLOCKS D AND E, HALL	
TARGET ZONE : REVISED CD-26 - COMPREHENSIVE DEVELOPMENT		BLOCKS D AND E	
527	Permitted Uses Multiple family dwelling; home occupations; accessory buildings (subject to regulations in Section 305 of this Bylaw).	yes	
528	Lot Area and Width Minimum lot area of 1,000 sq. metres, and minimum width of 25 metres.	yes	
529	Density Maximum 1 dwelling unit per each 120 sq. metres of lot area (this density is allowed provided the conditions from the Housing Agreement pursuant to Section 905 of the Local Government Act are met)	yes*	Density increase being sought to allow for a maximum of 215 permitted apartment dwellings, including Blocks B, C and Jack Nelson Building
530	Lot Coverage Buildings, parking area and driveways shall not cover more than 75% percent of the lot area.	yes	The proposed lot coverage is 33.0%.
531	Siting of Buildings and Structures The maximum setbacks are 7.5 metres from the front and rear lot lines, and 6 metres from a side lot line for apartments.	yes	The new proposed lot lines are compliant with the required setbacks for the existing buildings.
532	Height of Building No building shall exceed 10.5 metres in height; no accessory building shall exceed 6 metres in height.	yes	No change is made to the height of the existing buildings.
533 / 1102 (1)	Off-Street Parking For senior citizen housing and rest home: minimum 1 parking space per 4 dwelling units.	yes*	The required parking spaces are provided on the adjacent lots, included in the Greencourt complex: 215 units in total for the overall complex require a minimum of 54 parking spaces, and the proposed redevelopment provides 70 parking spaces.
1102 (6)	Off-Street Parking: Design Requirements Where all required parking spaces cannot be provided on the same parcel, the excess spaces may be provided on a separate parcel or portion thereof, if they are thusly: (i) within 100 metres of the main parcel, (ii) in the same zone as a parcel for which the parking is required, or in a zone where parking is a permitted use, and (iii) in accordance with the zoning regulations.	yes	
GENERAL REGULATIONS			
305	Accessory Buildings and Structures Accessory buildings and structures shall be permitted provided that their combined gross floor area shall not exceed 150 sq. metres (for a lot size between 3500 sq. metres and 1.2 hectares).	yes	The proposed accessory building has a gross floor area of 85.8 sq. metres.
311 (1)	Siting Exceptions Where chimneys, gutters, or eaves, project beyond the face of the building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not more than 700 mm provided that such reduction shall only apply to the projected feature.	yes	Final form of projections to be determined.
314	Height Exceptions [...] elevators and ventilation machinery [...] shall not be subject to the height requirements of this Bylaw provided that such structures occupy no more than 10% of the surface of the parcel, or if situated on a building, not more than 15% of the roof area of the principal building.	yes	The elevators and ventilation machinery for the new proposed building is excluded from the height calculation.
DEFINITIONS			
FLOOR AREA	FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sun decks, elevators or ventilating machinery and building features referred to in Section 311 of this Bylaw.		
HEIGHT	HEIGHT means the distance measured vertically along the projected line of the face of the building from the grade to the highest point of the roof surface of a flat roof, to the mean level between the eaves and ridge of a gable, hip, or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure.		
LOT COVERAGE	LOT COVERAGE means the percentage of the total horizontal area of a lot that may be built upon including accessory buildings and other structures (carports, covered patios, verandahs and decks over 0.6 meters in height); and excluding eaves to a maximum of 0.6 meters, open courtyards, patios, driveways and parking stalls.		

SUNSHINE COAST LIONS HOUSING SOCIETY - Greenecourt 2

OPTION 3

SITE INFORMATION				
Address: 5583 Ocean Avenue, Sechelt, BC				
	Existing Area (sm)	Change (sm)	Proposed Area (sm)	Notes
Parcel 1 Plan EPP12200	3,266	777	4,043	Blocks B and C
Parcel A Plan LMP48362	6,297	-777	5,520	Blocks D and E
Strata Plan EPS408	2,770	0	2,770	Jack Nelson Bldg
Overall Complex Total	12,333	0	12,333	
Subject Building Site				
Portion of Parcel A Plan LMP48362			777	Existing Hall
Parcel 1 Plan EPP12200			3,266	Blocks B and C
Gross Subject Building Site Area:			4,043	

PARCELS ZONING						
Parcels:		Blocks B and C, Jack Nelson Bldg		Blocks B and C, Jack Nelson Bldg, Hall		
Zoning Classification:		Current Zoning: CD-26		Target Zoning: Revised CD-26		
Density	Allowable	Existing	Target Allowable	Proposed		
Total area (sm) :		6,036		6,813		
Total number of units:	102 units	94 units	169 units	169 units		
<i>Jack Nelson Building</i>		65 units		65 units		
<i>Blocks B and C / Greenecourt 2</i>		29 units		104 units		
Units/Area Ratio	Max. 169 unit per ha	155 unit / ha	Max. 249 unit per ha	249 unit / ha		
FAR:		0.90		1.69		
Lot Coverage	Allowable	Existing	Target Allowable	Proposed		
		Area (sm) %		Area (sm) %		
Buildings	Max. 45%	2,267 37.6%	Max. 45%	2,692 39.5%		
Driveways & Surface Parking	Max. 21%	953 15.8%	Max. 21%	1,763 25.9%		
Open Space	Min. 2,110 sm	2,816 46.7%	Min. 2,110 sm	2,358 34.6%		
Height Limit	Allowable	Target Allowable				
	Max. 13 m	Max. 17 m				
Parcels:		Blocks D and E, Hall		Blocks D and E		
Zoning Classification:		Current Zoning: R-4		Target Zoning: Revised CD-26		
Density	Allowable	Existing	Target Allowable	Proposed		
Total area (sm) :		6,297		5,520		
Total number of units:		46 units		46 units		
Units/Area Ratio	Max. 1 unit per 120 sm	1 unit / 136.9 sm	Max. 1 unit per 120 sm	1 unit / 120 sm		
Lot Coverage	Allowable	Existing	Target Allowable	Proposed		
		Area (sm) %		Area (sm) %		
	Max. 75%	3,082 49.0%	Max. 75%	1,823 33.0%		

OVERALL COMPLEX ZONING				
Density	Existing	Proposed		
Total area (sm) :	12,333	12,333		
Total number of units:	140 units	215 units		
Units/Area Ratio	114 unit / ha	175 unit / ha		
Lot Coverage	Existing	Proposed		
	Area (sm) %	Area (sm) %		
Buildings	4,136 33.5%	4,260 34.5%		
Driveways & Surface Parking	2,166 17.6%	2,017 16.4%		
Open Space	6,030 48.9%	6,055 49.1%		

PARKING					
Parcels:		Blocks B and C, Jack Nelson Bldg		Blocks B and C, Jack Nelson Bldg, Hall	
Zoning Classification:		Current Zoning: CD-26		Target Zoning: Revised CD-26	
Required Parking:		Minimum 26 parking stalls		1 per 4 dwelling units	
Total unit count:		94 units		169 units	
		Required	Existing	Target Required	Removed/Added
<i>Jack Nelson</i>			22		
<i>Greenecourt 2 / Surface Parking</i>			-		+ 7
<i>Greenecourt 2 / Below-grade Parking</i>			-		+ 41
Subtotal		26	22	42.3	+ 48
Parcels:		Blocks D and E, Hall		Blocks D and E	
Zoning Classification:		Current Zoning: R-4		Target Zoning: Revised R-4	
Required Parking:		1 per 4 dwelling units		1 per 4 dwelling units	
Total unit count:		46 units		46 units	
		Required	Existing	Target Required	Removed / Added
<i>Hall</i>			9		- 9
<i>Block D</i>			23		- 23
<i>Block E</i>			-		
Subtotal		12	32	11.50	- 32

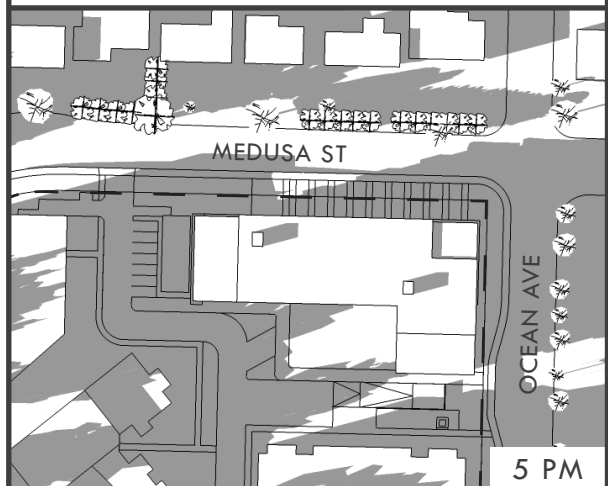
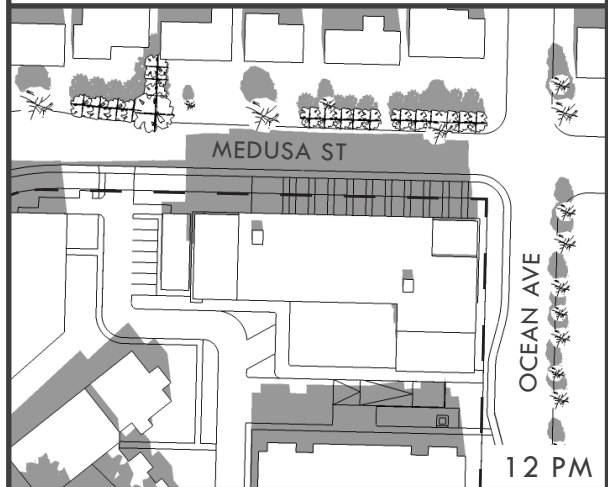
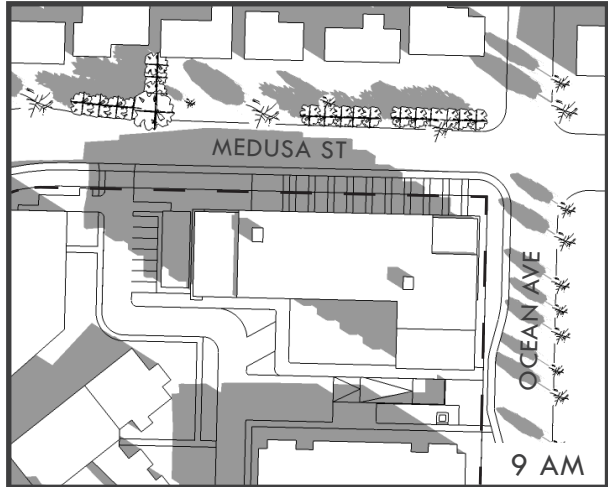
OVERALL COMPLEX PARKING					
Zoning Classification:		Current Zoning: CD-26 / R-4		Target Zoning: Revised CD-26	
Required Parking:		Varies		1 per 4 dwelling units	
Residential units count:		140 units		215 units	
		Required	Existing	Target Required	Removed / Added
TOTAL		38	54	54	+ 16
Parking Breakdown					
Residential Parking - Parkade & Jack Nelson Surface					59
Staff Parking - Below Grade					4
Visitors - Surface					7

LOADING	
Off-Street Loading (3m x 7.6m x 4.2m) - Surface	1

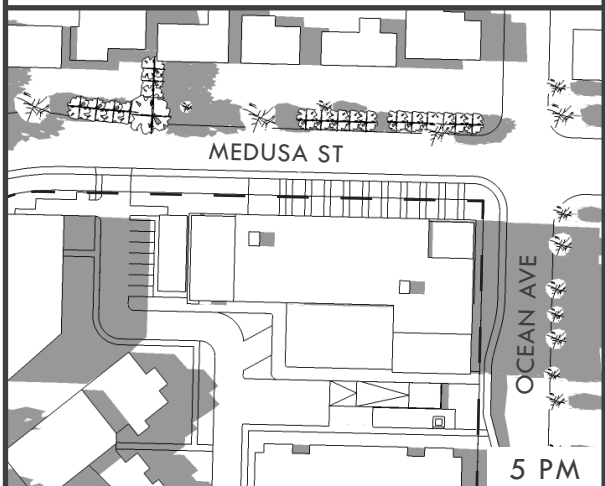
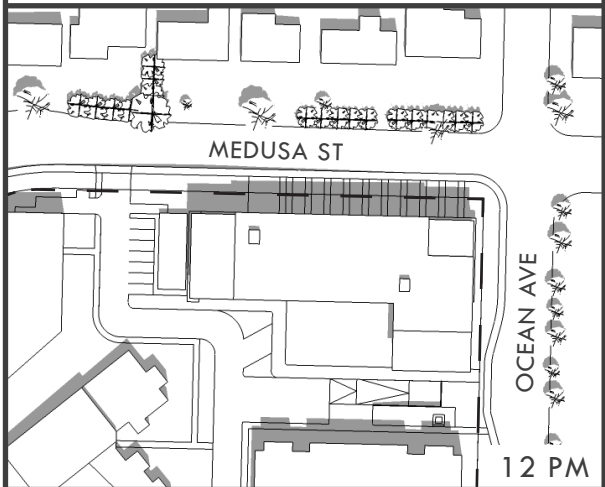
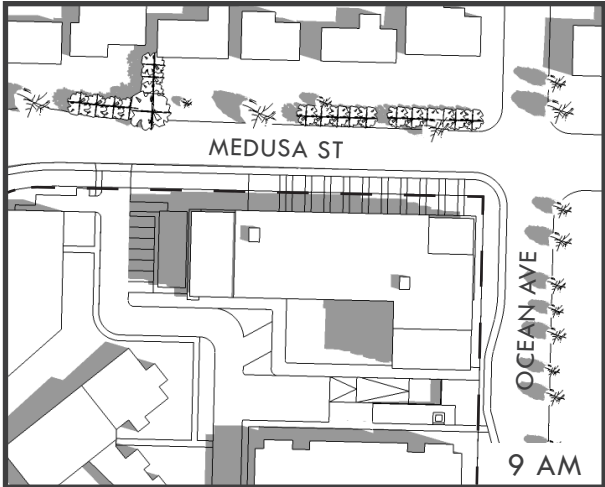
BICYCLES OR SCOOTERS	
Bicycle & Scooter Room - Parkade	30
Bicycle & Scooter Parking - Support Pavilion	10
TOTAL PROVIDED	40

SUBJECT BUILDING SITE STATISTICS			
Parcel 1 Plan EPP12200 + Portion of Parcel A Plan LMP48362			
Blocks B and C, Hall			
FAR:	1.76		
Lot Coverage:	35%		
	(sm)	(sf)	
Gross Floor Area (sm) :	7,124	76,681	
Gross Amenity Hall Area (sm) :	237	2,553	
Gross Underground Parking Area* (sm) :	1,707	18,379	*Not included in the FAR calculation
Gross Residential Area (sm) :	6,887	74,128	
Net Residential Area (sm) :	5,416	58,292	
Efficiency (net res. area/gross res. area)	79%		
Efficiency (net res. area/gross floor area)	76%		
Number of Storeys:	5		
Number of Units	104		

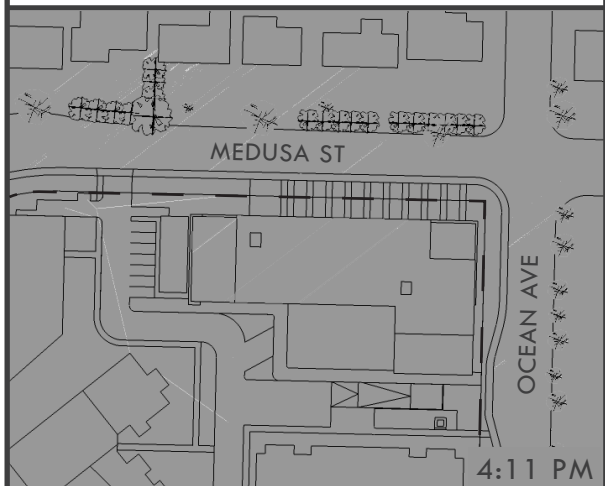
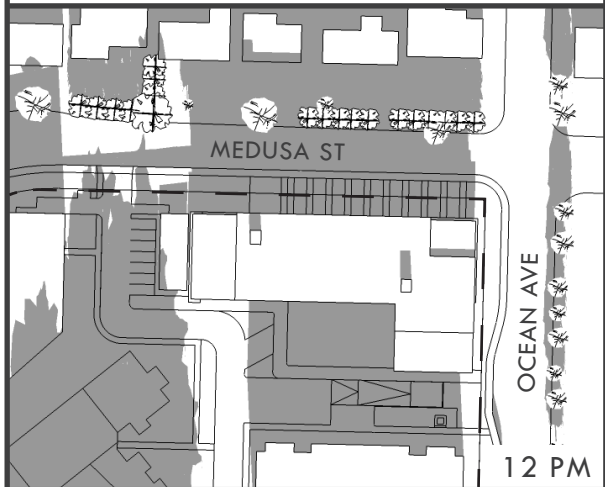
SHADOW STUDIES



MARCH 21 | SPRING EQUINOX
SEPTEMBER 21 | AUTUMN EQUINOX



JUNE 21 | SUMMER SOLSTICE

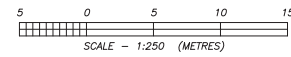


DECEMBER 21 | WINTER SOLSTICE



Note: 4:11 pm is sunset time

TOPOGRAPHICAL SURVEY PLAN OF PARTS OF THE COMMON PROPERTY SHOWN ON STRATA PLAN EPS408; LOT 1 PLAN EPP12200; LOT A, BLOCK 11, PLAN LMP48362; ALL OF DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER DISTRICT.



EXISTING LOT LINES ARE FROM FIELD MEASUREMENTS & REGISTERED LTO PLANS LMP48362, EPP12200 AND STRATA PLAN EPS408.

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS.

THE REGISTERED OWNER OF LOT A AND 1 IS SUNSHINE COAST LIONS HOUSING SOCIETY.

LOT A ADDRESS IS 5821 MEDUSA STREET, SECHELT, BC PID: 024-692772.

LOT 1 ADDRESS IS 5583 OCEAN AVENUE, SECHELT, BC PID: 028-692647.

LOT A MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:

- UNDERSURFACE RIGHTS J18365
- STATUTORY RIGHT OF WAY BP305941
- COVENANT BR170535
- STATUTORY RIGHT OF WAY BR183127
- STATUTORY RIGHT OF WAY BR185498

LOT 1 MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:

- UNDERSURFACE RIGHTS 277059M
- UNDERSURFACE RIGHTS J18365
- COVENANT BR1931450
- STATUTORY RIGHT OF WAY CA2235497
- STATUTORY RIGHT OF WAY CA2235498
- STATUTORY RIGHT OF WAY CA2235502
- EASEMENT CA2235506
- EASEMENT CA2235510

COMMON PROPERTY OF STRATA PLAN EPS408 MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:

- UNDERSURFACE RIGHTS 277059M
- UNDERSURFACE RIGHTS J18365
- COVENANT BR1931450
- STATUTORY RIGHT OF WAY CA2235497
- STATUTORY RIGHT OF WAY CA2235498
- STATUTORY RIGHT OF WAY CA2235502
- EASEMENT CA2235506
- EASEMENT CA2235510

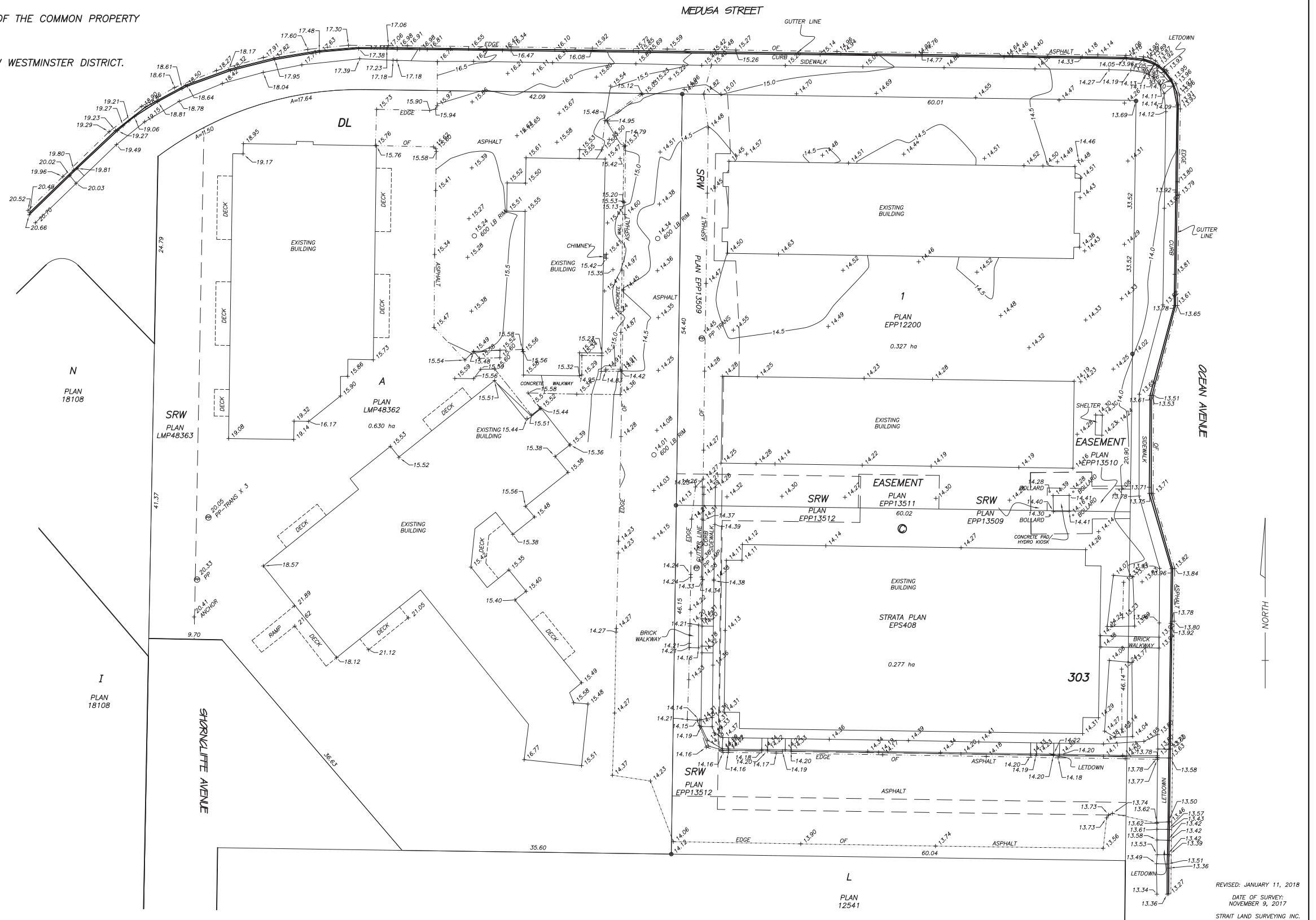
PLAN SHOWS GROUND LEVEL DISTANCES.

THIS PLAN HAS BEEN PREPARED FOR SUNSHINE COAST LIONS HOUSING SOCIETY.

COPYRIGHT 2017.

LEGEND:

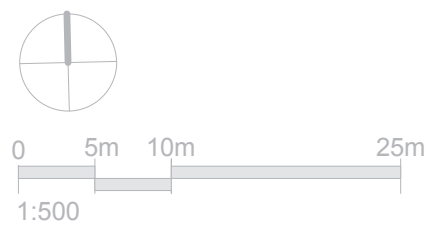
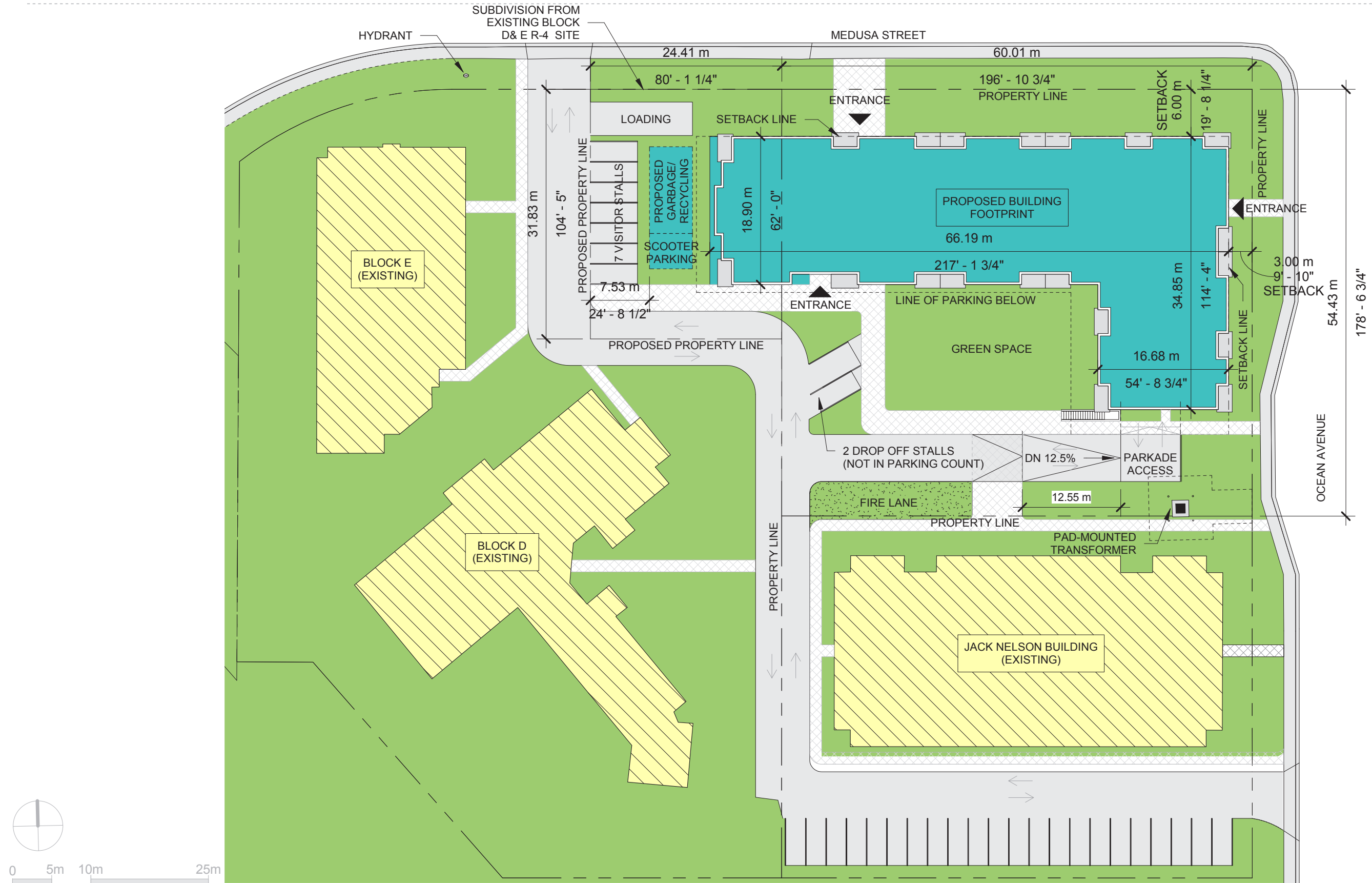
- 99.99 DENOTES A STANDARD IRON POST FOUND.
- × 95.63 DENOTES A SPOT ELEVATION.
- ⊕ 99.99 DENOTES A HYDRO/POWER POLE.
- 99.99 600 LB RIM DENOTES A 0.60M DIAMETER LAWN BASIN.



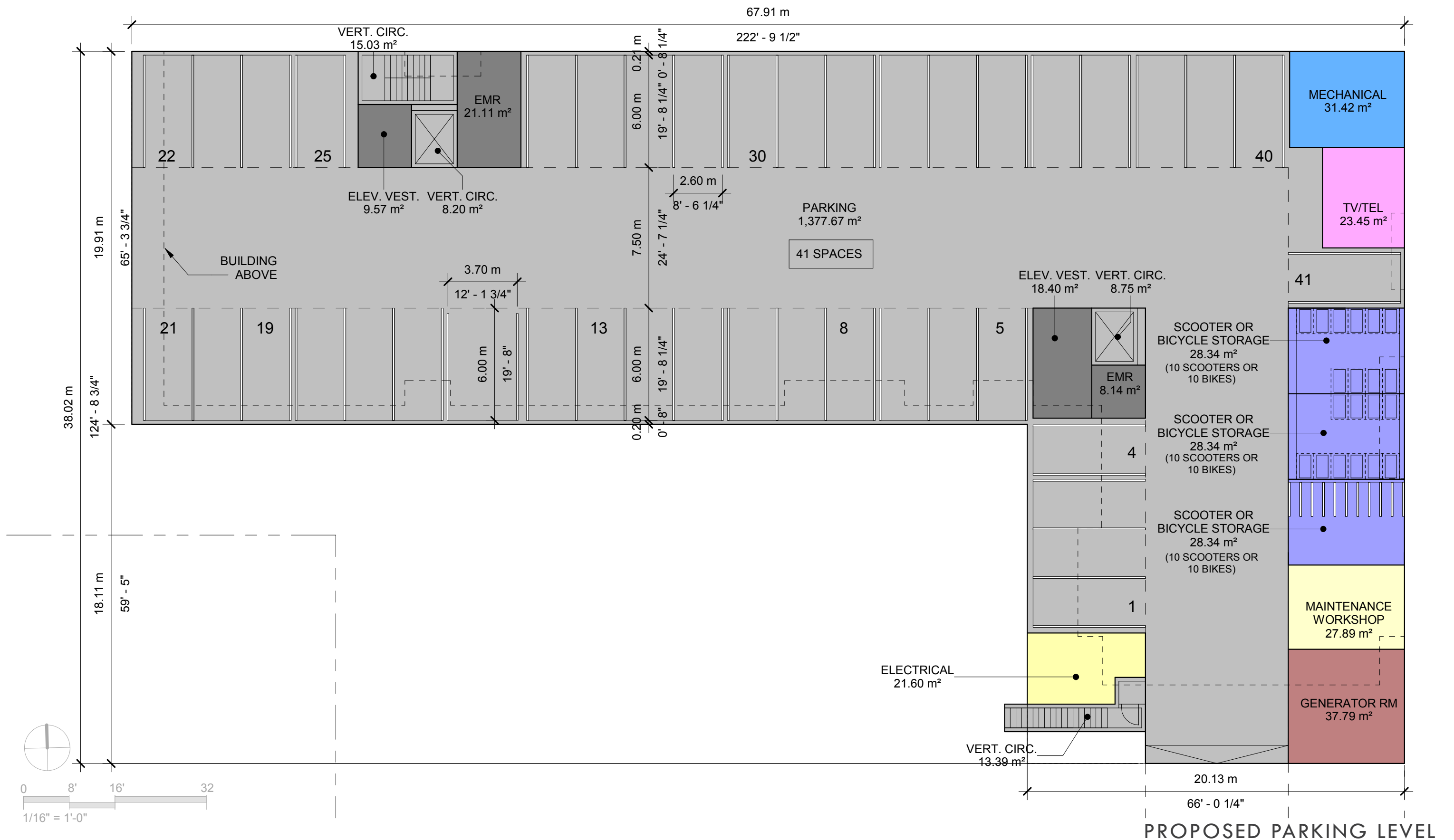
REVISED: JANUARY 11, 2018
 DATE OF SURVEY: NOVEMBER 9, 2017
 STRAIT LAND SURVEYING INC.
 SEAMUS POPE, BCLS
 BOX 61 (5689 DOLPHIN ST)
 SECHELT, BC V0N 3A0
 T. 604.885.3237
 17277-1006



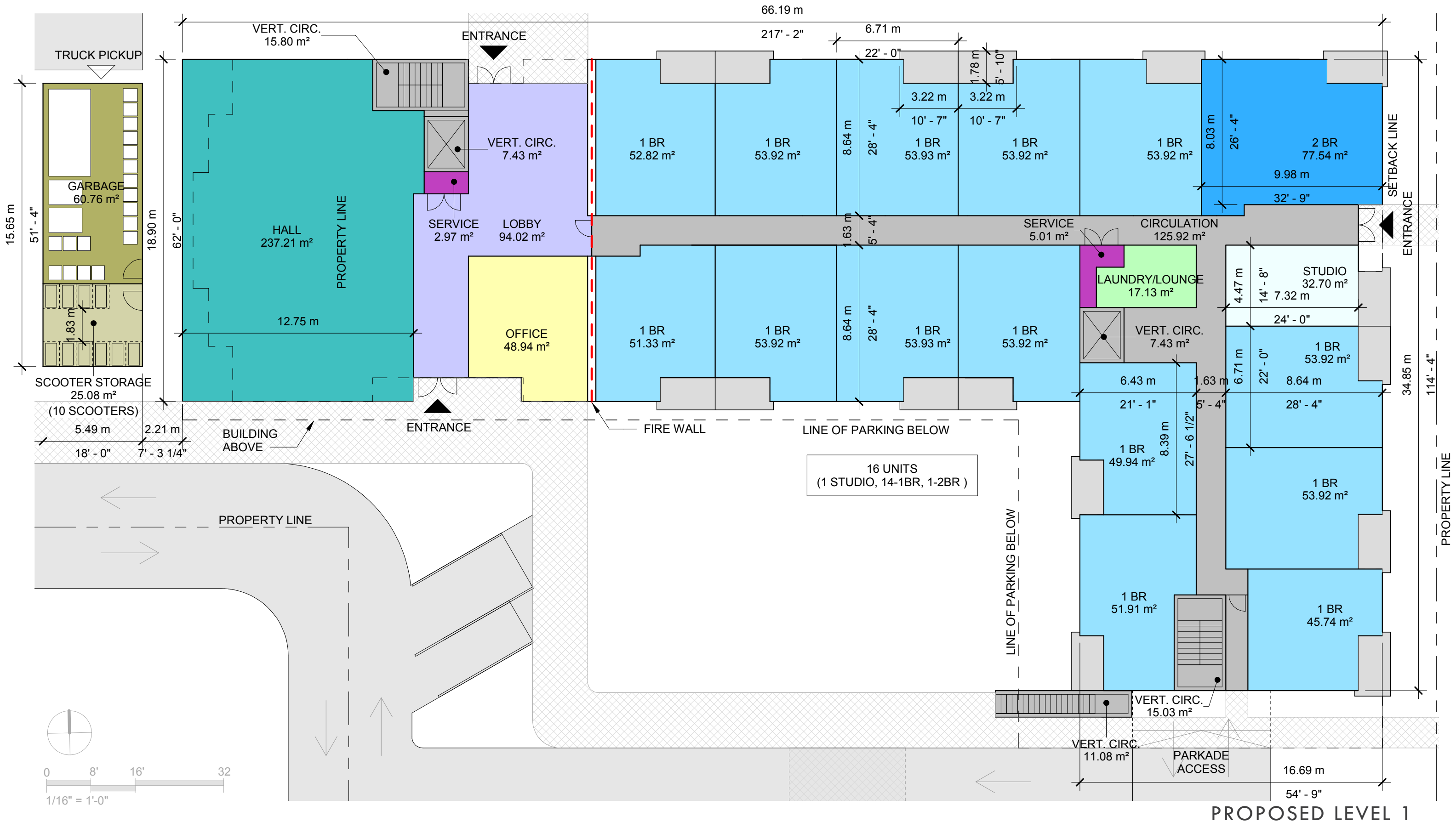
EXISTING SITE PLAN

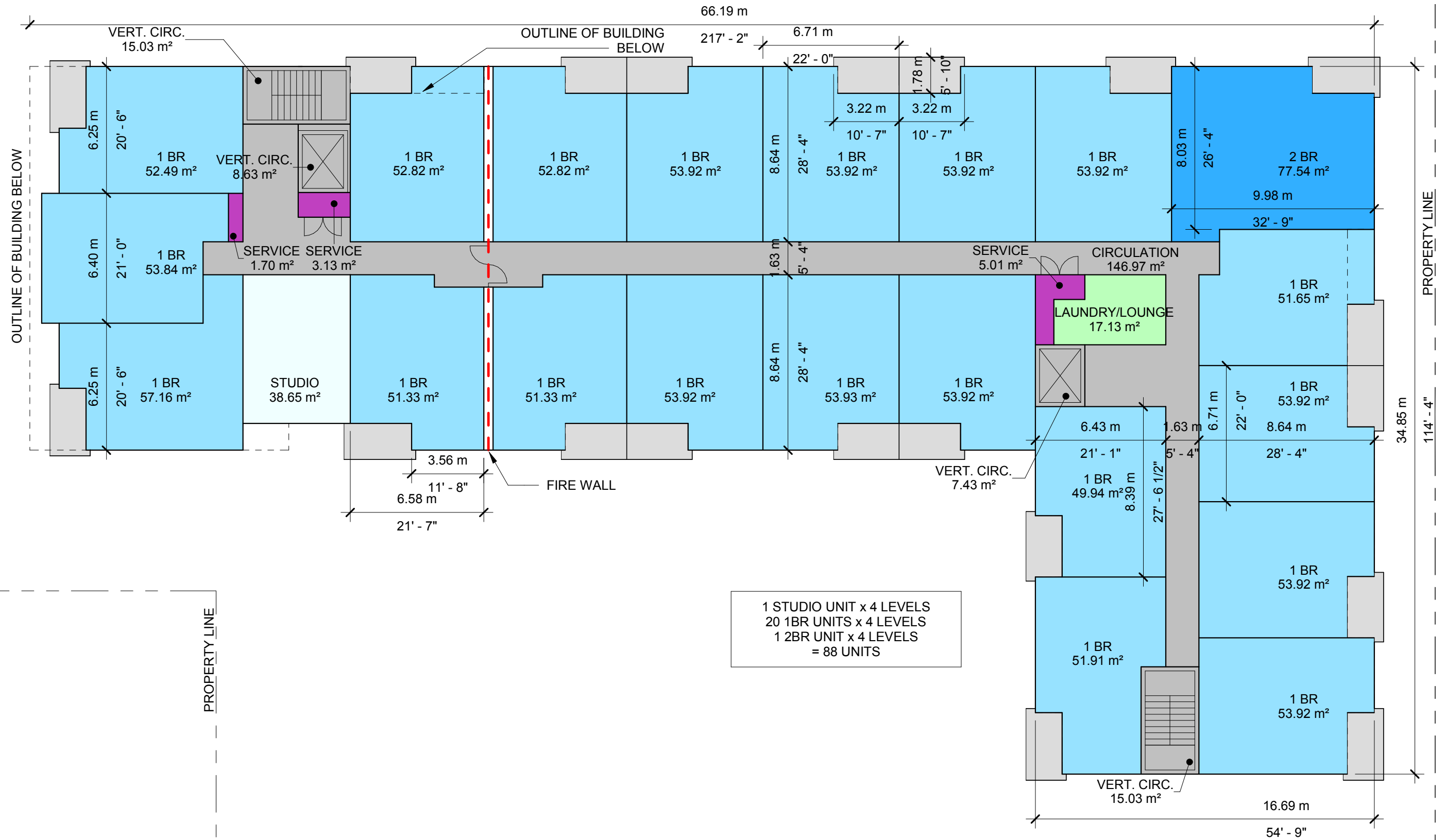


PROPOSED SITE PLAN



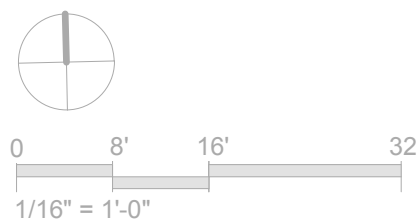
ARCHITECTURAL DRAWINGS





1 STUDIO UNIT x 4 LEVELS
 20 1BR UNITS x 4 LEVELS
 1 2BR UNIT x 4 LEVELS
 = 88 UNITS

PROPOSED LEVELS TYPICAL 2 TO 5





Sunshine Coast Lions Housing Society
PO Box 325, Sechelt BC V0N 3A0

May 1, 2018

District of Sechelt
2nd Floor, 5797 Cowrie Street
Sechelt, BC
V0N 3A0

Attention: Planning and Development Services Department

Dear Sir or Madam;

Re: Sunshine Coast Lions Housing Society – Greenecourt 2nd Phase Redevelopment

I am writing as Chair of the Housing Committee of the SCLHS to advise you of our plan to enter into the second phase of redevelopment of the seniors' affordable housing complex known as Greenecourt and located in downtown Sechelt. The proposed building will replace the two single-storey buildings that are the oldest buildings in the complex. In 2012, with BC Housing's assistance, the Society successfully built the 65-unit Jack Nelson building which formed the first phase of the redevelopment process and we are now ready to proceed with phase two.

- Proposal

The SCLHS Greenecourt complex is currently comprised of five buildings, containing 140 rental units and the Lions' Hall. The Society owns the land under all buildings, which range in age from 6 to about 40 years old. As part of its' plans to intensify the use of the site and increase the number of affordable rental units, the SCLHS previously demolished one low-rise building to make way for the Jack Nelson building, which was completed in 2012.

The Society is now proposing to consolidate the lot occupied by the two remaining low-rise buildings with the portion of the adjacent lot on which the Lions' Hall is located, to accommodate a new seniors' rental apartment building of 104 units. The plan is to demolish or relocate the remaining low-rise buildings and the Lions' Hall to make way for the new apartments. The process of relocating the residents of the low-rise building is now underway and there are currently twelve tenants to be re-housed. Once all the tenants have been relocated, the Society will be ready to begin construction. The net gain of affordable rental units to the site will be 75 units, for a total of 215 affordable rental units owned and managed by SCHLS. The existing Lions' Hall will be integrated into the new building.

- Need and Demand for Affordable Rental Housing in Sechelt.

While the Society has not undertaken a new market analysis, there is ample evidence of the need for affordable rental housing in Sechelt, particularly for seniors. Currently, the SCLHS has about 140 households on its' waiting list for units in the complex. The Greenecourt complex also welcomes persons with mental and physical disabilities who are capable of independent living in addition to persons over 55 years of age.

- Planning Approvals


Like the Jack Nelson building, the proposed building will require rezoning to accommodate the proposed height and density and will also require a lot line adjustment to incorporate the Lions Hall site. The Society has retained the services of VIA Architecture and Etherstane Developments to manage the rezoning process. The initial design favoured by the Society is shown in the rezoning application.

- Project Development Funding

The Society has received \$100,000 in project development funding from B C Housing to date as well as \$50,000 in seed project funding from CMHC. The Society has every indication from B C Housing that it will continue to be the capital funding partner for the Society for the new building as it did for the other three buildings in the Greencourt complex.

SCLHS looks forward to working with the District of Sechelt to obtain the necessary rezoning approval as soon as possible. All enquiries regarding the rezoning application should be directed to VIA Architecture at this point. However, please do not hesitate to contact me if you have any questions or suggestions. My cell phone number is 604-803-2770 and my email is debferg@telus.net.

Sincerely,



Al Hailey on behalf of

Debbie Ferguson
Chair, Housing Committee

Encl: Rezoning Application booklet including Site Survey, Architectural Drawings and Civil Survey



Approving Officer

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

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

www.gibsons.ca

SUBDIVISION APPLICATION REFERRAL FORM

SD# 2018-02

Please review the attached proposed subdivision documents and provide written comment on the back of this form to Dave Newman Town of Gibsons' Approving Officer at dnewman@gibsons.ca

Referral Date: May 18, 2018

Please return no later than June 8, 2018

SUBDIVISION TYPE:

- | | |
|---|--|
| <input type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Land Lease in Excess of Three Years |
| <input type="checkbox"/> Strata – Bare Land | <input type="checkbox"/> Petition to Cancel a Plan |
| <input checked="" type="checkbox"/> Strata – Phased | <input type="checkbox"/> Road Dedication |
| <input type="checkbox"/> Airspace Parcel | <input type="checkbox"/> Lot Boundary Adjustment |

APPLICATION REFERRED TO:

External Agencies

- M.O.T.I
- BC Hydro
- Canada Post
- SD-46
- SCRD
- Squamish Nation
- Sunshine Coast Transit
- Agricultural Land Commission

Internal Departments

- Engineering
- Planning
- Building
- Public Works
- Parks
- Fire

DESCRIPTION OF PROPERTY

Lot/Parcel	3	Plan	11586	Block	7
District Lot/Section	689	Range			
Folio Number	961.000	PID	009.035.001		
Street Address	798 Park				
Existing Zoning	RCL	Proposed Zoning	Unchanged		

DESCRIPTION OF PROPOSAL

The proposed development will consist of a three phased strata plan with a total of 28 clustered multi-family homes. There are no common facilities in the development. The development is located within Zone 3 water service area and will be serviced by the municipal sanitary system.

Phase	2-plex buildings	3-plex buildings	Unit Count	Date of election to proceed
1	2	1	7	September 1, 2018
2	3	2	12	April 1, 2019
3	0	3	9	July 1, 2019
Totals	5	6	28	

AGENCY/DEPARTMENT REPLY
SD# 2018-02

CONTACT INFORMATION

Date: [Click here to enter a date.] Agency or Department: [Click here to enter text.]

[Click here to enter text.]
Name (First and Last)

[Click here to enter text.]
Position

[Click here to enter text.]
Email

[Click here to enter text.]
Phone - Office

[Click here to enter text.]
Phone - Cell

RECOMMENDATION

Approval Recommended

Additional Information Required

Approval Recommended with changes

Interests Unaffected by Proposal

Approval **Not** Recommended for reasons outlined below

COMMENTS *(use separate sheet if more room is required)*

[Click here to enter text.]

MULTI-FAMILY RESIDENTIAL

PARK ROAD RE-ZONING & DEVELOPMENT PERMIT APPLICATION

February 25th, 2013



SOUTH-WEST CORNER

FORM & CHARACTER

- Clustered multi-family homes offering 28 residential units with single-family dwelling character
- Central access & parking with landscaped common areas
- Variations in building massing, wall planes & roof lines to create visual interest
- Landscaped greenspace & buffer at perimeter of site to existing neighbours
- Exposed timber post, beam & rafter building features
- Exterior finishes combining Hardie Plank & cedar siding

TABLE OF CONTENTS

- A0 Concept Sketch & Table of Contents
- A1 Site Data & Layout
- A2 Topography
- A3 Residences
- A4 Exterior Finishes
- L1 Landscape Plan



PARK ROAD

development concept

MULTI-FAMILY RESIDENTIAL

February 25th, 2013

PARK ROAD RE-ZONING & DEVELOPMENT PERMIT APPLICATION

LEGAL DESCRIPTION

Lot 3, Block 7, District Lot 689, LD 36 Group 1 Plan 11586

SITE CALCULATIONS

Current Site Area: 81,443sqft
20m right-of-way Road Dedication: 14,973sqft
Post Road Dedication Site Area 66,469sqft

Density: Small Lot Cluster Zone - Cluster Residential (RCL)
66,469sqft = 0.62ha x 45units/ha = **28 units**

Park Dedication: 3,382sqft (5%)
Remaining Site Area 63,087sqft

SITE COVERAGE

DESCRIPTION	TOTAL (SQFT)	TOTAL (SQM)	COVERAGE (% OF SITE)
REMAINING SITE AREA	63,087	5,861	100%
GREENSPACE	27,639	2,568	44
PARKING STALLS (PERMEABLE)	5,798	539	9
TOTAL PERMEABLE AREA			53%
BUILDING COVERAGE (W/ ROOF)	19,986	1857	32
PARKING/VEHICLE ACCESS (IMPERMEABLE)	9,664	898	15
TOTAL IMPERMEABLE AREA			47%

PARK ROAD

development concept

MULTI-FAMILY RESIDENTIAL

PARK ROAD RE-ZONING & DEVELOPMENT PERMIT APPLICATION

February 25th, 2013

ZONING

CURRENT ZONING	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL ZONE I (R-3)		
PROPOSED ZONING	CLUSTER RESIDENTIAL (RCL)		
PRINCIPLE PROPOSED USES	MULTI-FAMILY RESIDENTIAL		
SETBACKS	REQUIRED		PROPOSED
	MIN.	MAX.	RESIDENTIAL UNITS
FRONT	3.0M (9.8FT)	5.0M (16.4FT)	3.0M (9.8FT)
INTERIOR SIDE	1.5M (4.9FT)	N/A	3.5M (11.5FT)
EXTERIOR SIDE	3.5M (11.5FT)	N/A	4.5M (14.8FT)
REAR	5.0M (16.4FT)	N/A	5.0M (16.4FT)
MAX. BUILDING HEIGHT	MAX. ALLOWABLE		PROPOSED
	8.5M (27.9FT)		7.7M (25.2FT)
MAX. LOT COVERAGE	PLEASE REFER TO SITE COVERAGE DATA BELOW		
PARKING & LOADING	PLEASE REFER TO PARKING DATA BELOW		

VEHICLE PARKING

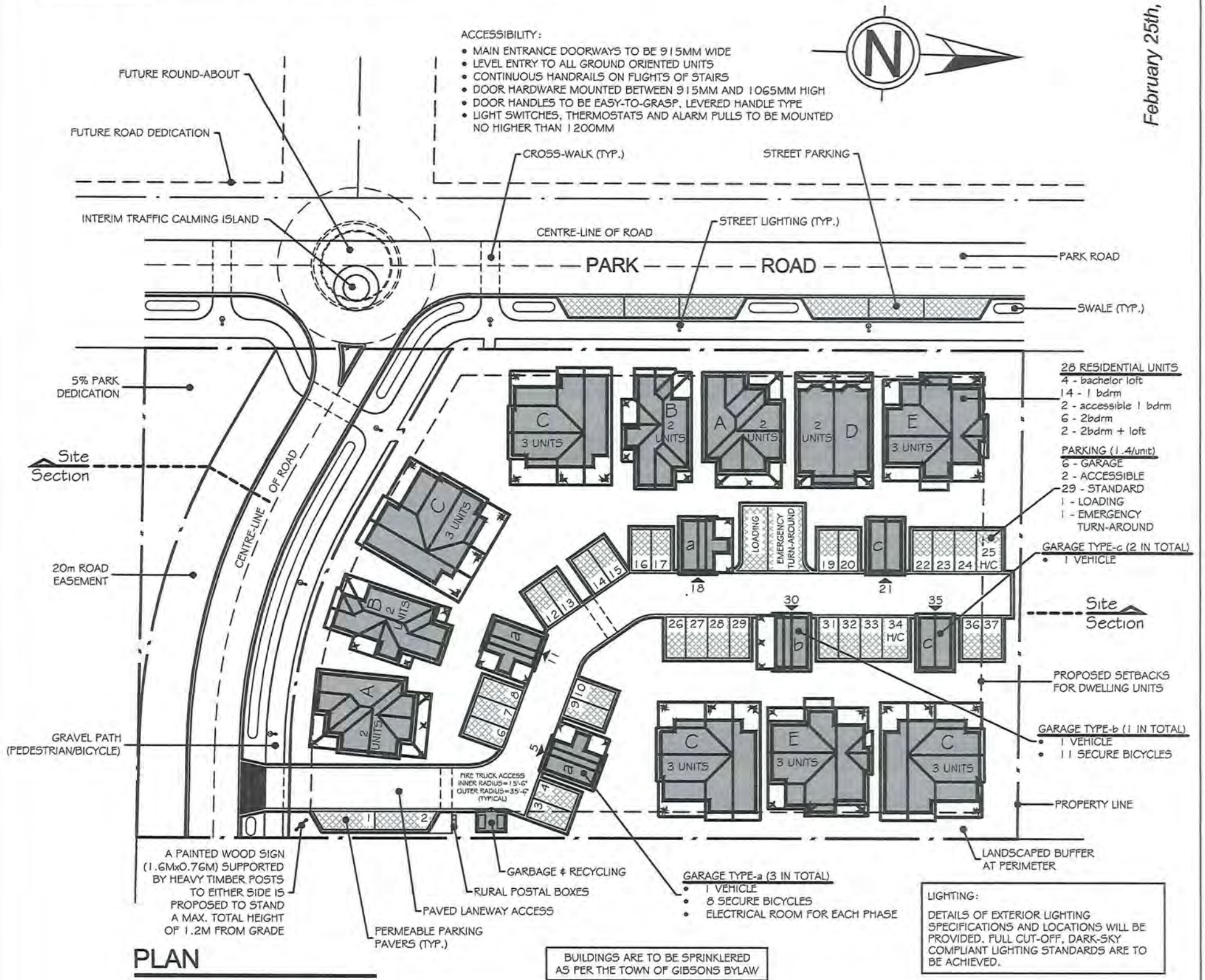
DESCRIPTION	LOFT	1 BDRM	2 BDRM	2 BDRM + LOFT	TOTALS
APARTMENT-TYPE UNITS	4	14	8	2	28 units
CAR PARKING RATIO REQUIRED	1/unit				
LOADING REQUIRED	1/site				
CLASS 1 BICYCLE PARKING RATIO REQUIRED	1.25/unit				
CLASS 2 BICYCLE PARKING RATIO REQUIRED	0.2/unit				
CAR PARKING REQUIRED	4	14	8	2	28
LOADING REQUIRED	1				
CLASS 1 BICYCLE PARKING RATIO REQUIRED	5	17.5	10	2.5	35
CLASS 2 BICYCLE PARKING RATIO REQUIRED	0.8	2.8	1.6	0.4	6
ON-SITE PARKING PROVIDED	STANDARD CAR PARKING STALLS				29
	GARAGE CAR PARKING				6
	ACCESSIBLE CAR PARKING				2
	LOADING ZONES				1
	CLASS 1 BICYCLE PARKING				35
	CLASS 2 BICYCLE PARKING				6

PARK ROAD

development concept

MULTI-FAMILY RESIDENTIAL

February 25th, 2013

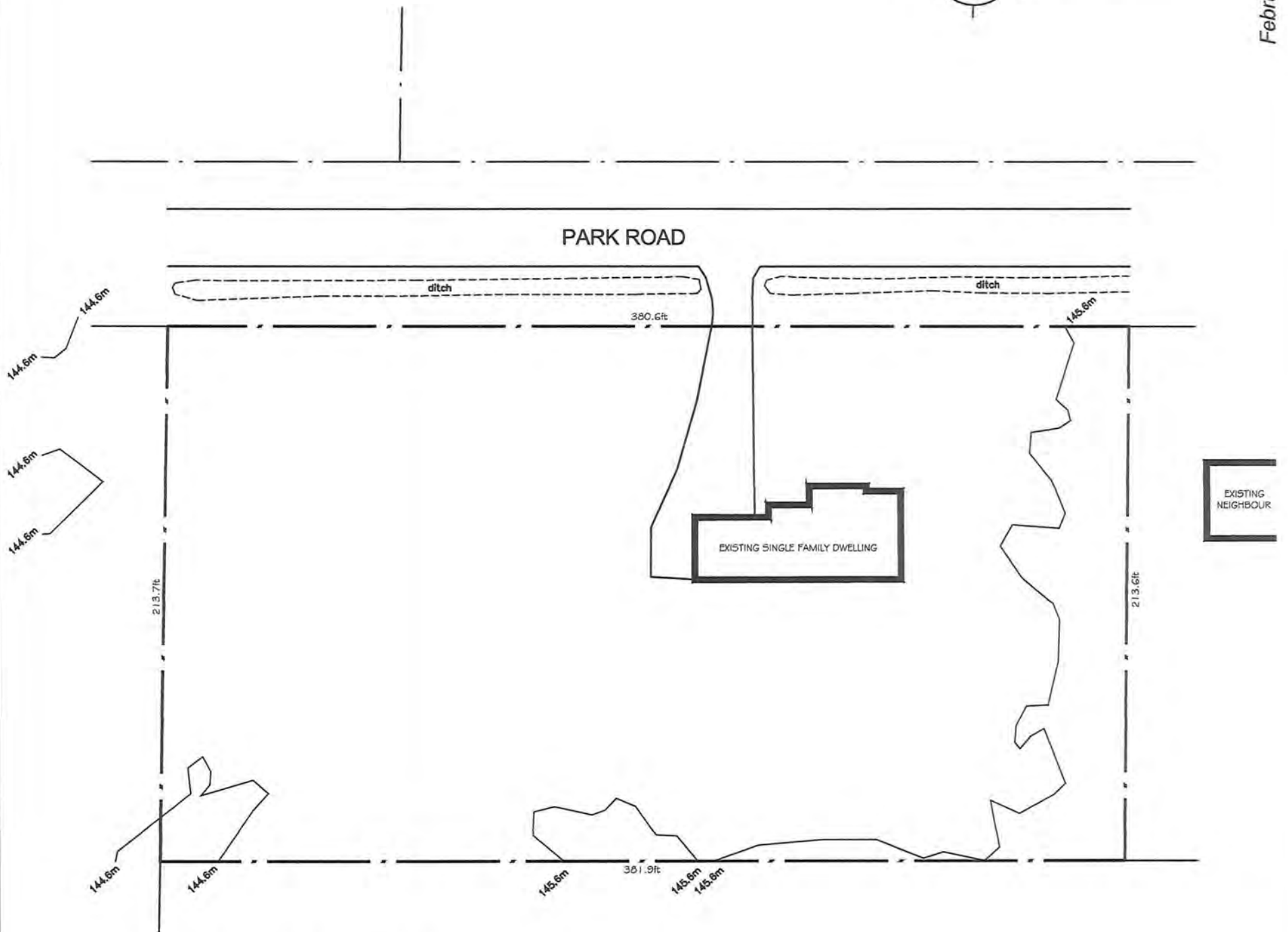


PARK ROAD

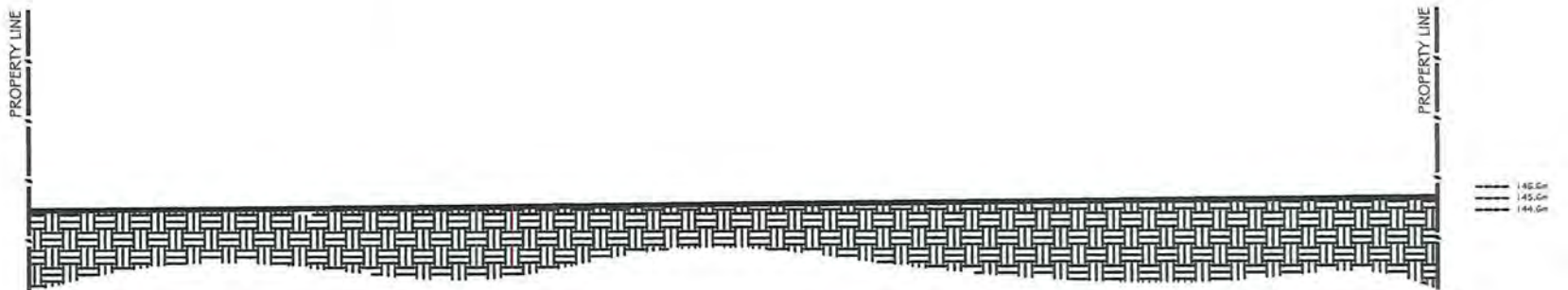
site concept

MULTI-FAMILY RESIDENTIAL

February 25th, 2013



SITE TOPOGRAPHY

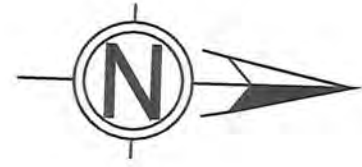


SITE SECTION

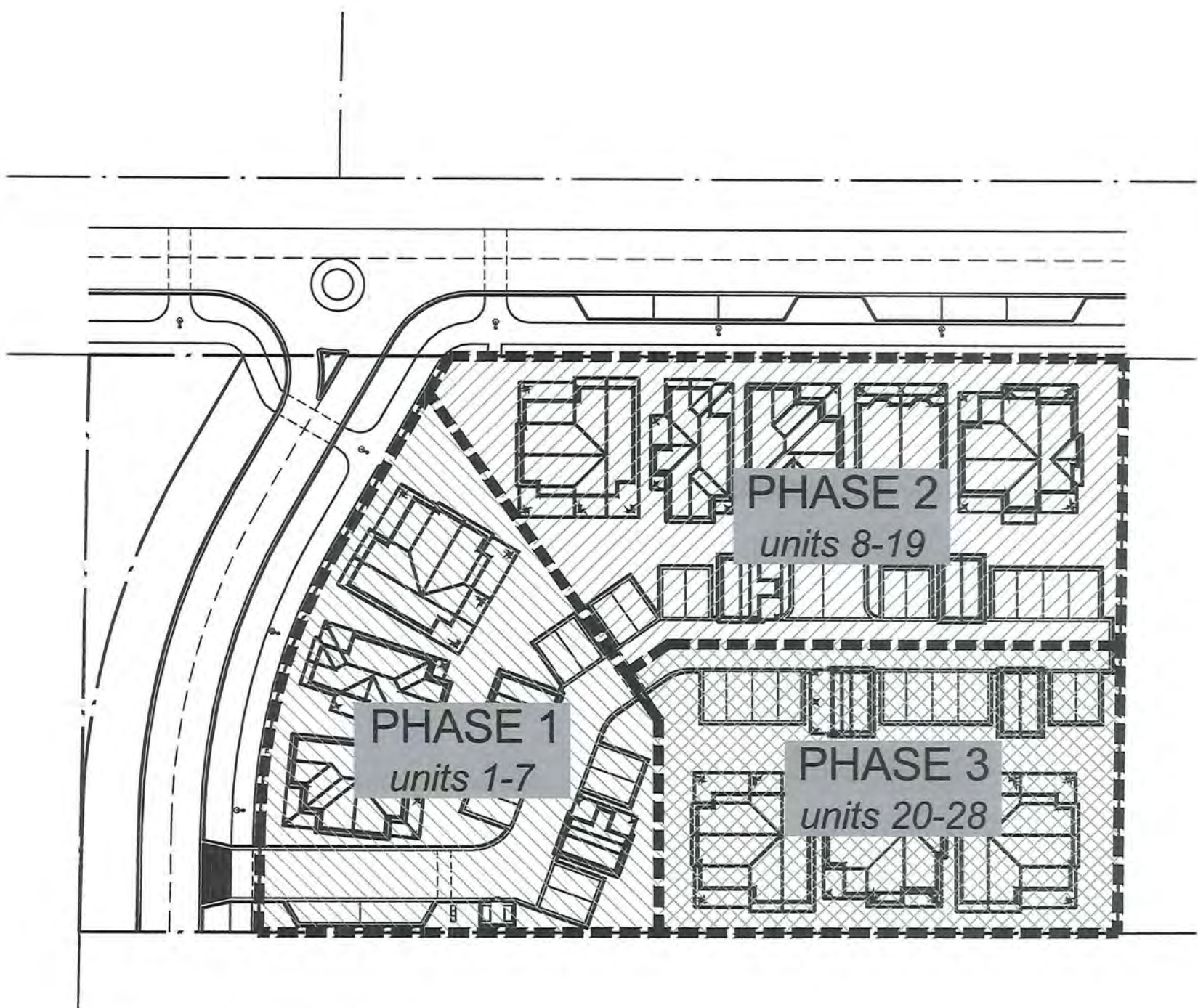
PARK ROAD

topography

MULTI-FAMILY RESIDENTIAL



February 25th, 2013



DEVELOPMENT PHASES

PARK ROAD

phases