



DISTRICT OF
UCLUELET

PUBLIC HEARING
Tuesday, February 27, 2018 @ 7:00 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

	Page
1. CALL TO ORDER	
2. EXPLANATION OF PUBLIC HEARING PROCESS	
2.1. Rules Governing Public Hearing	
1. As provided for in the Local Government Act, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.	
2. At a Public Hearing all persons who deem their interest in property affected by the proposed bylaws shall be afforded an opportunity to be heard on matters contained in the bylaw.	
3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted.	
4. At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear representations, which will later be considered by the Council in the meeting.	
3. NOTICE OF PUBLIC HEARING	
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5.	PUBLIC HEARING - ZONING AMENDMENT BYLAW NO. 1225, 2018	
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6.	ADJOURNMENT	

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing, pursuant to Sections 464 and 466 of the Local Government Act, will be held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on **February 27thth, 2018** commencing at **7:00 p.m.**, with regards to the following proposed Bylaws to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the **“Zoning Bylaw”**) and with respect to a Development Variance Permit

Ucluelet Zoning Amendment Bylaw No. 1224, 2018

In general terms, the purpose of the proposed bylaw is to amend the CD-2B Subzone to reorganize the principle and secondary uses and densities to reflect that Lot 1 Plan VIP85870 will not be consolidated with Lot 12 Plan VIP84686, and to amend section 505.1 to isolate the staff housing parking requirement to 1 space per staff housing unit.



Ucluelet Zoning Amendment Bylaw No. 1225, 2018

In general terms, the purpose of the proposed bylaw is to allow multiple family residential use to occur on the ground floor and increase the density of multiple family units from 3 to 7 for Lot B, DL 281 Clayoquot District, Plan VIP82211.

Development Variance Permit DVP18-02

In general terms, the requested development variance permit is to vary section 503.2 (1) of the Zoning Bylaw to reduce the required parking space setback from the lot line, which abuts a highway, from 3m (10ft) to 1.5m (5ft) for Lot B, DL 281 Clayoquot District, Plan VIP82211.



Anyone who believes the proposed bylaws or variance will affect their interests will be given an opportunity to be heard at the public hearing. Inquiries, comments and concerns may also be directed to District of Ucluelet’s Planning Department by telephone at (250)-726-4770 or email: jtowgood@ucluelet.ca. Written submissions may also be mailed to the District of Ucluelet, P.O. Box 999, Ucluelet B.C., V0R 3A0, or faxed to (250)-726-7335 but must be received before the commencement of the Public Hearing. Written submissions must include your name and street address and will be considered public information pursuant to the Freedom of Information and Protection of Privacy Act. A copy of the proposed bylaws, development variance permit and other relevant information may be inspected at the District of Ucluelet office at 200 Main Street from the date of this notice until the public hearing between the hours of 8:30 a.m. to 4:00 p.m. weekdays except statutory holidays.

DISTRICT OF UCLUELET

Bylaw No. 1224, 2018

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.

WHEREAS the District of Ucluelet Planning Staff propose to amend the CD-2B Subzone – Black Rock, to clarify the density of staff housing and to create a specific staff housing parking requirement;

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

1. Remove the 2014 update from the header of the CD-2B Subzone.
2. Section CD-2B.1.1 of the Zoning Bylaw is amended by removing Staff Housing from the section description and removing the “Parking Lot” use, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.1.1 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Hotel”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Hotel
- (2) Secondary:
 - (a) Accessory Residential Dwelling Unit
 - (b) Staff Housing

3. Section CD-2B.1.2 of the Zoning Bylaw is amended by removing the lot specific text and adding a staff housing specific use, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.1.2 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Staff Housing”:

- (1) Principal:
 - (a) Staff Housing

4. Section CD-2B.2.1 of the Zoning Bylaw is amended by adding use specific lot sizes, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.2.1 Minimum Lot Size:

- (1) Hotel: 10,000 m² (2½ acres)
- (2) Staff Housing: 2,020m² (1/2 acre)

5. Section CD-2B.3 of the Zoning Bylaw is amended by changing the maximum number of hotel guest rooms or dwelling units from 150 to 140 and adding clause “(3) Staff Housing: 20 staff housing units”, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.3 Density:

CD-2B.3.1 Maximum Number:

- (1) *Hotel:* 140 *guest rooms or dwelling units*
- (2) *Accessory Residential Dwelling Unit:* 1 per *lot* (non-strata only)
- (3) *Staff Housing:* 20 *staff housing units*

6. Section 505.1 of the Zoning Bylaw is amended by isolating the staff housing component within the chart with a parking requirement of “1 space per staff housing unit”, such that the two sections of the chart within subsection 505.1 of the Zoning Bylaw reads as follows:

<i>Multiple Family Residential (including Affordable Housing)</i>	1.5 spaces per <i>dwelling unit</i> , Plus 1 Visitor Parking Space per 5 <i>dwelling units</i>
<i>Staff Housing</i>	1 space per staff housing unit,

7. The CD-2 Zone submap is amended to indicate Lot 1, District Lot 281, Clayoquot District, Plan VIP85870 as “Staff Housing CD-2B1.2” as shown on Schedule “A”.

8. This bylaw may be cited as “Zoning Amendment Bylaw No. 1224, 2018”.

READ A FIRST TIME this **23rd** day of **January**, 2018.

READ A SECOND TIME this **23rd** day of **January**, 2018.

PUBLIC HEARING held this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1224, 2018.”

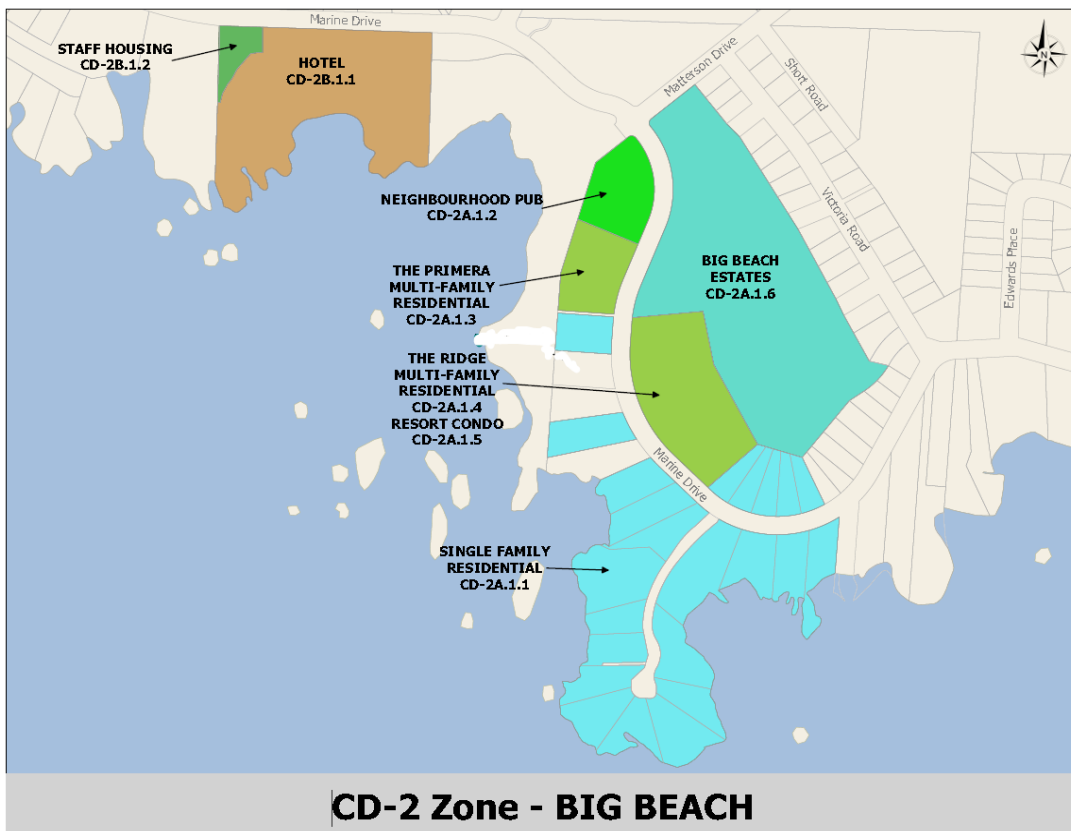
Mayor
Dianne St. Jacques

CAO
Mark Boysen

THE CORPORATE SEAL of the District of Ucluelet was hereto affixed in the presence of:

CAO
Mark Boysen

Schedule "A"
Bylaw No.1224, 2018



STAFF REPORT TO COUNCIL

Council Meeting: January 23rd, 2018
500 Matterson Drive, Ucluelet, BC V0R 3A0

From: John Towgood, Planner 1 **Folio No:** 115.035 **Ref No:** RZ17-06 **File No:** 3360-20
Report No: 18-06

Subject: To amend zoning bylaw no.1160, 2013 for the development of Lot 1, Plan VIP85870 as Black Rock Staff Housing.

ATTACHMENTS: APPENDIX A – APPLICATION
APPENDIX B – DRAFT HOUSING AGREEMENT

RECOMMENDATION(S):

1. **THAT** Zoning Amendment Bylaw No. 1224, 2018 be given first and second reading and advance to a public hearing, subject to the applicant providing a complete landscape plan for the proposed development.

PURPOSE:

To provide Council with information on a zoning amendment application, Housing Agreement and Development Permit for the development of Staff Housing by the Black Rock Resort on the property at Lot 1, Plan VIP85870 (the “**Subject Lot**”).

BACKGROUND:

An application has been received to develop the subject lot (**Figure 1**) as Staff Housing to support the Black Rock Resort.



Figure 1 – Site Plan

After a review of the District of Ucluelet's Zoning Bylaw and meeting with the applicant, Planning Staff concluded that a zoning amendment and Development Permit (**DP**) would be required. These processes can be done concurrently, with the approval of a DP immediately following the fourth reading of a zoning amendment bylaw.

DEVELOPMENT PERMIT:

The subject property is within the Official Community Plan's (the "**OCP**") development permit designation of "Development Permit Area No.8 (Former Forest Reserve Lands) which were established for the purposes of:

- Protection of the natural environment, its ecosystems and biological diversity; and
- Protection of development from hazardous conditions; and
- Establishment of objectives for the form and character of development in the resort region;

Protection of the natural environment, its ecosystems and biological diversity:

The building area of the lot has been relatively cleared and there are no significant environmental features. The general development permit guidelines indicate that an "Environmental Impact Assessment" shall be required for all properties greater than 2 HA in size to evaluate the impacts of a proposed development on the natural environment. The Subject property is 0.22 HA and, considering there have been past environmental work at the subdivision of the property and that there is no significant environmental features on the site, an Environmental Impact Assessment is not required for this development. The applicant has stated that they will protect existing flora when possible and any disturbed areas will be fully landscaped with native species.

OCP, Protection of development from hazardous conditions:

This development is located on an upper bench and is approximately 100m from the natural boundary, and approximately 10 meters above datum.

OCP, Establishment of objectives for the form and character of development in the resort region:

The "*Former Forest Reserve Lands*" are recognized for their natural beauty and rich ecological qualities and add significant value to Ucluelet, its residents, and future generations by contributing to the distinct character of the community. The primary character-giving qualities of this area are:

- The immediacy of the ocean and the marine environment; and
- The presence of significant stands of forest, including old-growth.

These qualities result in a real sense of inhabiting a coastal rainforest. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining this character. Any development within this DPA must recognize these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings here, as with all DPA's, should reflect the natural beauty of the area. This can be achieved through:

1. The sensitive siting of buildings;
2. Producing architectural designs that are naturally inspired;

3. Using materials and building methods that are inherent to the area and its natural and man-made history

This application is proposing cedar clapboard siding with a black 2 ply SBS roofing torch-on roofing membrane. The property will be fully landscaped in keeping with the surrounding native species. This proposal is attempting to match with the existing Black Rock Resort buildings. **(Figure 2)**. Planning Staff consider that while this application meets the DP guidelines, and the attempt to match the massing and materials of the existing resort has value, a greater architectural statement to match the prominence of the Black Rock Resort Hotel would have been preferred. Staff recognize the economics of creating staff housing, however, and would encourage the applicant to soften the streetscape impact of this less dominant architectural form with a strong landscape design.



Figure 2 – Building Elevations

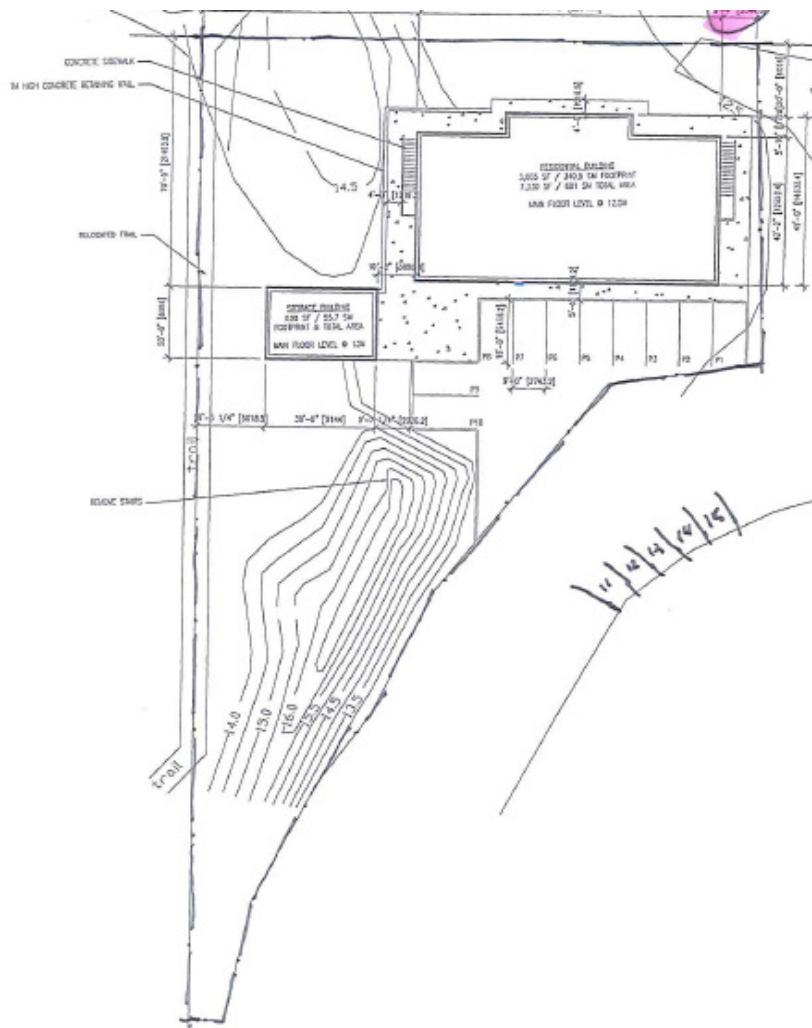


Figure 3 – Site Plan

The applicant proposes to landscape the property in keeping with the surrounding forested setting. A landscape plan has not yet been received. A plan showing how the development will connect pedestrian pathways, screen the building and parking areas, and enhance the Marine Drive streetscape will be an important part of the development review and should ultimately form part of the Development Permit. Staff understand that the landscape design is underway, and plans should be submitted shortly. To keep the project review moving forward in a timely manner, the rezoning bylaw could be considered at this point. Should the bylaw receive second reading and be advanced to a public hearing, Staff suggest that the scheduling and notice of the public hearing be subject to receipt of a complete landscape plan. This would allow Council and the public time to see the details of the proposed landscaping ahead of the public hearing and further consideration of the rezoning and DP.

REZONING

CURRENT ZONING:

The subject property is currently zoned in the CD-2B SubZone–Black Rock and is contemplated to be “*Staff Housing*” within Zoning Bylaw 1160, 1013 (the “**Zoning Bylaw**”) and is specifically mentioned in both the CD-2B subsection preamble:

2014 Update: Portions of the original CD-2B Zone were removed and placed in the CD-3 Zone (per Zoning Amendment Bylaw 1025, 2006). The remainder represents the constructed Black Rock Resort and adjacent Lot 1 Plan VIP85870 currently restricted by Covenant for use as passive recreation and accessory parking, until consolidated with adjacent Lot 12 Plan VIP84686 (portion of CD-5 Zone) for development of Staff Housing. Amenities have been provided.

It is also specifically mentioned in s.CD-2B.1.2 of the Zoning Bylaw:

CD-2B.1.2 - *On Lot 1 Plan VIP85870, Staff Housing is also permitted when this lot is consolidated with Lot 12 Plan VIP84686.*

Proposed Zoning

The applicant has indicated that they are not intending to consolidate the subject lot (Lot 1) and Lot 12 (**Figure 1**). Since section CD-2B.1.2 clearly indicates that Staff Housing is only allowed once lot 1 and lot 12 are consolidated, the zoning Bylaw must be amended to allow this application to proceed. Planning Staff are also proposing minor text amendments within this section that clarify the intent of this application:

- Remove “Parking Lot” as a primary use, as a standalone parking lot use is not required. The current parking is considered parking associated with the hotel use.
- Add *Staff Housing* as a secondary use to allow density for current resort condo units to be used or converted into staff housing, and the ability for the hotel site to build new staff housing units subject to all the other zoning regulations within the zoning bylaw.
- Rewrite section CD-2B1.2 to be specifically for staff housing.
- Separate *Staff Housing* and *Hotel* to ensure the subject lot cannot be used for a *Hotel* use.
- Separate *Staff Housing* and *Hotel* to reflect the 136 hotel units that exist in the Black Rock Resort and what is being proposed at 15 staff housing units. Staff have added a minor amount of extra density to allow for design flexibility to both the Hotel and Staff housing uses.

Parking and Access:

Planning Staff propose to amend the parking section of the zoning bylaw to clarify the staff housing parking requirement. Currently staff housing is listed within the multiple family residential category at a requirement of 1.5 spaces per dwelling unit. The bylaw would amend that requirement to 1 space per staff housing unit to clarify and better represent the parking required for staff housing. It should be noted that the applicant has only indicated 10 parking spaces on lot 1. The required parking for the proposed building would be 15 after the zoning amendment. Planning Staff will work with the applicant to ensure that 5 additional spaces are secured specifically for the proposed staff housing building in the area indicated below (**Figure 4**). The parking lot access for

the staff housing, because it runs through the neighbouring Black Rock hotel lot, will require an access easement. Planning Staff will work with the applicant and present an easement agreement covering both the parking and access at fourth reading, for Council approval.



Figure 4 – Parking and access sketch

Housing Agreement:

The Zoning Bylaw defines Staff Housing as:

“Staff Housing” means the accessory residential use associated with but subordinate to, and occupied by the current employees of, one or more principal permitted uses on the lot on which it is located, or, in the case of comprehensive development Zones in accordance with the conditions under the CD Zone, and noting:

(a) Staff Housing may be provided under the terms of a housing agreement with the District pursuant to section 905 of the Local Government Act;

(b) accessory residential use, for the purposes of this definition, means any combination of accessory residential dwelling units or bedrooms in a communal facility with common bathrooms, kitchen, dining and social facilities (not exceeding 6 bedrooms per communal facility), each bedroom considered one (1) “Staff Housing unit”;

This definition allows for staff housing to occur on a separate lot in a comprehensive development zone in accordance with the conditions under the CD Zone if Staff Housing is provided under the terms of a housing agreement with the District pursuant to section 483 (formerly s. 905) of the *Local Government Act*. A housing agreement bylaw could be brought forward at such time as Council may consider third reading of the rezoning bylaw. A draft of the housing agreement can be found in the attachments to this report (see **Appendix C**), for reference. The draft agreement, developed by the municipal solicitors with input from the applicant, would ensure that the staff housing is occupied as intended, by employees of the service industry within Ucluelet.

Existing covenant FB22432:

The subject property currently has a Section 219 covenant registered on title that acts to link the development of the adjacent parcel, lot 12, with the development of the subject lot as staff housing. This covenant speaks to the consolidation of lot 12 with the subject lot 1, and the development of lot 12 as Resort Condominiums. Planning Staff are recommending the release of this covenant at fourth reading based on two factors:

1. This application, to supply staff housing, achieves the goal of this covenant.
2. The zoning of lot 12 lists Affordable Housing as the primary use for lot 12 with Resort Condominium being a secondary use. This indicates Lot 12 cannot develop without affordable housing being its primary use.

This zoning attached to lot 12 is a controlling element which mitigates the concern that if the covenant is released, the applicant could proceed with the development of lot 12 without following through with the building of the proposed staff housing. To develop lot 12 into any other primary use other than affordable housing, the applicant (who is currently the owner of lot 1 as well), would first need to rezone the property. Council could ensure the timing of such rezoning does not advance until the staff housing building on Lot 1 is substantially complete.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time will be required to monitor and review the progress of this application and associated agreements, including the required notification for a public hearing on the zoning amendment bylaw.

FINANCIAL IMPACTS:

Development Cost Charges would be charged per unit and a building permit fee would be charged based on the project cost. The value of the property will increase with the proposed improvements, increasing the District's tax base. Water and sewer fees will be collected based on usage.

POLICY OR LEGISLATIVE IMPACTS:

This application is in line with the intent of the Master Development Agreement for the area, and the OCP.

SUMMARY:

This proposal is in line with the intent of the Master Development Agreement that was in place for the subdivision of this area, meets the DP guidelines for Development Permit Area No.8 (Former Forest Reserve Lands) and will help to alleviate a current community hardship caused by the shortage of staff housing within the community. Staff support the application advancing to a public hearing, subject to receipt of a comprehensive landscape plan.

OPTIONS REVIEW:

1. THAT Zoning Amendment Bylaw No. 1224, 2018 be given first and second reading and advance to a public hearing, subject to the applicant providing a complete landscape plan for the proposed development. **(Recommended option)**.
2. That Council defer the introduction of this bylaw to a future date to be identified.
3. That Council consider Zoning Amendment Bylaw No. 1224, 2018 and determine it not to proceed further.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Planning
Mark Boysen, Chief Administrative Officer

November 20 2017

District of Ucluelet
200 Main Street
Ucluelet B.C., VOR 3A0

Attention: Bruce Greig
Director of Planning

Dear Sir

Re: Development Overview
Lots 1 and Lot 12

Further to our recent discussion we are pleased to provide for you consideration an overview of the future development plans we have for the lands adjacent to Black Rock Resort. While we have a very definitive plan for the development of Lot 1 we have only a more general program under consideration for Lot 12. Notwithstanding this we feel that it is beneficial to provide an overview setting out how these two parcels of land can interact with the current Black Rock facility.

It should be noted that these two properties are held by two separate companies. Lot 1 is held by Black Rock Oceanfront Resort Inc. and Lot 12 is owned by Black Rock Residences Inc. though both of the companies have common shareholders. Consequently we will be able to ensure any activities or obligations involving the adjacent properties will be carried out in concert.

From a processing perspective it is extremely important for us that the employee housing contemplated for Lot 1 be implemented at the earliest possible date. It is our goal that we would be able to initiate the construction of the housing by this upcoming spring whereas we recognize that the Lot 12 review process could run into mid 2018. These different schedules will of course necessitate the parties working closely together to ensure their co-ordination.

We look forward to initiating this process with the District and will make every effort to respond quickly to any questions or submissions which will come from your staff.

Best regards,



David Ehrhardt
Black Rock Management Inc.

OVERVIEW

Identification of the Lands

Lot 1 is a Remainder parcel created in 2008 thru the stratification process for the 133 residential and 4 commercial lots making up Black Rock Resort. Of the original 8 acre parcel approximately 7.5 acres made up the strata and the balance of 23,680 ft² is the Lot 1 Remainder. The original zoning for the lands contemplated a total of 150 hotel units. Of this total some 17 units were allocated to the Lot 1 Remainder parcel.

Lot 12 is approximately 3 acres in size. This parcel was identified for uses set out in the 2005 Weyerhaeuser Master Development Agreement. Under this agreement the lands were designated for the creation of 30 Resort Condominiums. See Appendix VII of agreement.

Activities – 2008

A Development Permit was initiated in 2008 for the consolidation of Lots 1 and 12 for the creation of a mixed residential project. The approvals granted included the creation of 46 condominiums plus 11 staff housing units. As part of the DP process a covenant was registered over the parcels to ensure the integrity of the DP. Unfortunately due to the economic turndown this redevelopment was not initiated and till this time has not proceeded.

Current Considerations

Lot 1 - In order to provide some immediate relief to the current shortage of housing available to the Black Rock employees it has been decided to proceed with the applications necessary to permit the construction of eight employee housing units on Lot 1. To permit such a approval the DP process will require at minimum the removal from Lot 1 of an existing development covenant but could also require an amendment to the current zoning bylaw. A DP application has been submitted and is currently up for review by the District staff.

Lot 12 - It has been brought to Black Rock's attention that as part of the DP consideration for Lot 1 it would be appropriate to also consider the future of Lot 12. By way of background it should be noted that our acquisition of Lot 12 from Weyerhaeuser was predicated upon the hope that as the occupancy levels at Black Rock Resort grew any additional growth could be accommodated on these three adjacent acres. It is now clear that increases in business and occupancy levels in the hotel will require the creation of additional support services for the health/wellness and corporate meeting components of the business. This expansion of our meeting rooms and spa space cannot be fulfilled within the existing Black Rock structure and will need to be provided elsewhere, logically on Lot 12.

Proposal

We would like to move forward immediately with the necessary approvals to permit the development of the employee accommodations as detailed in the recent DP submission. In addition we would like to initiate the necessary amendments to the current zoning on Lot 12 which will permit additional uses to include not only the resort condos currently permitted but to also allow ancillary hotel uses which are currently permitted under the adjacent Black Rock zoning. In particular we would like to see the creation of additional wellness/spa services and support facilities for corporate meetings and retreats. It is our proposal that an amendment to the zoning bylaw would permit the additional uses and set densities

taking into consideration the current zoning however the bylaw would mandate a separate Development Permit process to deal with the form and character of the development. In this fashion it would be possible to move forward with zoning bylaw amendments permitting the Lot 1 employee housing in the immediate future with a more detailed and thoughtful DP process for Lot 12 to follow. The goal would be to complete the approvals necessary for construction on Lot 1 to be in place by May 1 2018 and a DP for Lot 12 by Dec 31 2018.

BLACK ROCK RESORT STAFF HOUSING UCLUELET, BC

GENERAL NOTES

1. ALL CONTRACTORS SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. THESE DRAWINGS ARE SUBMITTED TO THE CONTRACTOR AND OTHERS FOR THEIR USE ON THIS SPECIFIC PROJECT. ALL COPIES OF THESE DRAWINGS SHALL REMAIN THE PROPERTY OF IGEI ARCHITECTURE AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF IGEI ARCHITECTURE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES.
4. DISCREPANCIES ARE TO BE RESOLVED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES.
5. CONTRACTORS SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POINTS AND PLACEMENTS OF ALL DIMENSIONS AND POINTS. VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POINTS AND PLACEMENTS OF ALL DIMENSIONS AND POINTS. VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POINTS AND PLACEMENTS OF ALL DIMENSIONS AND POINTS.
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PROJECT CONTACT INFORMATION

OWNER:
 IGEI ARCHITECTURE
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2A7
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.IGEL-ARCH.COM

CONTRACT REQUIREMENTS

CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE FROM THE APPROPRIATE AUTHORITIES.

SHEET INDEX

NO.	TITLE	DATE	DESCRIPTION	BY	CHK
001	TITLE & GENERAL NOTES	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
002	ARCHITECTURAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
003	MECHANICAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
004	ELECTRICAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
005	PLUMBING	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
006	LANDSCAPE	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
007	STRUCTURAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
008	FOUNDATION	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
009	CONCRETE	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
010	STEEL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
011	WOOD	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
012	GLASS	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
013	MECHANICAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
014	ELECTRICAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
015	PLUMBING	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
016	LANDSCAPE	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
017	STRUCTURAL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
018	FOUNDATION	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
019	CONCRETE	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
020	STEEL	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
021	WOOD	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL
022	GLASS	17/03/21	ISSUED FOR PERMIT	IGEL	IGEL

SITE PLAN - PROJECT LOCATION

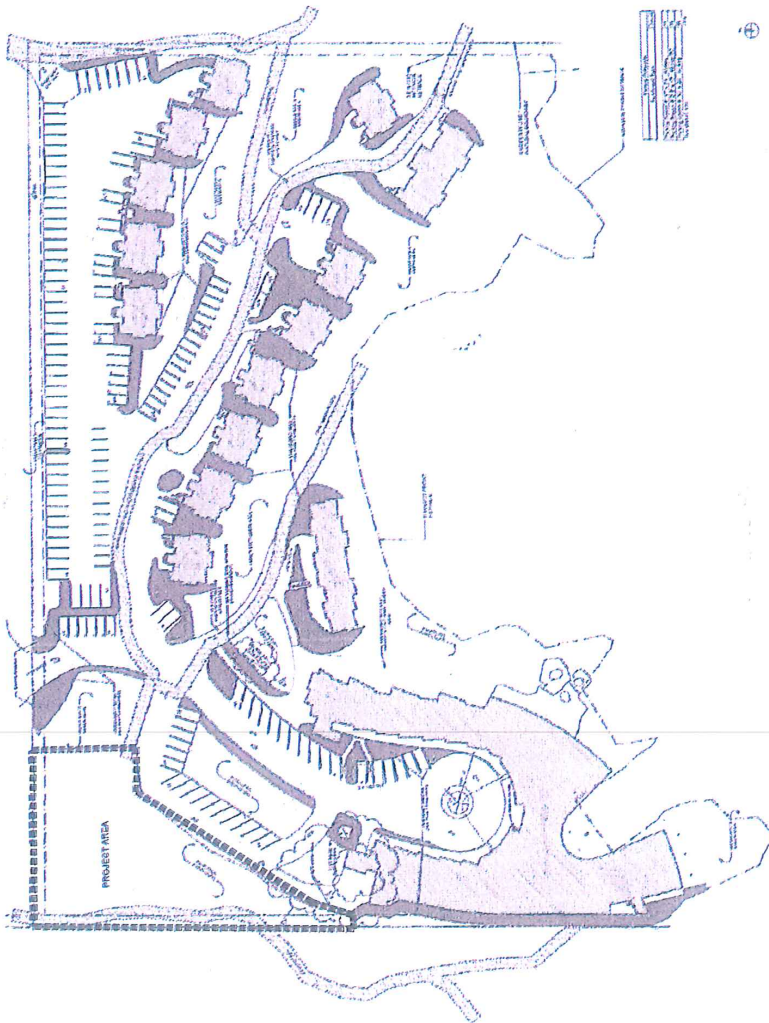


CIVIC ADDRESS:
 500 MARINE DRIVE
 UCLUELET BC V8J 4W4



TITLE & GENERAL NOTES

DATE: 17/03/21
 DRAWN BY: IGEL
 CHECKED BY: IGEL
 PROJECT NO: 2020-002



PROJECT AREA
 PROJECT AREA
 TRAIL NETWORK

1 RESORT PLAN
 SCALE

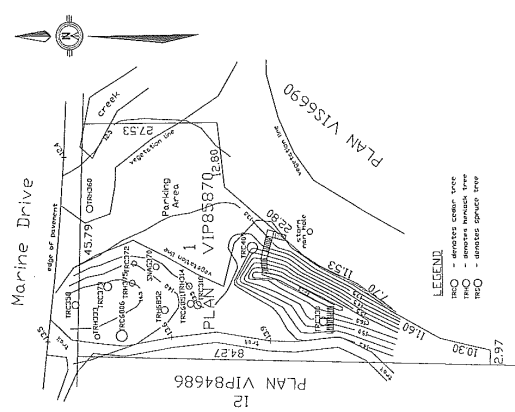
PARKINGS
 REQUIRED PARKING SPACES FOR EXISTING STRUCTURES: 133 SPACES
 EXISTING SPACES: 148 SPACES
 EXTRA SPACES TO BE RESERVED TO STAFF HOUSING: 3 SPACES

STAFF HOUSING BUILDING

NO.	DATE	DESCRIPTION
1	2018.01.15	ISSUED FOR PERMITTING
2	2018.01.15	ISSUED FOR PERMITTING
3	2018.01.15	ISSUED FOR PERMITTING
4	2018.01.15	ISSUED FOR PERMITTING
5	2018.01.15	ISSUED FOR PERMITTING

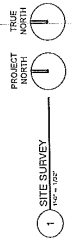
RESORT PLAN
 SCALE
 A0.1

Site Plan of:
 Lot 1, District Lot 281,
 Clayoquot District, Plan VIP85870
 Parcel Identifier: 027-696-901



LEGEND
 Deviations are graphic.
 Customers are approximate and are
 shown as stippled and are intended
 where tree location is critical, tree symbols
 and canopy should be confirmed by qualified arborist.
 THO - eucalyptus tree
 TMO - eucalyptus tree
 TMO - eucalyptus tree

The following non-financial charges are shown on
 the current title and may affect the property.
 FA43886 - Restrictive Covenant
 FB224322 - Covenant
 FB178590 - Statutory Right of Way
 General encumbrances shown hereon are
 derived from Land Title Office records.



DATE	DESCRIPTION	BY

STAFF/HOUSING
 ARCHITECT
 CONSULTANT
 CONSULTANT
 CONSULTANT

SITE SURVEY

PROJECT NO.	110317
DATE	11/2017
AS SHOWN	11/2017
SHEET NO.	A0.2

IGEL ARCHITECTURE
 11000 142 STREET, SUITE 101
 EDMONTON, ALBERTA T5N 1A3
 TEL: 780.463.2441
 WWW.IGELARCH.COM



1 SITE PHOTO



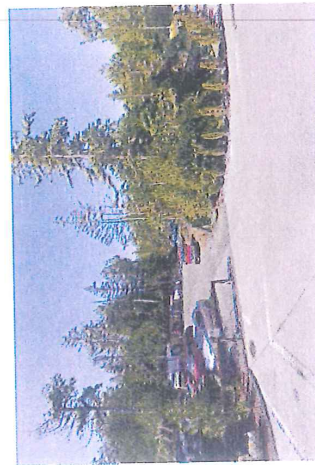
2 SITE PHOTO



3 SITE PHOTO



4 SITE PHOTO



5 SITE PHOTO

NO.	DATE	DESCRIPTION	BY	APP.

PROJECT:	STAFF HOUSING BUILDING
PROJECT NO.:	11011
DATE:	11/01/2018
SCALE:	AS SHOWN
PROJECT LOCATION:	11011
PROJECT:	A0.3

SITE PHOTOS	
PROJECT NO.:	11011
DATE:	11/01/2018
SCALE:	AS SHOWN
PROJECT LOCATION:	11011
PROJECT:	A0.3

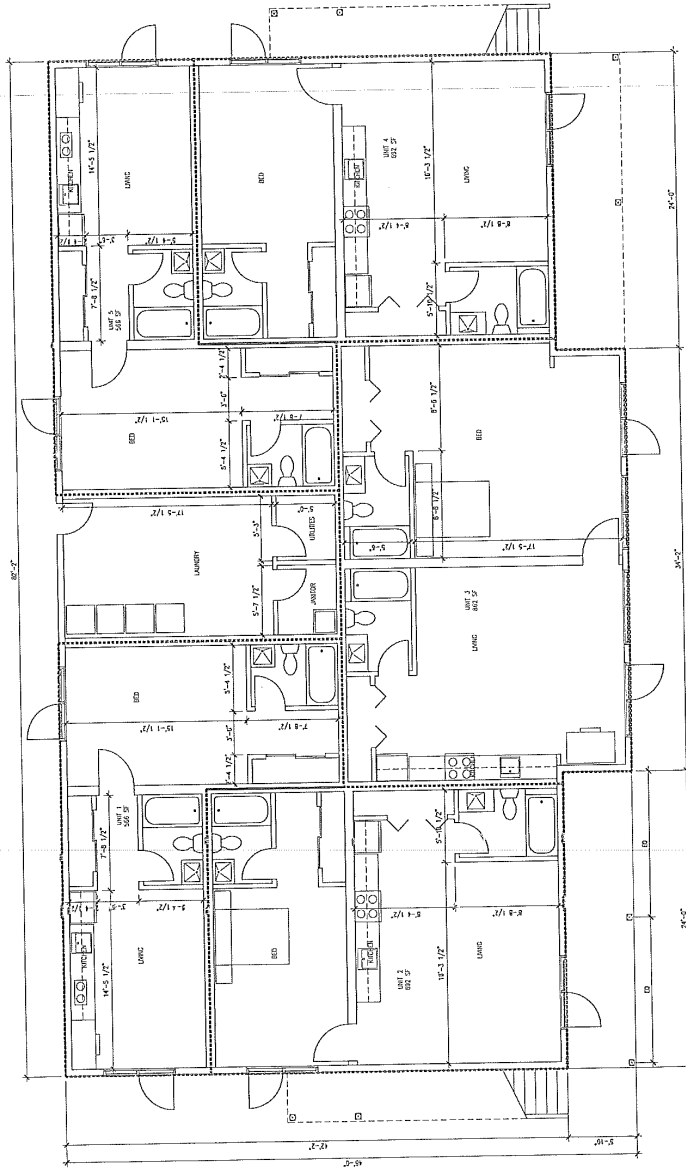
NO.	DATE	DESCRIPTION	BY	CHK.

PROJECT: STAFF HOUSING BUILDING
 ARCHITECT: IGEL ARCHITECTURE
 ADDRESS: 1600 15th AVE. S.W.
 CITY: GOLDEN, CO 80401

GROUND FLOOR PLAN

NO.	DATE	DESCRIPTION	BY	CHK.
1100117	11/13/17	AS SHOWN		

A2.0



1 GROUND FLOOR PLAN
 11/13/17

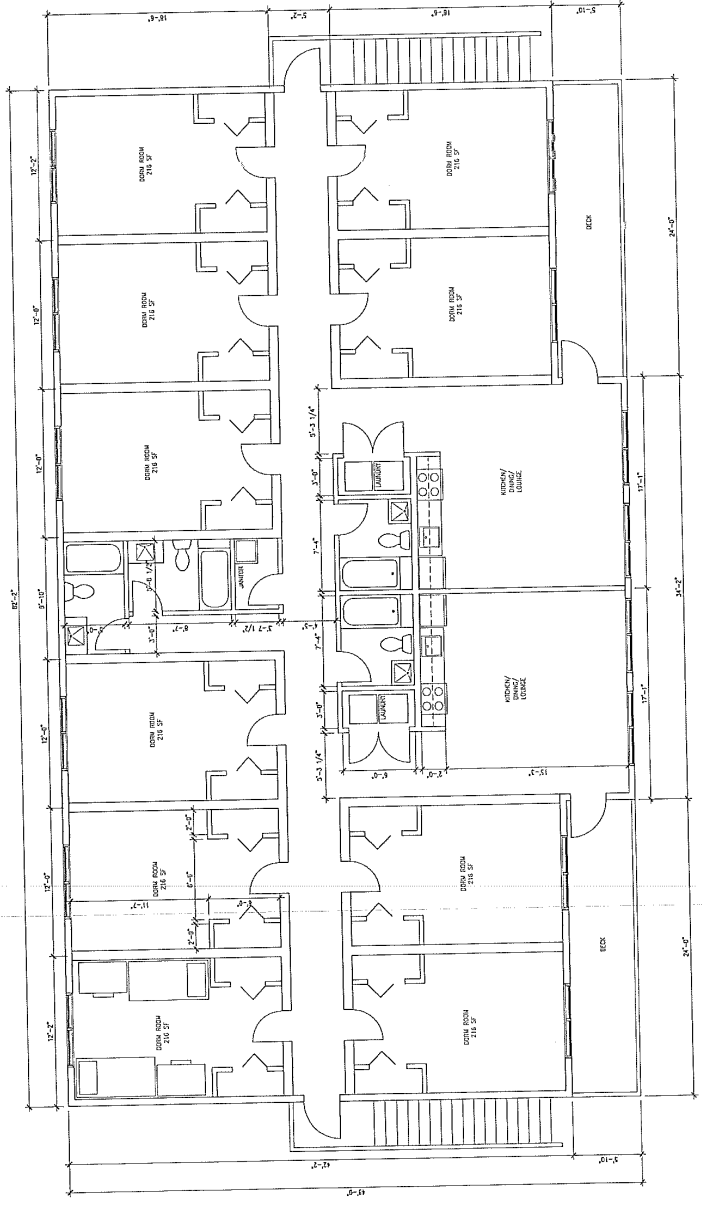
NO.	DATE	DESCRIPTION	BY

GENERAL NOTES:
 1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF DENVER BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF DENVER.
 5. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE TO THIS SET OF DRAWINGS.
 6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL FINISHES SHALL BE AS NOTED.
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING CONDITION AT ALL TIMES.
 10. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE.

STAFF INCLUDING BUILDING
 1175 EAST AVENUE
 DENVER, CO 80202
 303.733.8888
 IGEL-ARCH.COM

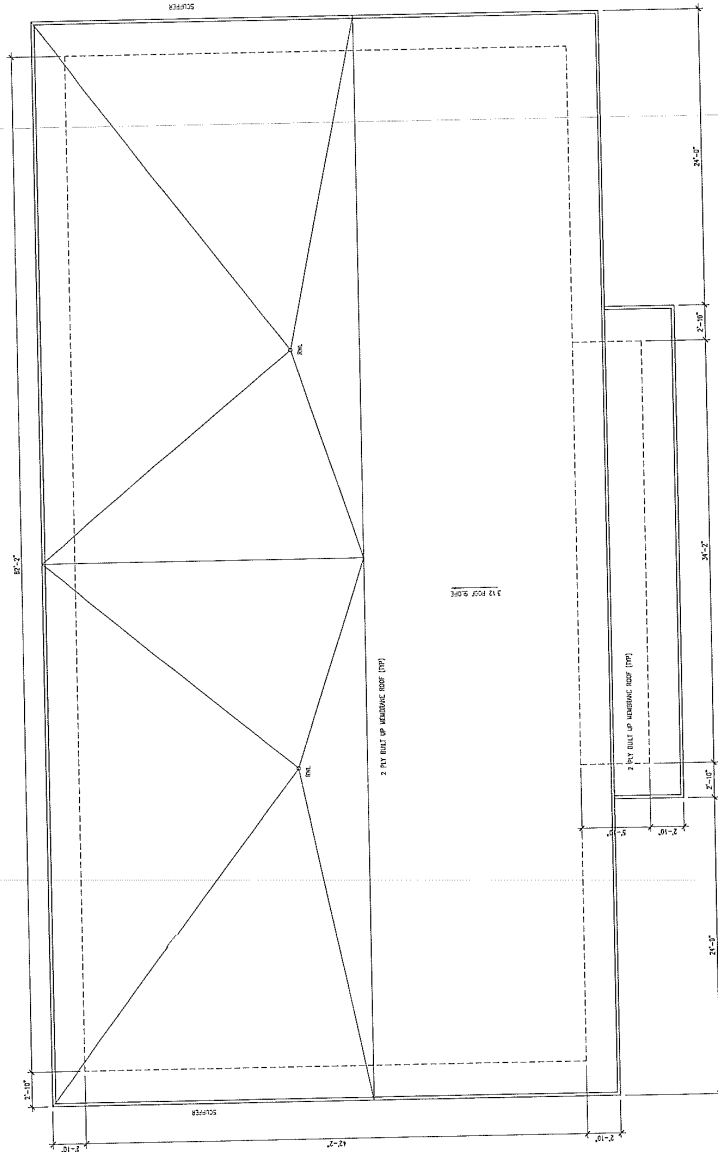
UPPER FLOOR PLAN

PROJECT NUMBER	17521
CLIENT	THE COLLEGE OF DENVER
DRAWING TITLE	UPPER FLOOR PLAN
DRAWING NUMBER	A2.1



1 UPPER FLOOR PLAN

IGEL ARCHITECTURE
 1000 15th Street
 San Francisco, CA 94103
 415-774-4640
 www.igel.com



NO.	DATE	DESCRIPTION	BY	CHK.

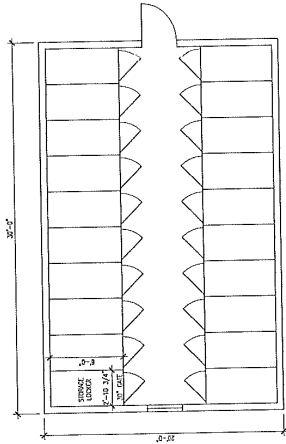
THIS DRAWING IS THE PROPERTY OF IGE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IGE ARCHITECTURE.

PROJECT: STAFF HOUSING BUILDING
 ARCHITECT: IGE ARCHITECTURE
 1000 15th Street
 San Francisco, CA 94103
 415-774-4640
 www.igel.com

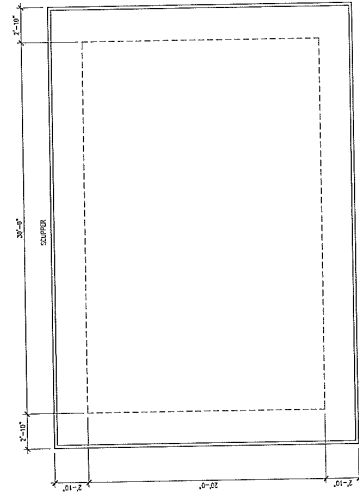
ROOF PLAN

DATE	11/04/17
PROJECT	STAFF HOUSING
NO.	A2.2

1 ROOF PLAN



1 FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

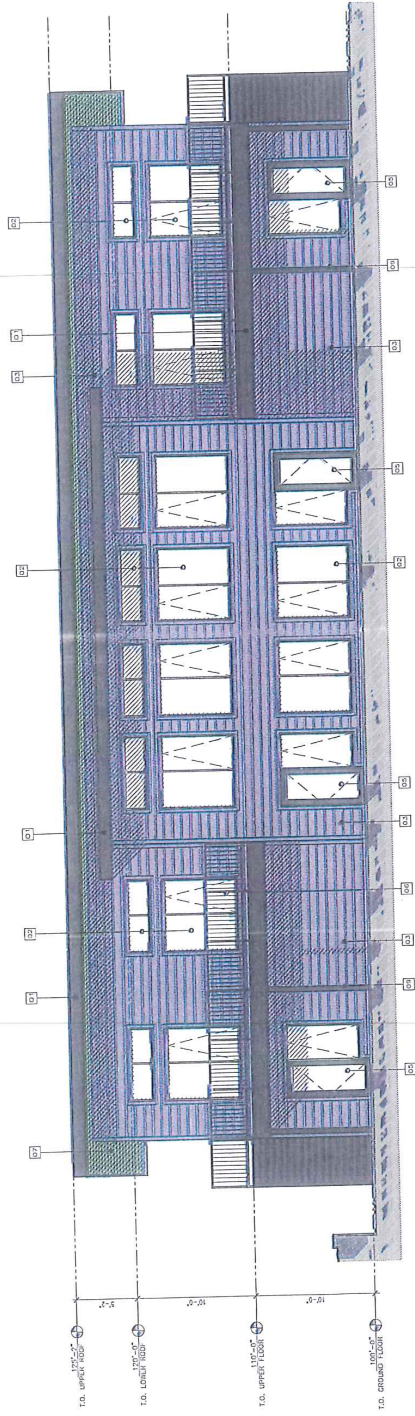
NO.	DATE	DESCRIPTION	BY

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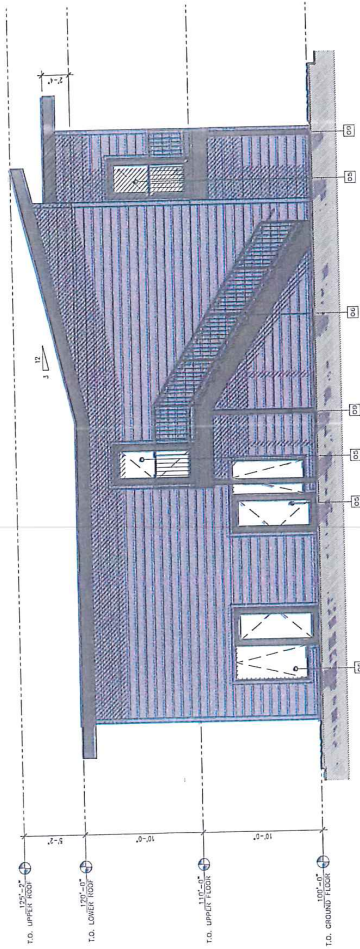
STAFF HOUSING BUILDING
BLACK HOOK
1001 AVENUE C, SUITE 100
DENVER, CO 80202

STORAGE BUILDING PLANS

PROJECT NO.	17021
CLIENT	
DESIGNED BY	IGDL ARCHITECTURE
DATE	A2.3



1 NORTH ELEVATION
1/8\"/>



2 EAST ELEVATION
1/8\"/>

NO.	DATE	DESCRIPTION	BY	REV.

START FINISHING
BLACK BRICK
CONCRETE
GLASS
LOCUST EXTERIOR SILL

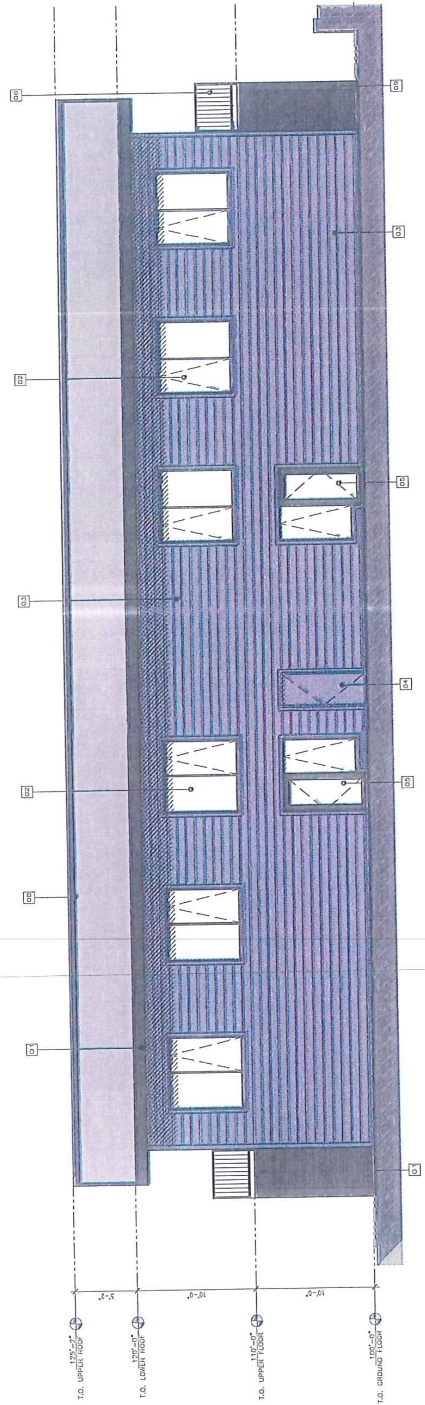
ELEVATIONS

DATE	1/17/2017
PROJECT	17031
CLIENT	AS SHOWN
SCALE	1/8\"/>
SHEET	A3.0

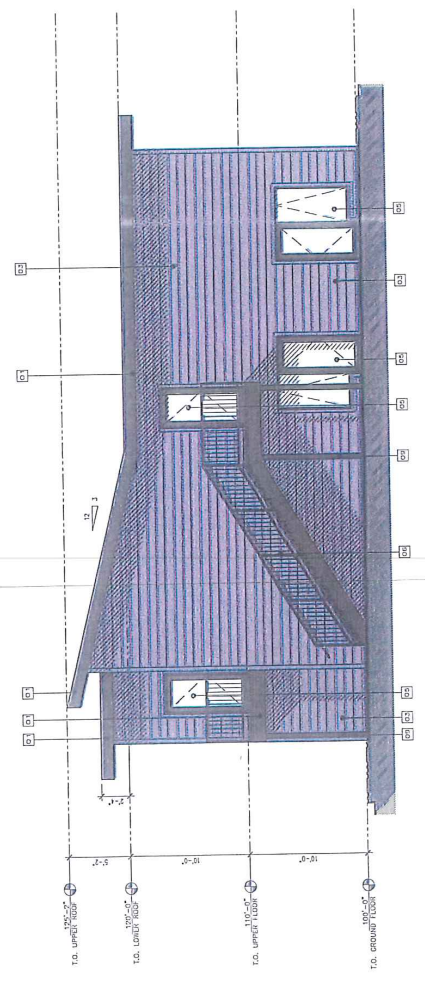
FINISH INFORMATION

1	PAVING	AS SHOWN
2	CONCRETE	AS SHOWN
3	GLASS	AS SHOWN
4	BLACK BRICK	AS SHOWN
5	WOOD	AS SHOWN
6	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN
7	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN
8	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN
9	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN
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49	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN
50	ALUMINUM WINDOW WITH DOUBLE FRAME GLAZES & CUSTOM DOOR	AS SHOWN

NOTE: COLORS TO MATCH EXISTING CONING



1 SOUTH ELEVATION
 1/8" = 1'-0"



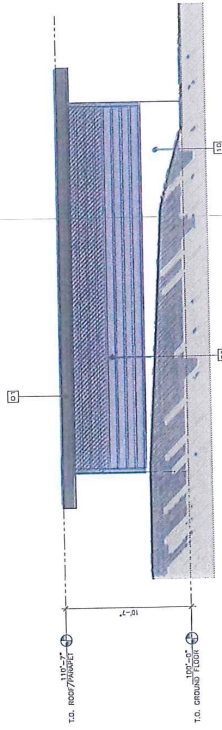
2 WEST ELEVATION
 1/8" = 1'-0"

FINISH INFORMATION

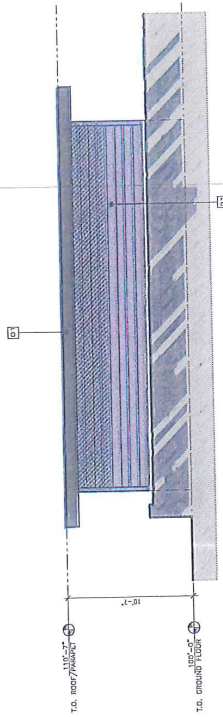
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02	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
03	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
04	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
05	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
06	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
07	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)
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50	WOOD PAINT (EXTERIOR FINISH)	WOOD PAINT (EXTERIOR FINISH)

ELEVATIONS

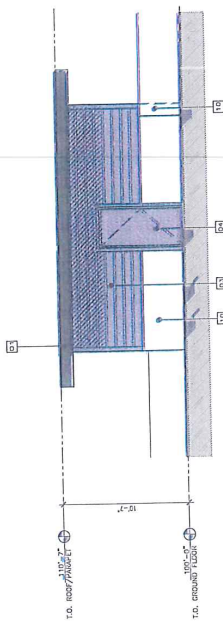
PROJECT NO.	17031
DATE	10/15/2018
SCALE	A3.1



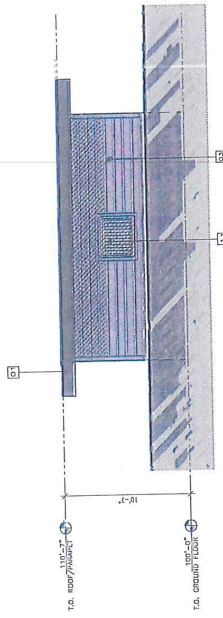
2 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

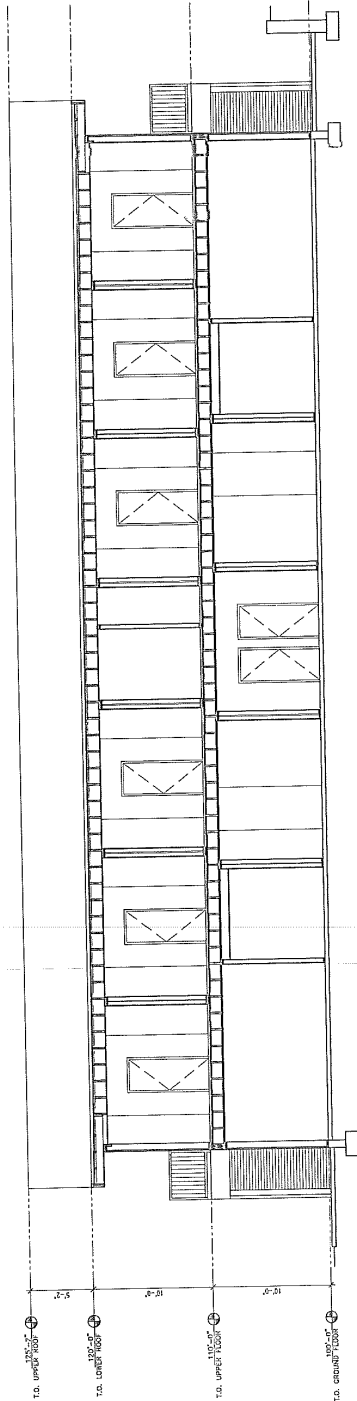


3 WEST ELEVATION
1/8" = 1'-0"

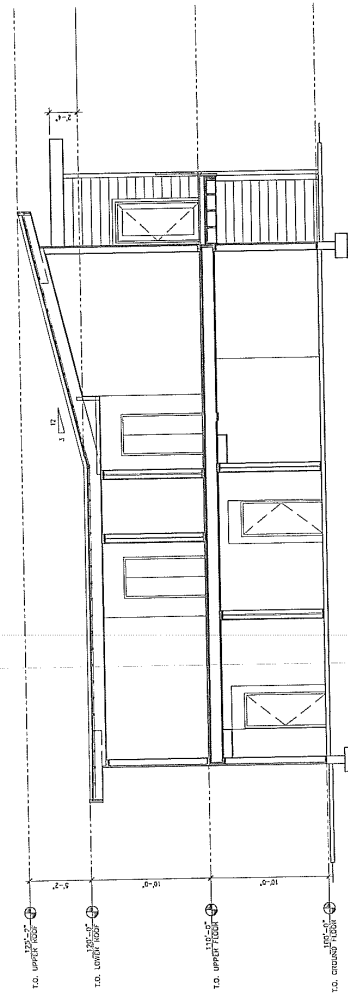
FINISH INFORMATION			
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4	PAINT (SATIN)		
5	PAINT (FLAT)		
6	PAINT (ENAMEL)		
7	PAINT (GLOSS)		
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96	PAINT (ENAMEL)		
97	PAINT (GLOSS)		
98	PAINT (SILK)		
99	PAINT (SEMIGLOSS)		
100	PAINT (SATIN)		

STAFF HOLDINGS
 BUILDING
 STORAGE BUILDING
 ELEVATIONS
 DATE: 1/15/2018
 DRAWN BY: JGG
 CHECKED BY: JGG
 PROJECT NO: 1224

A3.2
 SCALE: AS SHOWN
 DATE: 1/15/2018



1 BUILDING SECTION
 1/4" = 1'-0"



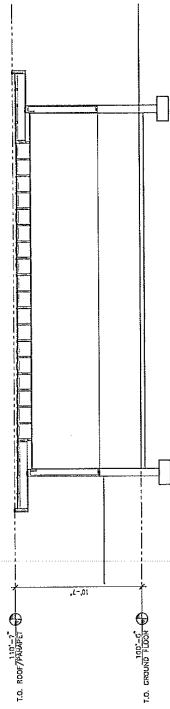
2 BUILDING SECTION
 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY

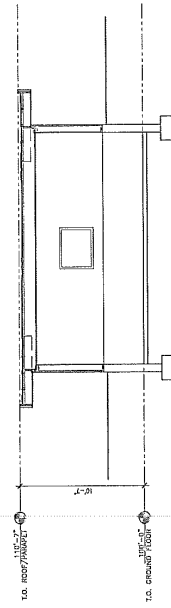
STAFF HOUSING
 BUILDING
 ARCHITECT:
 EGGS ARCHITECTURE
 1150 WEST 11TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.EGGSARCH.COM

SECTIONS

PROJECT NO.	17231
CLIENT	THE SHERMAN
DATE	1/1/17
SCALE	A4-0



1 BUILDING SECTION
 1/4\"/>



2 BUILDING SECTION
 1/4\"/>

NO.	DATE	DESCRIPTION	BY	NO.

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STAMPING BUILDING
 BUILDING
 DRAWING
 CONTRACT NO. 17031

STORAGE BUILDING SECTIONS

DATE 1/17/18
 DRAWN BY A.S. SUCOVAN
 SCALE A4.1

HOUSING AGREEMENT

(Section 483, Local Government Act)

This Agreement, dated for reference the ____ day of _____, 2018 is

BETWEEN:

The District of Ucluelet
200 Main Street (PO Box 999)
Ucluelet, BC
V0R 3A0

(the "District")

and:

Blackrock Oceanfront Resort Inc., 0713863
5439 Buckingham Avenue
Burnaby, BC
V5E 1Z9

(the "Owner")

WHEREAS:

- A. The Owner is the registered owner of land located at 920 Marine Drive in the District of Ucluelet, which land is within the CD-2B Zone under the District's Zoning Bylaw 1160, and is more particularly described as:

PID: 027-696-901

Lot 1 District Lot 281 Clayoquot District Plan VIP85870

(the "Land");

- B. The District's Zoning Bylaw allows, and the Owner proposes to construct, 20 staff housing units on the Land, and the Owner has offered to enter into this agreement restricting the occupancy of the proposed staff housing units to employees of hotels, motels and restaurants operating within the boundaries of the District of Ucluelet.
- C. The District may, pursuant to Section 483 of the *Local Government Act*, enter into a housing agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure and availability to specified classes of persons of the housing that is

subject to the agreement.

- D. The Council of the District has, by Housing Agreement Bylaw No. _____, 2018, authorized the District to enter into this Agreement with the Owner.

THIS AGREEMENT is evidence that in consideration of \$2.00 paid by the District to the Owner, the receipt and sufficiency of which are acknowledged by the Owner, and in consideration of the promises exchanged below, the parties agree, as a housing agreement between the Owner and the District under s. 483 of the *Local Government Act*, as follows:

STAFF HOUSING UNITS

1. **Occupancy Restriction.** The Owner agrees that every housing unit, dwelling unit, or any other unit of residential use or accommodation located on the Land will be occupied only by the employees of restaurants, hotels or motels located within the boundaries of the District of Ucluelet, and the children and spouses of those employees, provided that children and spouses are only allowed to occupy a unit while the unit is occupied by the employee.
2. **Annual Verification.** No later than January 15 of each year beginning in 2019 the Owner will provide to the District, substantially in the form attached as Schedule A to this Agreement unless the District agrees to accept another form, a written statement of the Owner confirming the occupancy in respect of each unit on the Land complies with section 1, above.

DEFAULT AND REMEDIES

3. The Owner agrees that any breach or default in the performance of this Agreement on its part must be corrected, to the satisfaction of the District, within the time stated in any notice of default provided to the Owner by the District.
4. The Owner acknowledges that an award of damages may be an inadequate remedy for a breach of this Agreement and that the District is entitled in the public interest to an order for specific performance of this Agreement, a prohibitory or mandatory injunction to cure any breach of this Agreement, and a declaration that a residential tenancy agreement or any portion of such an agreement or a strata corporation bylaw constitutes a breach of this Agreement and is unenforceable.

GENERAL PROVISIONS

5. **Housing Agreement.** The Owner acknowledges that this Agreement constitutes a housing agreement under s.483 of the *Local Government Act* and that the District will register a notice of this housing agreement against title to the Land.
6. **Indemnity.** The Owner shall indemnify and save harmless the District and each of its elected officials, officers, directors, employees and agents from and against all claims, demands, actions, loss, damage, costs and liabilities for which any of them may be liable by reason of

any act or omission of the Owner or its officers, directors, employees, agents or contractors or any other person for whom the Owner is at law responsible, that constitutes a breach of this Agreement.

7. **Release.** The Owner releases and forever discharges the District and each of its elected officials, officers, directors, employees and agents and each of their heirs, executors, administrators, personal representatives, successors and assigns from all claims, demands, damages, actions or causes of action arising out of the performance by the Owner of its obligations under this Agreement.
8. **Survival.** The obligations of the Owner set out in sections 10 and 11 shall survive any termination of this Agreement.
9. **Municipal Powers Unaffected.** This Agreement does not limit the discretion, rights, duties or powers of the District under any enactment or the common law, impose on the District any duty or obligation, affect or limit any enactment relating to the use or subdivision of the Land, or relieve the Owner from complying with any enactment.
10. **No Public Law Duty.** Where the District is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the District is under no public law duty of fairness or natural justice in that regard and the Owner agrees that the District may do any of those things in the same manner as if it were a private party and not a public body.
11. **Notice.** Notice required or permitted to be served under this Agreement is sufficiently served if delivered in person or mailed to the postal address of the Owner or the District, as the case may be, at the address set out above, and in the case of mailed notice shall be deemed to have been received on the third day following mailing.
12. **Enuring Effect.** This Agreement is binding upon, and enures to the benefit of the parties and their respective successors and permitted assigns.
13. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable, it shall be severed from this Agreement and the remainder shall remain in full force and effect.
14. **Remedies and Waiver.** All remedies of the District under this Agreement are cumulative, and may be exercised in any order or concurrently, any number of times. Waiver of or delay by the District in exercising any remedy shall not prevent the later exercise of any remedy for the same or any similar breach.
15. **Sole Agreement.** This Agreement represents the entire agreement between the parties respecting the tenure, use and occupancy of the housing units to be located on the Land, and there are no representations, conditions or collateral agreements on the part of the District other than those set out in this Agreement.
16. **Further Assurance.** The Owner must forthwith do all acts and execute such instruments as

may be reasonably necessary in the opinion of the District to give effect to this Agreement.

17. **Runs with the Land.** This Agreement runs with the Land, including any part into which the land may be subdivided, and is binding on the Owner and all persons who acquire an interest in the Land.
18. **No Joint Venture.** Nothing in this Agreement will constitute the District as the joint venturer, agent or partner of the Owner or give the Owner any authority to bind the District in any way.

Blackrock Oceanfront Resort Inc., by its
authorized signatories:

Name:

Date:

The Corporation of the District of Ucluelet,
by its authorized signatories:

Mayor:

Date:

Corporate Officer:

Date:

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE DISTRICT OF
)	UCLUELET
PROVINCE OF BRITISH COLUMBIA)	("Housing Agreement")
)	

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of land located at 902 Marine Avenue in the District of Ucluelet, (the "Lands"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Lands.
3. For the period from _____ to _____ the Lands were occupied only by employees of hotel, motel or restaurant business operating within the District of Ucluelet, or the children or spouses of those employees. Attached to this declaration is a list of the tenants of each of the units located on the Lands, and their place of employment.
4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____)
 _____, in the Province of British)
 Columbia, this _____ day of)
 _____, 20____.)
 _____)
 _____)
 _____)
 A Commissioner for Taking Affidavits in the)
 Province of British Columbia)

DECLARANT

C:\Users\Jtowgood\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\RT89TNRX\Statutory Declaration Re Staff Housing Units.DocxJan 03, 2018 10:00 AM/JT

STAFF REPORT TO COUNCIL

Council Meeting: February 13th, 2018
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1 **FOLIO NO:** 115.035 **REF NO:** RZ17-06 **FILE NO:** 3360-20

SUBJECT: SUPPLEMENTAL INFORMATION TO THE APPLICATION PACKAGE TO AMEND ZONING BYLAW NO.1160, 2013 FOR THE DEVELOPMENT OF LOT 1, PLAN VIP85870 AS BLACK ROCK STAFF HOUSING.

ATTACHMENTS: APPENDIX A – LANDSCAPE DRAWINGS **REPORT NO:** 18 - 15

RECOMMENDATION:

1. **THAT** Council receive a set of landscape drawings for inclusion in the application package for development of Lot 1, Plan VIP85870 as Black Rock Staff Housing, for information.

PURPOSE:

To provide Council with supplemental landscaping information on a zoning amendment application and Development Permit for the development of Staff Housing by the Black Rock Resort on the property at Lot 1, Plan VIP85870 (the “**Subject Lot**”), ahead of the public hearing on Zoning Amendment Bylaw No. 1224, 2018, scheduled for February 27th, 2018.

BACKGROUND:

An application to develop the subject lot (**Figure 1**) as Staff Housing to support the Black Rock Ocean Front Resort was given first and second reading on January 23rd, 2018.



Figure 1 – Site Plan

The advancement of this rezoning to a public hearing was subject to the applicant providing a complete landscape plan for the proposed development. The applicant has supplied the landscape plan allowing Staff to set the public hearing for February 27th, 2018.

DISCUSSION:

The Landscape Plan information is required to inform on how this development can meet the Official Community Plan (the “OCP”) objectives for form and character. The applicant is proposing to augment the existing frontage with new fir, cedar and pine trees as well as adding native species plants and seeding (Figure 2). The landscaping shown is appropriate for the scope of the currently proposed staff housing development.

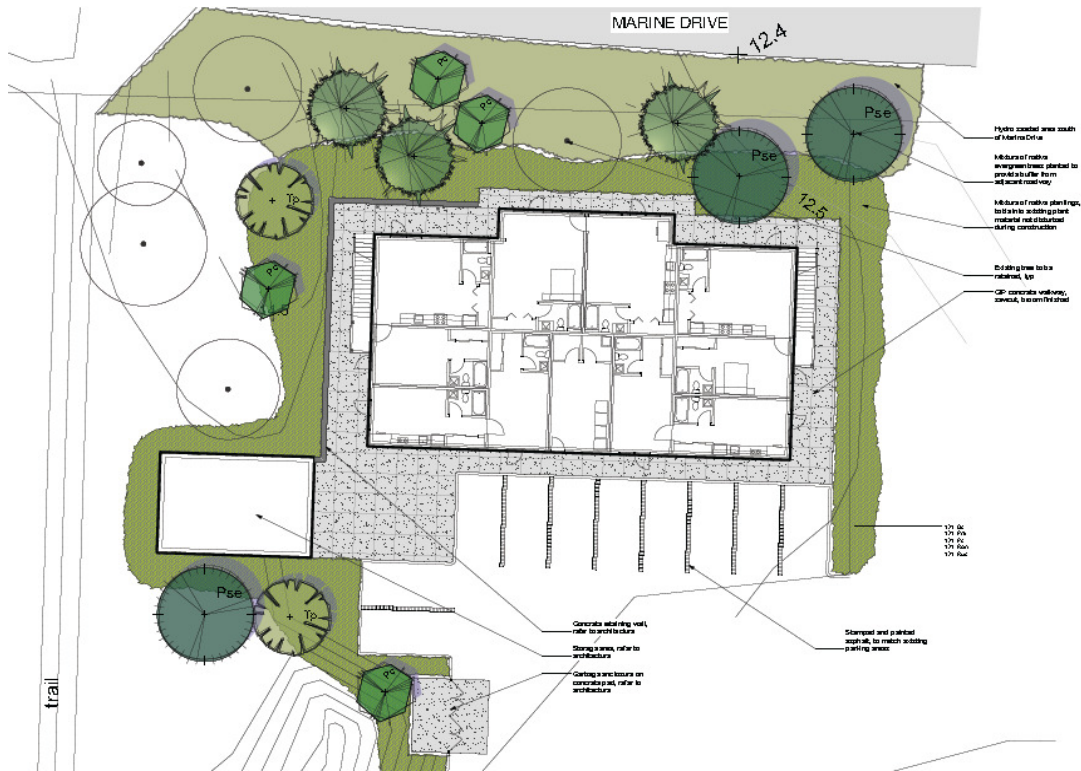


Figure 2 – Landscape Plan

Another element of the frontage design is pedestrian access. The applicant is encouraged to look at pedestrian movement and to the possible establishment of road improvements to allow for parallel parking on Marine Drive. Recognizing that the development of staff housing is not itself an income-earning venture, Staff support this application moving forward without a pedestrian pathway along the frontage at this time. That being said, pedestrian movement and the routing of the Wild Pacific Trail are still important elements that both the District of Ucluelet and the applicant need to

consider further. To help that discussion Planning Staff have created a sketch below (**Figure 3**) indicating existing trails and sidewalks (solid) and recommended improvements (dashed).



Figure 3 – Landscape Plan

The main objective of these improvements would be for pedestrian safety and comfort. A second consideration would be to improve the Wild Pacific Trail experience in this area. A significant part of the identity of Ucluelet is tied to the WPT; the current routing of the trail away from the coast and through a parking lot is not ideal. Staff encourage the applicant to work with Staff and the Wild Pacific Trail Society to explore improvements to the trail route in and around the property. Application for rezoning and a Development Permit for the development of the neighbouring Lot 12 is anticipated later this year. A detailed plan for these broader connections and improvements to the trail system is an element staff will look for with that future proposal.

RECOMMENDATION:

THAT Council receive the set of landscape drawings for inclusion in the application package for development of Lot 1, Plan VIP85870 as Black Rock Staff Housing, for information.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Planning
Mark Boysen, Chief Administrative Officer

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Pc	4	Pinus contorta	Lodgepole pine	as shown	3m ht/B&B	
Pse	3	Pseudotsuga menziesii	Douglas Fir	as shown	3.5m ht/ B&B	full/ bushy canopies
Tp	2	Thuja plicata	Western Red Cedar	as shown	3.5m ht/B&B	
Tsh	3	Tsuga heterophylla	Western Hemlock	as shown	4.5m ht/ VB	
	0			as shown		
SHRUBS						
Gs	171	Gaultheria shallon	salal	as shown	#2 cont.	full/ bushy plants
Pm	171	Polystichum munitum	Sword Fern	as shown	#3 cont.	full bushy plants
Ps	171	Polystichum setiferum	Alaska fern	as shown	#2 cont.	full/ bushy plants
Ron	171	Rosa nutkana	Nootka rose	as shown	#2 cont.	full/ bushy plants
Rus	171	Rubus spectabilis	salmonberry	as shown	#3 cont.	full/ bushy plants
	0			as shown		
NOTES:						
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE BC SLA/ BCLNA STANDARDS.
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE BC SLA/ BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
 *COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
 *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
 *SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
 *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
 *CLAY (SMALLER THAN 0.002mm): 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m ² PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after setting) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
 EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS
 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Black Rock Staff Housing

for Black Rock Ocean Front Resort

Civic Address: 596 MARINE DRIVE, UCLUELET, BC V0R3A0

Legal Address: LOT 1, DISTRICT LOT 281, CLAYOQUOT DISTRICT PLAN VIP85870



1690 West 2nd Avenue

Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456 f | 604.683.1459 w | www.etalca

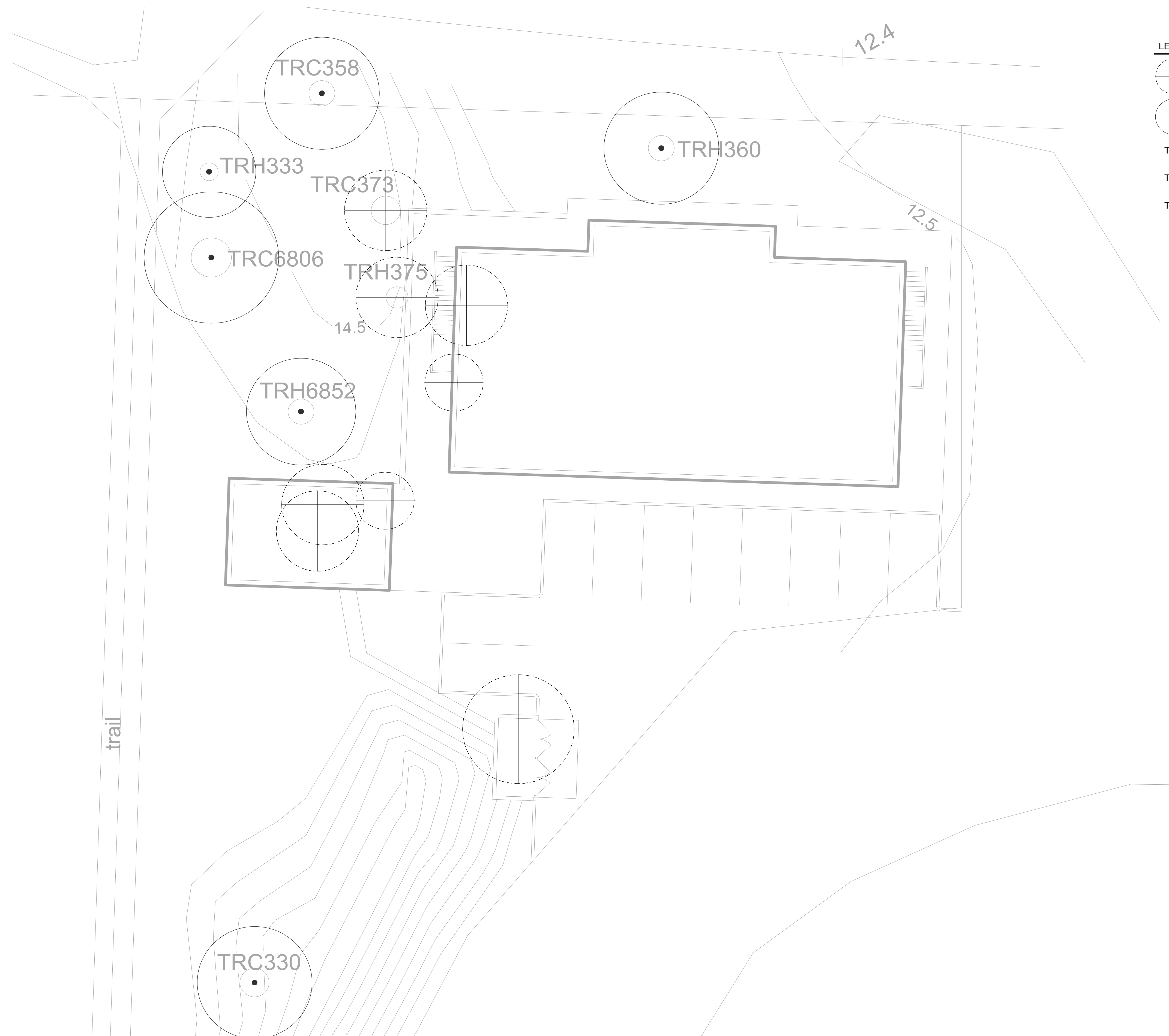
CONSULTANT TEAM

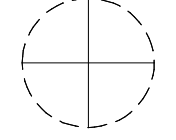
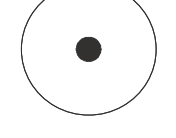
ARCHITECT: Igel Architecture
 LANDSCAPE: eta Landscape Architecture

ISSUED FOR DEVELOPMENT PERMIT January 25, 2017

DRAWING LIST

L1.0 Tree Management Plan
 L2.0 Landscape Site Plan
 L3.0 Landscape Details



- LEGEND**
-  Tree to be Removed
 -  Tree to be Retained
 - TRC Existing Cedar Tree
 - TRH Existing Hemlock Tree
 - TRS Existing Spruce Tree

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2018.01.25	Issued for DP

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Project
Black Rock Staff Housing
 596 Marine Drive
 Ucluelet, BC V0R 3A0

Drawing Title
TREE MANAGEMENT PLAN

Legal

Project Manager MG	Project ID 21802
Drawn By MG	Scale 1:100
Reviewed By DT	Drawing No. L1.0
Date 2018.01.25	of 3

Plot Date:
181-25
21802 Blackrock.vwx



MARINE DRIVE

12.4

12.5

trail

Hydro seeded area south of Marine Drive

Mixture of native evergreen trees planted to provide buffer from adjacent roadway

Mixture of native plantings, to tie into existing plant material not disturbed during construction

Existing tree to be retained, typ

CIP concrete walkway, sawcut, broom finished

171-Gs
171-Pm
171-Ps
171-Ron
171-Rus

Concrete retaining wall, refer to architecture

Storage area, refer to architecture

Garbage enclosure on concrete pad, refer to architecture

Stamped and painted asphalt, to match existing parking areas

PLANT LIST						
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Pse	3	Pseudotsuga menziesii	Douglas Fir	as shown	3.5m ht/ B&B	full/ bushy canopies
Tp	2	Thuja plicata	Western Red Cedar	as shown	3.5m ht/B&B	
Tsh	3	Tsuga heterophylla	Western Hemlock	as shown	4.5m ht/ WB	
	0			as shown		
SHRUBS						
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Pm	171	Polystichum munitum	Sword Fern	as shown	#3 cont.	full bushy plants
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Ron	171	Rosa nutkana	Nootka rose	as shown	#2 cont.	full/ bushy plants
Rus	171	Rubus spectabilis	salmonberry	as shown	#3 cont.	full/ bushy plants
	0			as shown		

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 2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

Revision		
No.	Date	Revision Notes

Issue		
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Project

Black Rock Staff Housing

596 Marine Drive
 Ucluelet, BC V0R 3A0

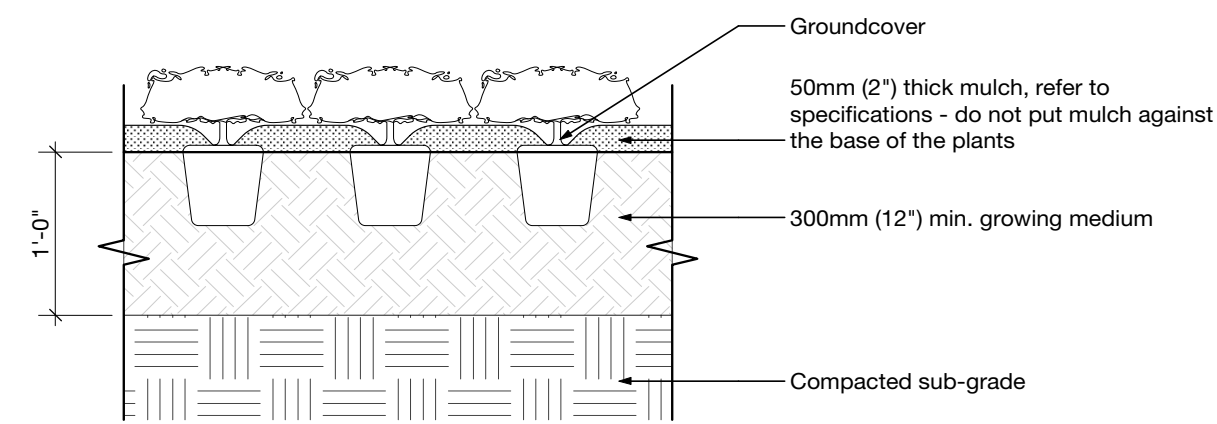
Drawing Title

LANDSCAPE SITE PLAN

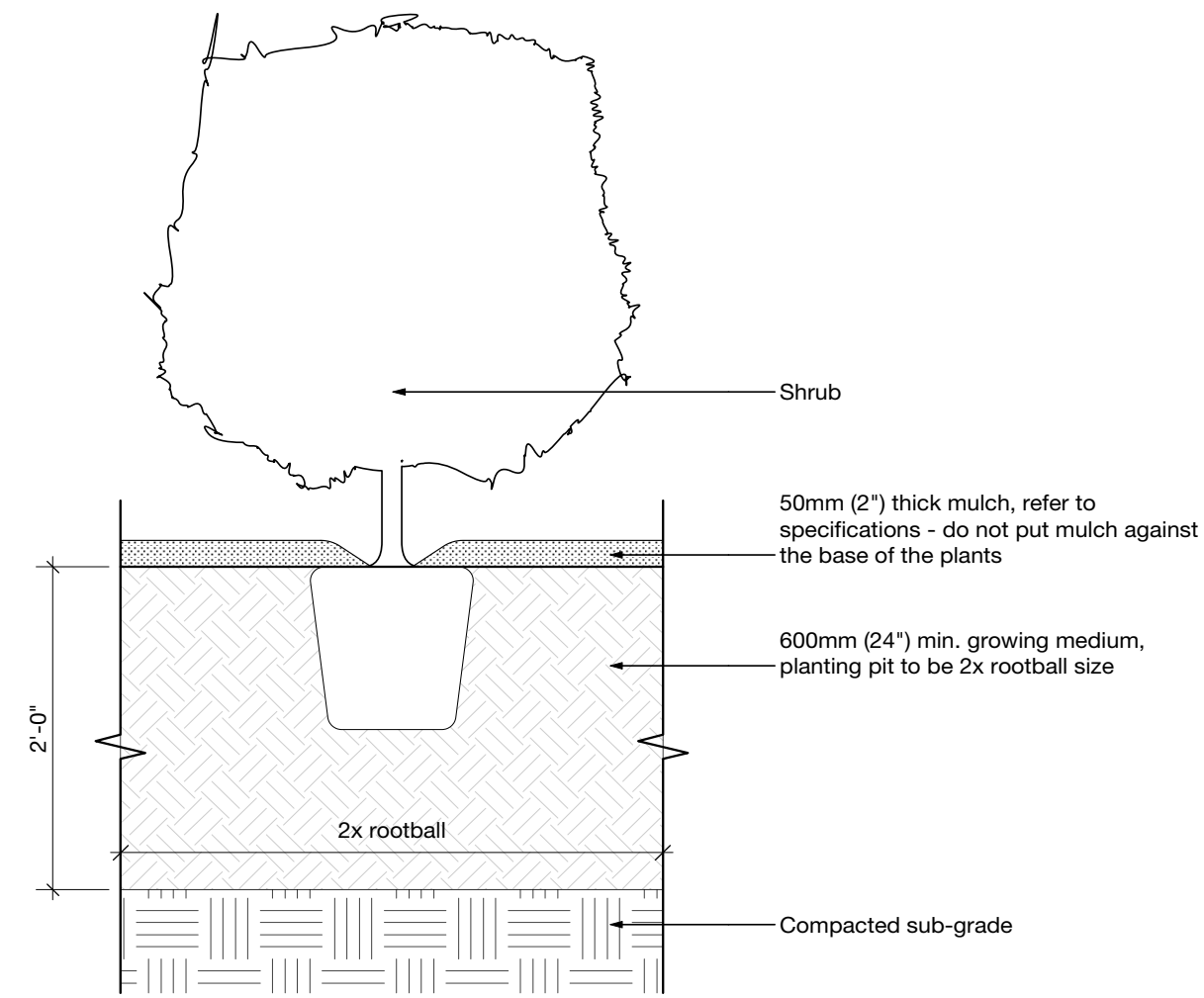
Legal

Project Manager MG	Project ID 21802
Drawn By MG	Scale 1:100
Reviewed By DT	Drawing No. L2.0
Date 2018.01.25	Page 3 of 3

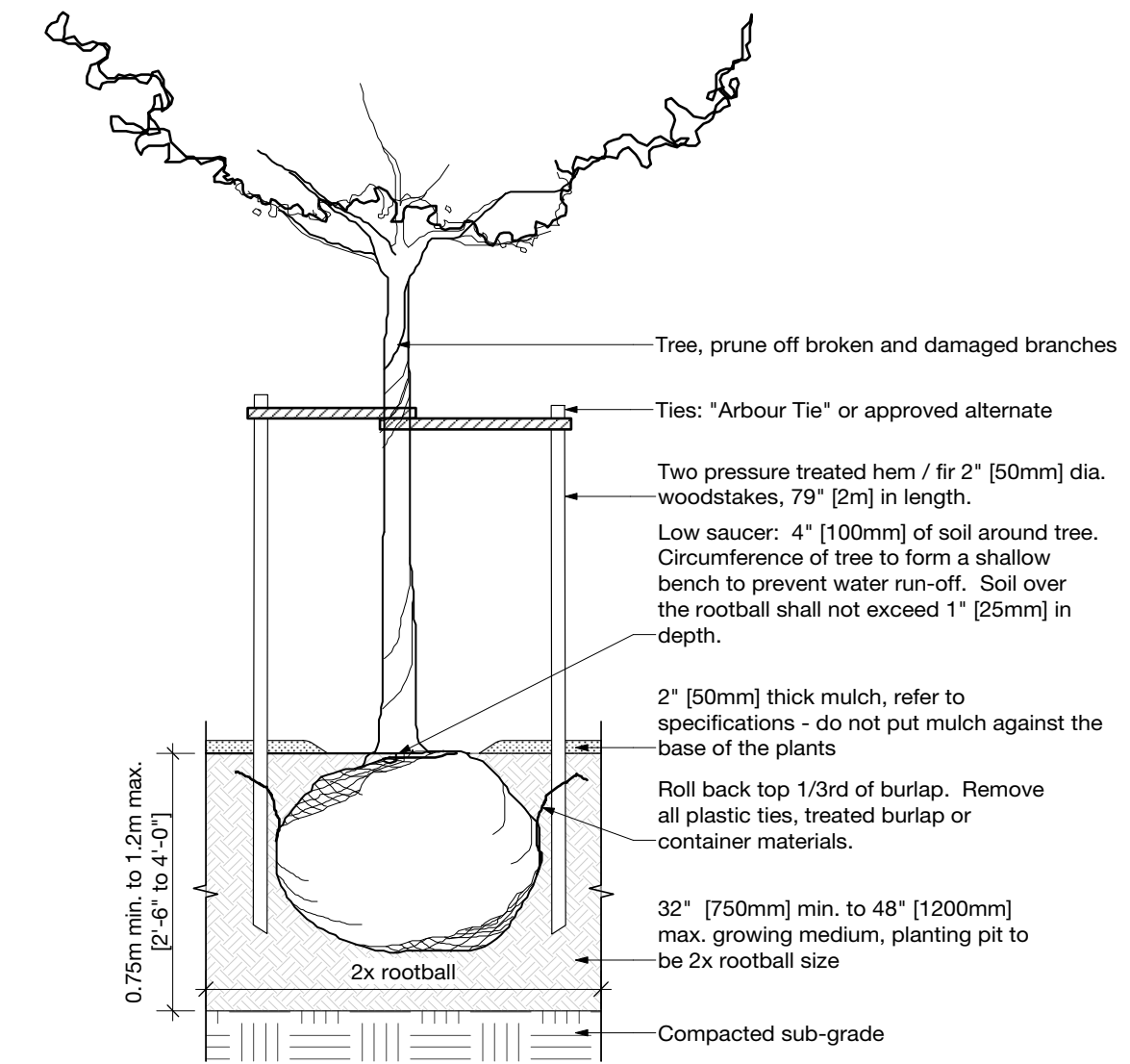
Plot Date:
 18:1:25
 21802 Blackrock_vxx



1 Detail: Groundcover at Grade
Scale: 1" = 1'-0"

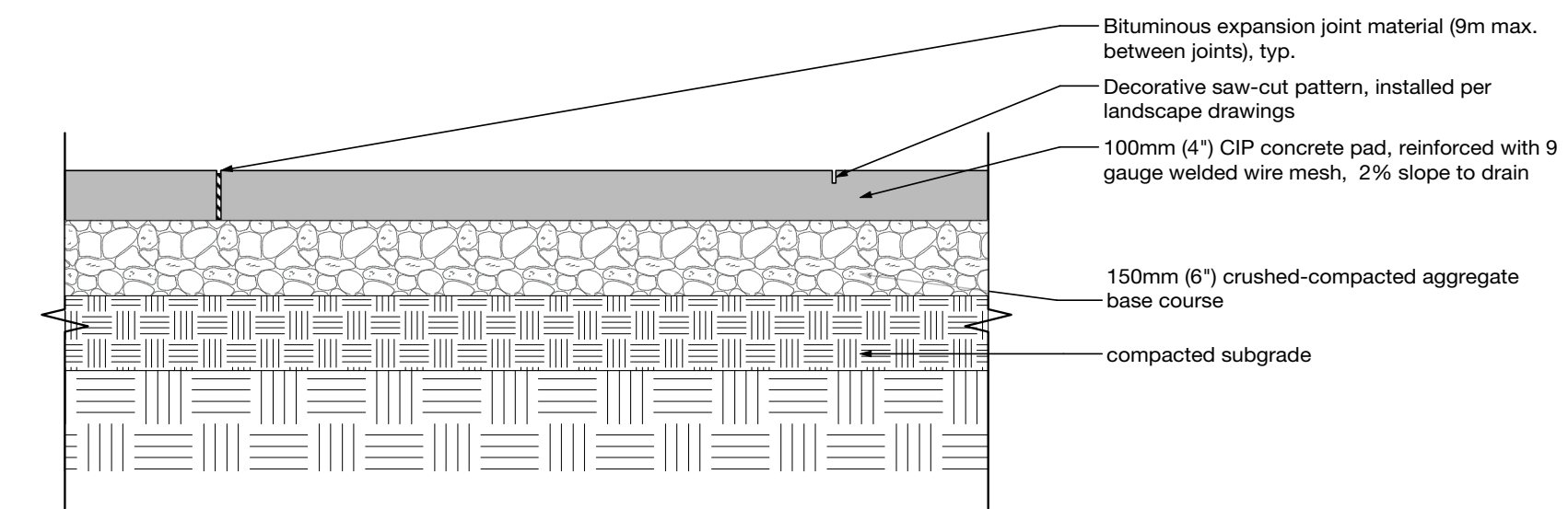


2 Detail: Shrub at Grade
Scale: 1" = 1'-0"



3 Detail: Tree at Grade
Scale: 1/2" = 1'-0"

Note:
 - Concrete joints as per MMCD Standards;
 - Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
 - Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
 - Decorative saw-cut pattern to be installed per layout plan.
 - Saw-cuts to be completed within 24hrs of pouring the slab.



4 Detail: Pedestrian Concrete
Scale: 1" = 1'-0"

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2018.01.25	Issued for DP

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Project

**Black Rock
Staff Housing**

596 Marine Drive
Ucluelet, BC V0R 3A0

Drawing Title

**LANDSCAPE
DETAILS**

Legal

Project Manager MG	Project ID 21802
Drawn By MG	Scale as shown
Reviewed By DT	Drawing No. L2.0
Date 2018.01.25	Sheet 3

Plot Date:
18-1-25
21802 Blackrock.vwx



Excerpts from the January 23, 2018 Regular Council Meeting

12.3 REPORT - Zoning Amendment for the Development of Black Rock Staff Housing
John Towgood, Planner 1

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council approve recommendation 1 of legislation item, "To amend zoning bylaw no. 1160, 2013 for the development of Lot 1, Plan VIP85870 as Black Rock Staff Housing" which states:

- 1. THAT Zoning Amendment Bylaw No. 1224, 2018 be given first and second reading and advance to a public hearing, subject to the applicant providing a complete landscape plan for the proposed development.*

CARRIED.

12.4 BYLAW - Bylaw No. 1224, 2018

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Zoning Amendment Bylaw No. 1224, 2018 be given First Reading.

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the February 13, 2018 Regular Council Meeting

- 11.7 **Supplemental Information to the Application Package to Amend Zoning Bylaw No. 1160, 2013 for the Development of Lot 1, Plan VIP85870 as Black Rock Staff Housing**
John Towgood, Planner 1

2017-017 **It was moved by Councillor McEwen and seconded by Councillor Noel**
THAT Council approve recommendation 1 of report item, "Supplemental Information to the Application Package to Amend Zoning Bylaw No. 1160, 2013

Regular Council Meeting Minutes – February 13, 2018

Page 8 of 10

for the Development of Lot 1, Plan VIP85870 as Black Rock Staff Housing"
which states:

- 1. THAT Council receive a set of landscape drawings for inclusion in the application package for development of Lot 1, Plan VIP85870 as Black Rock Staff Housing, for information.*

CARRIED.

DISTRICT OF UCLUELET

Bylaw No. 1225, 2018

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.

WHEREAS the Owner of PID: 026-908-719 Lot B, District Lot 281, Clayoquot District, Plan VIP82211 (the “**Lands**”), generally shown highlighted in black on Schedule ‘A’ attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the “**Zoning Bylaw**”) in order to increase the dwelling unit density from 3 units to 7 units and to allow for the multi-family residential use to occur on the ground floor.

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

1. The Zoning Bylaw is amended by deleting the entire CD-3B Subzone and replacing it, such that this subsection reads as follows:

CD-3B SubZone – DISTRICT LOT 281 (REMAINDER)

CD-3B.1 Permitted Uses:

CD-3B.1.1 The following uses are permitted in the area of the CD-3 Zone Plan labeled “Commercial/ Residential CD-3B.1.1”, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Multiple Family Residential*
 - (b) *Restaurant*
 - (c) *Bistro/Cafe*
 - (d) *Office*
 - (e) *Personal Services*
 - (f) *Daycare Centre*
- (2) Secondary:
 - (a) *Home Occupation*

CD-3B.2 Lot Regulations

CD-3B.2.1 Minimum Lot Size: 1,725 m² (18,550 ft²)

CD-3B.3 Density:

CD-3B.3.1 Maximum Density:

- (1) *7 Multiple Family Residential* units per lot.

(2) 140 m² (1,500 ft²) of Commercial uses per lot that are otherwise permitted within the zone.

CD-3B.3.2 Maximum Floor Area Ratio: 0.50

CD-3B.3.3 Maximum Lot Coverage: 30%

CD-3B.4 Maximum Size (Gross Floor Area):

CD-3B.4.1 Accessory Buildings: 9 m² (97 ft²)

CD-3B.5 Maximum Height:

CD-3B.5.1 Principal Buildings & Structures: 9 m (30 ft)

CD-3B.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

CD-3B.6 Minimum Setbacks:

CD-3B.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	8 m (26 ft)	5 m (16.5 ft)	7.5 m (25 ft)	7.5 m (25 ft)

2. This bylaw may be cited as “Zoning Amendment Bylaw No. 1225, 2018”.

READ A FIRST TIME this **23rd** day of **January**, 2018.

READ A SECOND TIME this **23rd** day of **January**, 2018.

PUBLIC HEARING held this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1225, 2018.”

Mayor
Dianne St. Jacques

CAO
Mark Boysen

THE CORPORATE SEAL of the District of Ucluelet was hereto affixed in the presence of:

CAO
Mark Boysen

SCHEDULE "A"
Bylaw 1225, 2018



From: John Towgood, Planner 1

Folio No: 114.975 **File No:** 3360-20-RZ17-07
Report: 18-07

SUBJECT: TO AMEND ZONING BYLAW NO.1160, 2013 FOR THE DEVELOPMENT OF A MIXED COMMERCIAL/MULTI-FAMILY BUILDING ON LOT B, DISTRICT LOT 281, CLAYOQUOT DISTRICT, PLAN VIP82211

ATTACHMENTS: APPENDIX A – APPLICATION

RECOMMENDATION(S):

THAT Council, with regard to the requested zoning amendment to facilitate development of a mixed commercial / multi-family residential building containing 7 townhomes on Lot B Plan VIP82211:

- A. give first and second reading to Zoning Amendment Bylaw No. 1225, 2018;
- B. advance the bylaw to a public hearing; and,
- C. indicate that final approval of the requested zoning amendment bylaw would be subject to registration of a Section 219 restrictive covenant on the title of the property to ensure that the development conforms to the plans submitted.

PURPOSE:

To provide Council with information on an application for zoning amendment and Development Permit for Lot B, Plan VIP82211, District Lot 281 (the “**Subject Lot**”).

BACKGROUND:

An application has been received to develop the subject lot (**Figure 1**) as a mixed commercial/multifamily building.



Figure 1 – Site Plan

After a review of the District of Ucluelet's Zoning Bylaw and meeting with the applicant, Planning Staff concluded that a zoning amendment and Development Permit (**DP**) would be required. These processes will be done concurrently with the approval of the DP following fourth reading of the zoning amendment bylaw.

DEVELOPMENT PERMIT:

The subject property is within the Official Community Plan's (the "**OCP**") development permit designation of "*Development Permit Area No.8 (Former Forest Reserve Lands)*" which were established for the purposes of:

- *Protection of the natural environment, its ecosystems and biological diversity; and*
- *Protection of development from hazardous conditions; and*
- *Establishment of objectives for the form and character of development in the resort region;*

Protection of the natural environment, its ecosystems and biological diversity:

The building area of the lot has been relatively cleared and there are no significant environmental features except for a large cedar on the north side of the property. The applicant has stated that they will keep this tree by working around it. The general development permit guidelines indicate that an "Environmental Impact Assessment" shall be required for all properties greater than 2 HA in size to evaluate the impacts of a proposed development on the natural environment. The Subject property is 0.21 HA and, considering there has been past environmental work at the time of subdivision of the property and that there is no significant environmental features on the site, Staff have not required an Environmental Impact Assessment for this development. The applicant has stated that they will protect existing flora when possible and any disturbed areas will be fully landscaped with the native species.

OCP, Protection of development from hazardous conditions:

This development is located on an upper bench and is approximately 75m from the natural boundary, and approximately 11 meters above datum.

OCP, Establishment of objectives for the form and character of development in the resort region:

The "*Former Forest Reserve Lands*" are recognized for their natural beauty and rich ecological qualities and add significant value to Ucluelet, its residents, and future generations in terms of community character. The primary character-giving qualities of this area are:

- The immediacy of the ocean and the marine environment; and
- The presence of significant stands of forest, including old-growth.

These qualities result in a real sense of inhabiting a coastal rainforest. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining this character. Any development within this DPA must recognize these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings here, as with all DPA's, should reflect the natural beauty of the area. This can be achieved through:

The sensitive siting of buildings

As mentioned above the large cedar on the north frontage of the property will be maintained and the smaller trees along the frontage will be kept when possible. A paved sidewalk will run along the frontage connecting the existing sidewalk to the south to the wild pacific trail connection that runs along the northern property line. The frontage should be fully landscaped in keeping with the surrounding native species, as per a landscape plan to be provided. The applicant will define the road side along the frontage to supply parallel parking with landscaped bump outs and packed gravel spaces.

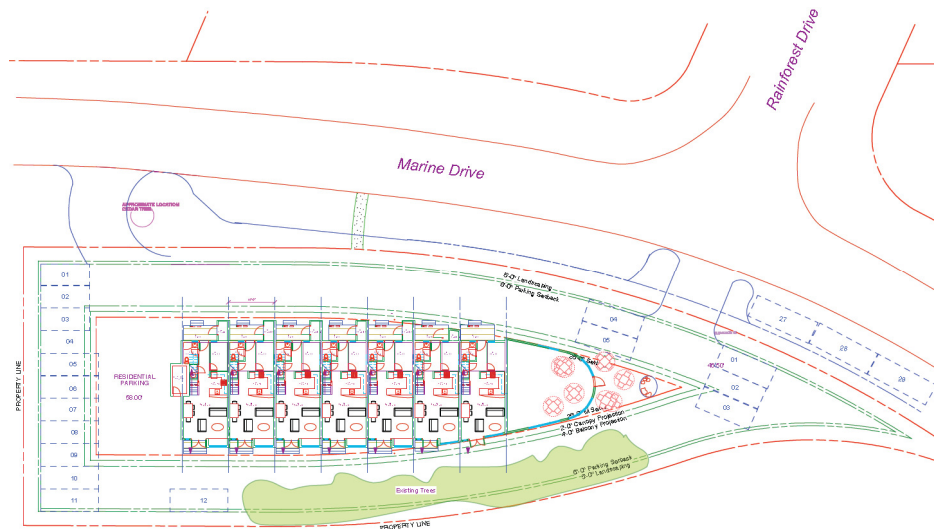


Figure 2 – Site Plan

Producing architectural designs that are naturally inspired

The architectural design of the proposed building follows the natural grade to bold effect. The wave roof effect both blends into the landscape and creates a prominent architectural form. This building form has ties to Ucluelet’s aquarium and another proposed building project located on Cedar Road. This spattering of strong architectural forms, such as the Whiskey Landing, the Moorage, Black Rock, the Aquarium, and this proposed building can help further define our community’s architectural identity. The southern commercial element with its large overhang and outdoor seating creates a visual connection from the forest surroundings to the commercial space underneath. The multifamily component of the building is 7 two-story walkup townhomes. These types of street facing town homes, with their front doors facing Marine Drive, can add warmth to the street by increasing the pedestrian street presence or to use a common planning phrase “eyes on the street”.

Using materials and building methods that are inherent to the area and its natural and man-made history

The applicant is proposing an exterior finish of galvanized metal, mixed blue horizontal “Hardieplank” lap siding, stained cedar fascia and wooden accents. The roof material will be black 2 ply SBS roofing torch-on roofing membrane.

Landscape Design

The applicant proposes to landscape the property in keeping with the surrounding forested setting. The Landscape plan shows how the development will connect pedestrian pathways, screen the building and parking areas, and enhance the Marine Drive streetscape. A final detailed landscape plan and cost estimate will be required at the development permit stage.

REZONING

CURRENT ZONING:

The subject property is currently zoned as “*CD-3B SubZone – DISTRICT LOT 281 (REMAINDER)*”. This SubZone was originally part of the CD-2 Zone, with a road closure and exchange creating a lot at the T-Intersection of Marine Drive and Rainforest Drive, across from the Community Centre. The current zoning was specifically created for the subject lot and it contemplated a mixed commercial resort condominium or mixed commercial residential with a density cap of 3 dwelling units (resort condominiums or Multi-Family Residential units). This mixed use lists the commercial component as the primary use, meaning that it must be there, with the dwelling units only allowed on the second story or higher.

Proposed Zoning

The applicant is proposing 760sf of ground floor commercial with a mezzanine on the southern end of the building. They are not proposing the entire ground floor as commercial as is the requirement of the Mixed Commercial zoning definition. This proposal also indicated a density of Multi-Family Residential above what is currently allowed in the zoning. With this proposal being out of the commercial core (where commercial density and continuity are important), the reduction of ground floor commercial has less impact and is not only supported but encouraged. With the shortage of residential housing stock especially in the smaller multi-family unit form the increase in density supported. All other aspects of this project meet the existing zoning. As the proposal does not meet with the definition of Mixed Commercial/Residential and the applicant is asking for more density than allowed in the current zoning for the property a zoning amendment will be required. Planning Staff are proposing to delete the entire wording of the CD-3B SubZone and replace it as follows:

CD-3B SubZone – DISTRICT LOT 281 (REMAINDER)

CD-3B.1 Permitted Uses:

CD-3B.1.1 The following uses are permitted in the area of the CD-3 Zone Plan labeled “Commercial/ Residential CD-3B.1.1”, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Multiple Family Residential*
 - (b) *Restaurant*
 - (c) *Bistro/Cafe*
 - (d) *Office*
 - (e) *Personal Services*
 - (f) *Daycare Centre*
- (2) Secondary:
 - (a) *Home Occupation*

CD-3B.2 Lot Regulations

CD-3B.2.1 Minimum Lot Size: 1,725 m² (18,550 ft²)

CD-3B.3 Density:

- CD-3B.3.1 Maximum Density:
- (1) 7 *Multiple Family Residential* units per lot.
 - (2) 140 m² (1,500 ft²) per lot of Commercial uses that are otherwise permitted within the zone.

CD-3B.3.2 Maximum Floor Area Ratio: 0.50

CD-3B.3.3 Maximum Lot Coverage: 30%

CD-3B.4 Maximum Size (Gross Floor Area):

CD-3B.4.1 Accessory Buildings: 9 m² (97 ft²)

CD-3B.5 Maximum Height:

CD-3B.5.1 Principal Buildings & Structures: 9 m (30 ft)

CD-3B.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

CD-3B.6 Minimum Setbacks:

CD-3B.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	8 m (26 ft)	5 m (16.5 ft)	7.5 m (25 ft)	7.5 m (25 ft)

It is important to note that the only regulatory changes proposed to this zoning are the aligning of the uses to the proposal and the addition of 4 units to the Multi-Family Residential unit density. The overall building location, height and size would be unchanged.

Parking and Access:

Parking in this proposal is separated into two areas with the residential located to the north end and the commercial and loading located from a separate entrance located on south end. This entrance is located exactly opposite Rainforest Drive. This opposing position of the driveway and Rainforest Drive is better than an offset and is thus supported by Staff. The garbage receptacles are to the rear of the parking area and will be screened as per s.602.1 of the zoning bylaw.

Section 219 Covenant

To ensure that the development proposed as part of this rezoning proceeds as presented, Council may require that prior to adoption of the rezoning bylaw, a Section 219 restrictive covenant be registered on the title of the property. The covenant would reference the drawings presented with the rezoning application and ensure that the development proceeds as planned, or that approval of any changes be first obtained from the District. The covenant runs with the land, so that the resulting development would be unchanged by any future changes of ownership. The details of the covenant would be brought to Council for approval prior to final adoption of the requested rezoning bylaw.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time will be required to monitor and review the progress of this application and associated agreements.

FINANCIAL IMPACTS:

Development Cost Charges will be charged per unit for the dwelling units and per square metre for the Commercial space. A building permit fee will be charged based on project cost. The value of the property will increase with the proposed improvements increasing the districts tax base. Water and sewer fee will be collected based on usage. There are no other direct financial impacts from this application.

POLICY OR LEGISLATIVE IMPACTS:

This application is in line with the intent of the Development Permit Area No.8 (Former Forest Reserve Lands).

SUMMARY:

This proposal meets the DP guidelines for Development Permit Area No.8 (Former Forest Reserve Lands), it has a strong architectural form with and an appropriately sized commercial component. The 7 units of Multi-Family residential are a needed element in Ucluelet's housing inventory.

OPTIONS REVIEW:

- A. **THAT** Council, with regard to the requested zoning amendment to facilitate development of a mixed commercial / multi-family residential building containing 7 townhomes on Lot B Plan VIP82211:
1. give first and second reading to Zoning Amendment Bylaw No. 1225, 2018;
 2. advance the bylaw to a public hearing;; and,
 3. indicate that final approval of the requested zoning amendment bylaw would be subject to registration of a Section 219 restrictive covenant on the title of the property to ensure that the development conforms to the plans submitted. (**Recommended option**).
- B. That Council defer the readings of this bylaw to a future date to be identified.
- C. That Zoning Amendment Bylaw No. 1225, 2018, not proceed further.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Planning
Mark Boysen, Chief Administrative Officer

THE WAVE AT BIG BEACH

DESIGN RATIONALE

Lot B, Marine Drive, is a 2134 sq. m. (22,969 sq. ft.) lot in the CD-3B SubZone of Ucluelet.

“This Zone is Commercial/ Residential CD-3B.1.1. Principal uses are office, retail or personal services. In conjunction with these uses, secondary uses are Mixed Commercial/ Resort Condo, Mixed Commercial/ Residential and Home Occupation for Residential of Mixed Commercial/ Residential.

The property is located in Development Permit Area 5.

As referred to in the Community Plan;

‘The area referred to as Lot 281 has evolved into one of Ucluelet’s premier locations for tourist commercial developments as well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes District Lot 281 a valuable and defining neighbourhood requiring attention in the form and character of developments.’

The principle concept of ‘The Wave at Big Beach’ is to provide seven townhouses, combined with a commercial storefront or food services. Both uses are described in the zoning. We are asking for an increase in density of the dwelling units.

The proposed seven townhouses are in a two storey wood frame building that steps with the natural topography. It is clad in metal and wood siding and has a distinctive ‘wave’ form to its roof that follows the slope of the land. This corresponds to the community plans requirements for form and character:

1. *The form and character of buildings here, as with all DPAs, should reflect the natural beauty of the area. This can be achieved through: i. The sensitive siting of buildings; ii. Producing architectural designs that are naturally inspired; iii. Using materials and building methods that are inherent to the area and its natural and man-made history.*

And

11. *Architectural form and character must be site sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;*

In addition, the proposed site plan has the residential parking lot access curve around the old growth cedar at the northwest roadside of the site, in order to preserve it, as suggested in the Community Plan:

5. *The removal of any native tree species that is 30cm Dbh or greater (Diameter at Breast Height = 1.3m) measured with a proper tree caliper, is prohibited*

The proposal has 12 parking spaces on site for the residential, including 1 handicap parking space.

The proposal has 3 parking spaces on site for the commercial unit, including 1 handicap parking space and one loading bay. We will provide 2 on-street parking spaces for the commercial portion.

We are asking to increase the allowable 3 dwelling units to a total of 7 dwelling units.

We are asking to increase the allowable square meters for the dwelling units from 520 sq. m. (5,600 sq. ft.) to 773 sq. m. (8,320 sq. ft.).

We are proposing a commercial space of 68 sq. m. (730 sq. ft.)

In order to provide the on site parking, we are asking for a variance of the parking set backs:

We are asking for a relaxation of the front yard parking setback on the north side from 6'0" to 5'0". We will provide a landscape screen between the parking lot and the street.

We are asking for a relaxation of the rear yard parking setback on the north side from 6'0" to 5'0". We will provide a landscape screen between the parking lot and the rear property line. We will preserve as much of the natural landscape on the rear property as feasible.

We are asking for a relaxation of the side yard parking setback on the west side from 6'0" to 5'0". We will provide a landscape screen between the parking lot and the west side property line. We will preserve as much of the natural landscape on the west side property as feasible.

PUBLIC REALM AND LANDSCAPE

The principal concept of The Wave at Big Beach is to create a vibrant social addition to the Ucluelet Big Beach area in an iconic building. A new commercial storefront will add life to the street. We are envisioning either a neighbourhood café or coffee shop in the commercial space, with indoor and outdoor seating, or small office, personal services or daycare.

We are proposing minimal disturbance to the natural landscape on the south side of the property

The old growth cedar tree on the northwest edge of the property will be preserved. We will augment the landscape with the planting of native trees and shrubs. Driveways, parking lots and pathways will be gravel, which allow for better site drainage than asphalt. Driveway entry aprons will be paved. Landscape lighting will be non-glare, low level down lighting.

We will provide a paved sidewalk along Marine Drive in front of the property with bump outs for street parking (see Site Plan A100). Access to the parking lots for the residential parking and the commercial parking will be paved. All parking lots and street parking will be gravel.

ARCHITECTURAL RESPONSE

The building is a two storey wood frame building that steps with the natural grade of the site.

The sweeping 'wave' roof rises from east to west, curving with the natural slope of the site. The roof form creates a recognizable iconic profile for the building. The residential townhouses on Marine Drive have entrance terraces facing the street, providing 'eyes on the street'.

On the south side of the building, units will have decks and terraces facing the natural forest.

The cladding is a mix of metal siding and cedar siding, with accents of cedar shingles. Windows will be black vinyl framed. The roof is asphalt torch-on bitumen, charcoal grey in colour. Terraces have glass balcony guards with aluminum rails.

The Marine Drive commercial is storefront aluminum frame and glass. The roof sweeps out to create a wide covered outdoor area. The majority of roof drainage will end here in a featured large scupper that drains into a water/stone landscape feature.

PROJECT COMPONENTS

ACCESS, PARKING, LOADING

Access for residential parking and garbage pick up and recycling will be from the driveway on the west side of the property. Both parking and garbage and recycling bins will be screened with fencing. Garbage and recycling bins will be bear proof roll down bins .

Loading for the commercial component will be from the loading bay provided on the site. Parking for the commercial component will be on the site with two additional parking spaces provided on the street. Access for commercial garbage pick up and recycling will be from the driveway on the east side of the property.

DENSITY

Allowable Floor Area Ratio on this site is 0.50 FSR. We are proposing an FSR of 0.40. Allowable site coverage for this site is 30%. We are proposing a site coverage of 30%.

CONCLUSION

The Wave at Big Beach will provide a mixed use building with commercial on Marine Drive and seven townhouses, in a townhouse typology that will fill a need in Ucluelet's housing stock. It will set a high quality addition to the mixed use residential buildings as described in the Ucluelet Community Plan.

NO.	REVISION	DATE
1	Revisions & DP	2018-01-18

NOTES:
 1. The owner is responsible for the design and construction of the site.
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PROJECT
LOT B
MARINE DRIVE
UCLUELET

SHEET TITLE
Site Plan
Townhouses

DRAWN BY ks/g/cdg

SCALE 1/16" = 1'-0"
 (includes 20' x 20')

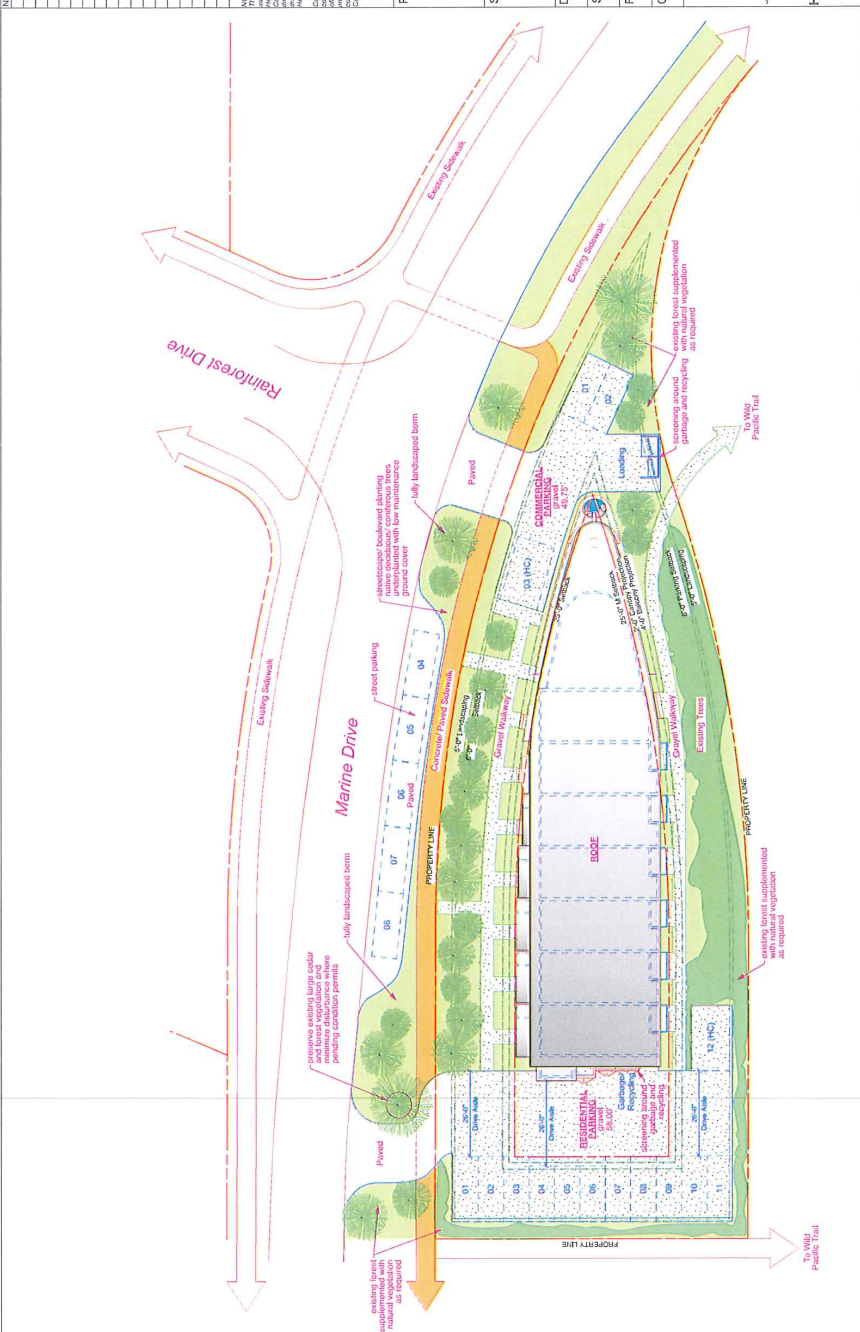
FIRST ISSUED 2018-01-18

CHECKED BY KSEB

HELLMUELL + SMITH
BLUE SKY
ARCHITECTURE
INC.

4690 BAYBRIDGE AVE.
 WEST VANCOUVER
 BRITISH COLUMBIA
 CANADA, V7V 3K1
 PHONE (604) 921-8646
 FAX (604) 921-4755

SHEET NO.
A100



PROJECT INFORMATION:

Civic Address:
 Lot B, Marine Drive
 Sub Area: 26 Ucluelet

Legal Description:
 District Lot 281, Plan V1P75602
 District Lot 281, Plan V1P75602, except
 District Lot 281, shown as closed road on
 Plan V1P75602 DISTRICT
 CANVONCOUB DISTRICT

Project Description:
 1 Commercial

Lot Size:
 22,948 SQ. FT.

Acting Authority:
 Resort Municipality of Ucluelet

ZONING RESTRICTIONS:

Zone: C-28a
 District Lot 281 (Remainder)

Setbacks:
 Front: 25.0 ft. (7.5 m)
 Rear: 25.0 ft. (7.5 m)
 Side: 25.0 ft. (7.5 m)

Maximum Allowable Height:
 30.0 ft. (9 m)

Proposed Height:
 29.42 ft. (8.9 m)

Maximum Allowable Floor Area:
 0.5 FAR = 11,475 sq.ft. (1,066 sq.m.)

Proposed Floor Area:
 0.39 FAR = 9,035 sq.ft. (839 sq.m.)

Maximum Allowable Lot Coverage:
 39% = 6,885 sq.ft. (640 sq.m.)

Proposed Lot Coverage:
 29% = 6,650 sq.ft. (618 sq.m.)

DRAWING LIST:
 A100 - General Notes + Site Plan
 A101 - Second Floor Plans
 A200 - Elevations

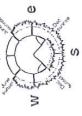
7 DWELLING UNITS + 1 COMMERCIAL

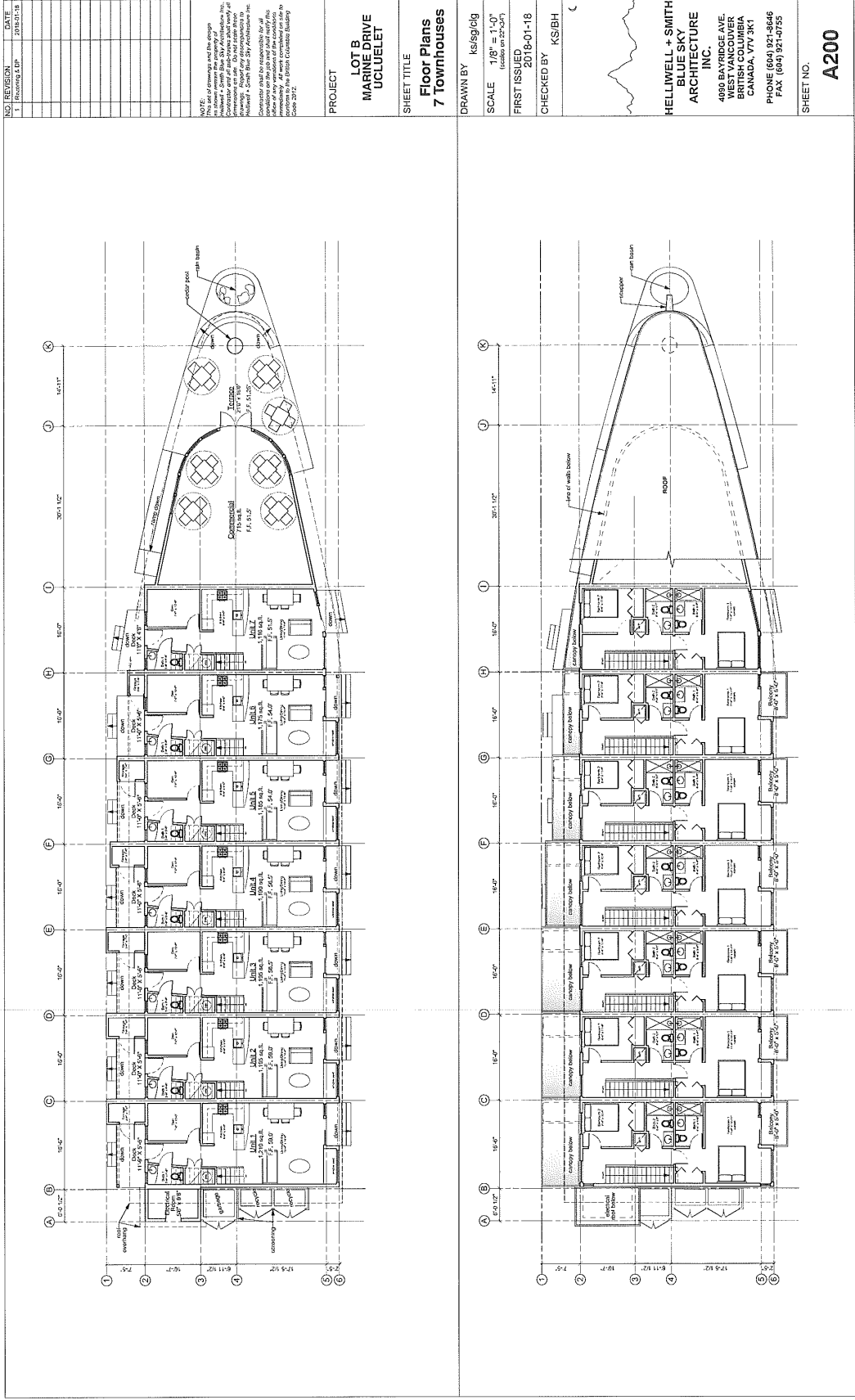
Residential:	Commercial:
Total Floor Area:	Total Floor Area:
First Floor: 9,329 sq.ft.	715 sq.ft.
Second Floor: 4,059 sq.ft.	
Main Floor: 715 sq.ft.	
Total Floor Area: 14,103 sq.ft.	9,035 sq.ft.

Residential Floor Areas:	Electrical Room:
Suite 1: 1,210 sq.ft.	65 sq.ft.
Suite 2: 1,180 sq.ft.	
Suite 3: 1,150 sq.ft.	
Suite 4: 1,150 sq.ft.	
Suite 5: 1,150 sq.ft.	
Suite 6: 1,150 sq.ft.	
Suite 7: 1,150 sq.ft.	

Residential Parking:	Commercial Parking:
Total Residential Spaces Required:	Total Commercial Spaces Required:
= 12 spaces	= 5 spaces
Total Residential Spaces Proposed:	Total Commercial Spaces Proposed:
= 12 spaces	= 5 spaces
(Disabled Spaces Proposed)	(Disabled Spaces Proposed)
= (1 space)	= (1 space)

Parking:	Planting Schedule:
Total Residential Spaces Required:	Trees (Deciduous + Coniferous):
= 12 spaces	Douglas Fir, Western Red Cedar, Spruce
Total Residential Spaces Proposed:	Shrubs:
= 12 spaces	Compass Rose, Juniper, Red Twig Dogwood,
(Disabled Spaces Proposed)	Campanula, Echinacea, Salvia
= (1 space)	Perennials + Ground Covers:
	Berberis, Kalmianick, Deer Fern, Western Sword Fern





NO.	REVISION	DATE
1	Revisions L.P.	2018-01-18

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PROJECT
LOT B
MARINE DRIVE
UCLUELET

SHEET TITLE
Floor Plans
7 Townhouses

DRAWN BY ks/ss/cdg
SCALE 1/8" = 1'-0"
FIRST ISSUED 2018-01-18
CHECKED BY KS/BH

HELLWELL + SMITH
BLUE SKY
ARCHITECTURE
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SHEET NO.
A200

DATE	2018.01.18
DRAWN BY	KS/BH
CHECKED BY	KS/BH
SCALE	
PROJECT	
SHEET NO.	
REVISION	
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NOTE:
This set of drawings and the design are the property of Helliwell + Smith Blue Sky Architecture Inc. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Helliwell + Smith Blue Sky Architecture Inc.
Disclaimer shall be responsible for all construction details. The contractor shall confirm the details of any modification of the construction to the original drawings with the architect. Confirm to the British Columbia Building Code 2012.

PROJECT
**LOT B
MARINE DRIVE
UCLUELET**

SHEET TITLE
Elevations

DRAWN BY
ksfsgjbjr

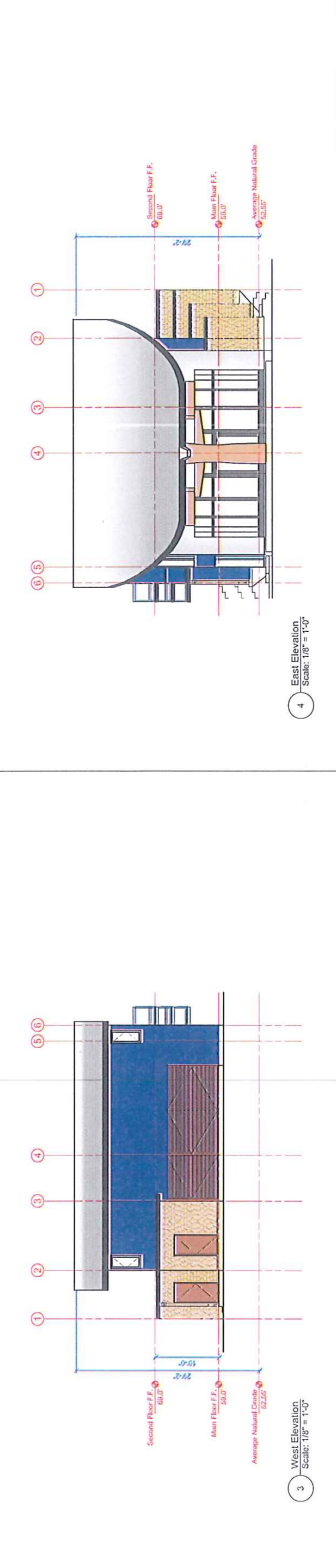
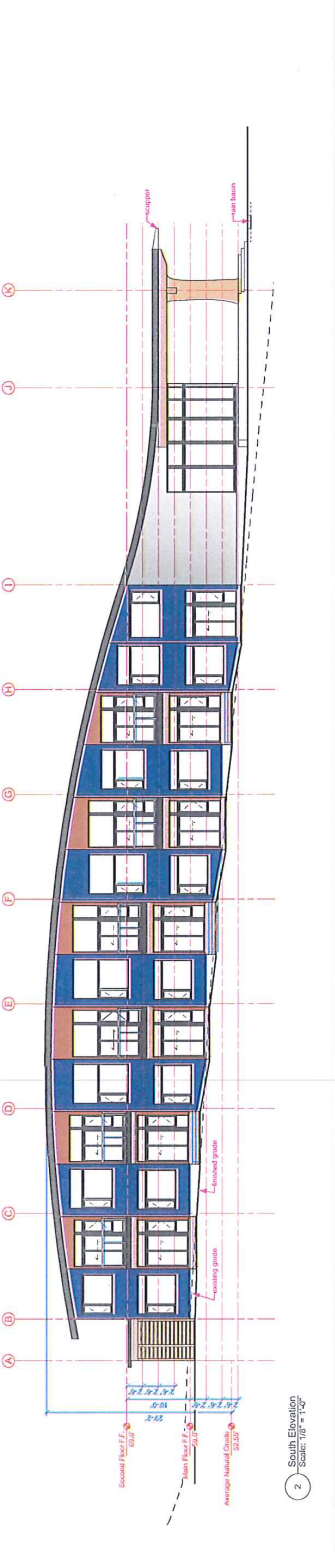
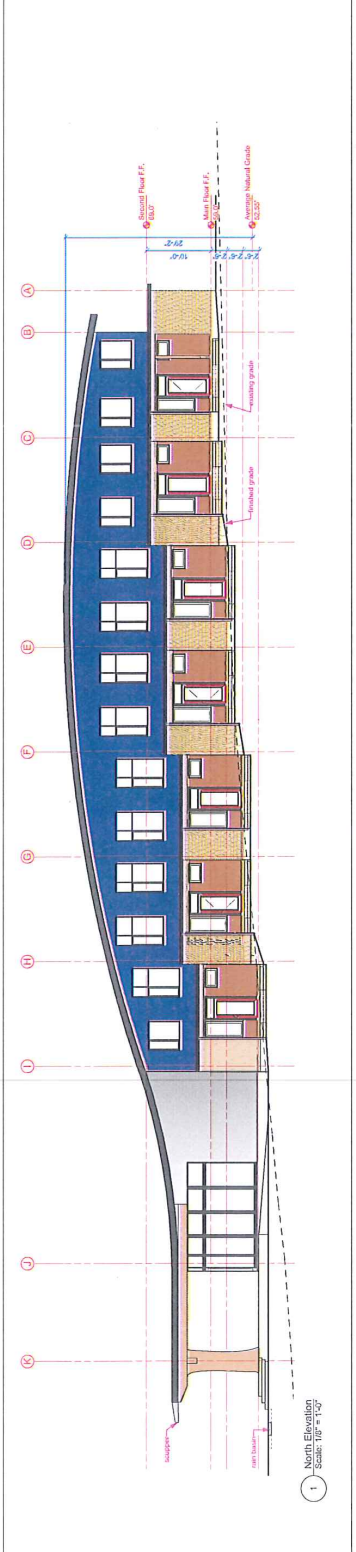
SCALE
1/8" = 1'-0"
(1/4" = 1'-0" @ 2x)

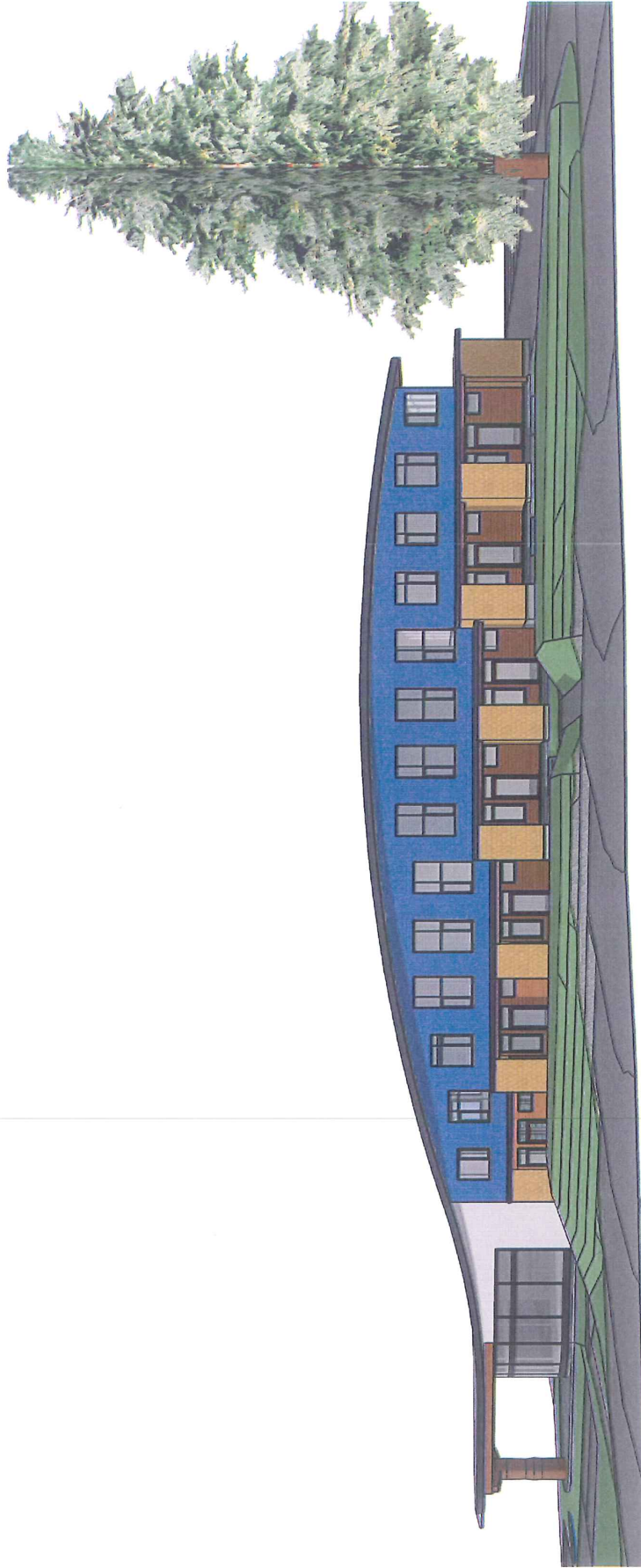
FIRST ISSUED
2018-01-18

CHECKED BY
KS/BH

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SHEET NO.
A300





Ucluelet, Lot B Marine Drive

View of North Elevation from Marine Drive

2018-01-18



Ucluelet, Lot B Marine Drive

View of North West Elevations from Marine Drive

2018-01-18

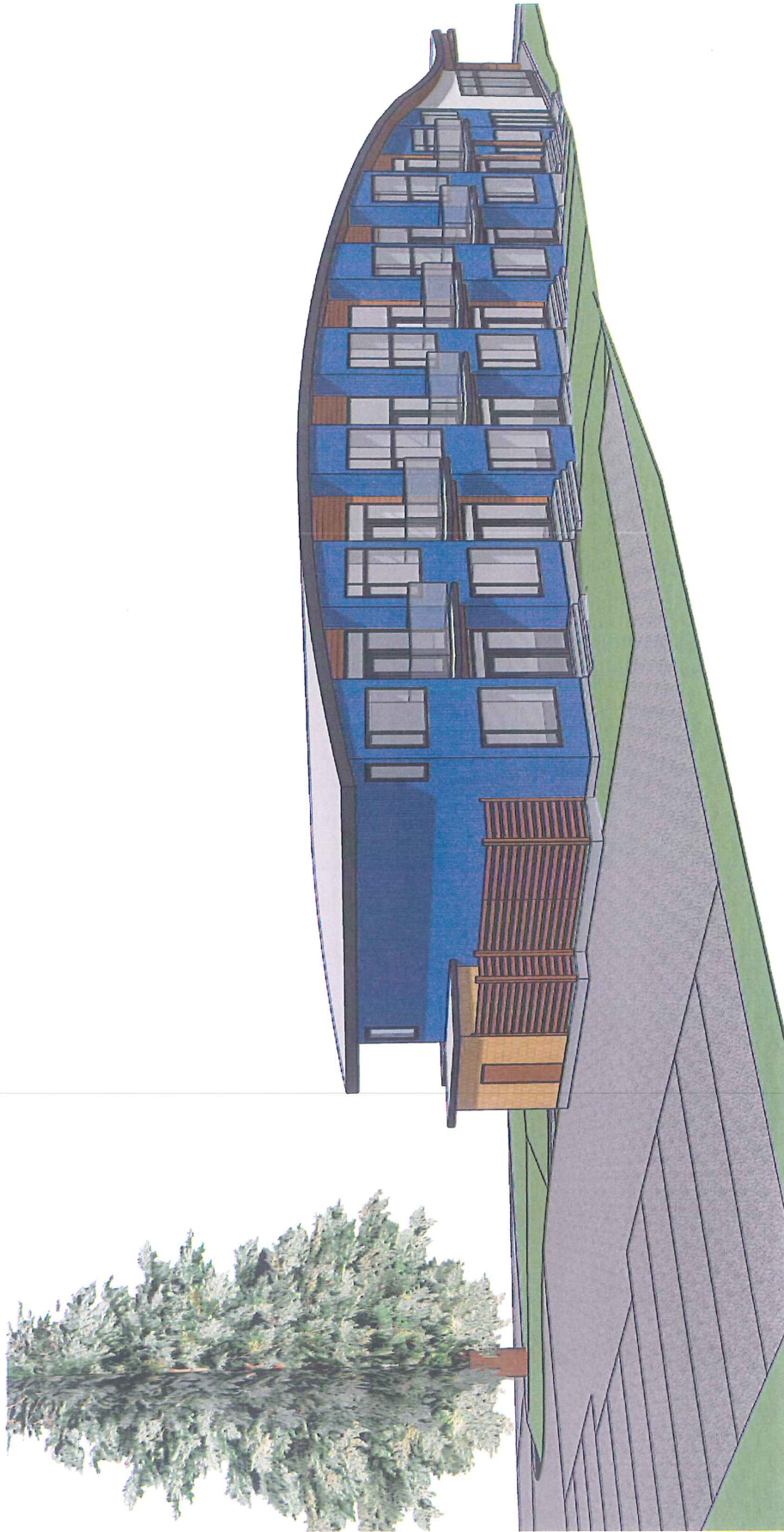


Ucluelet, Lot B Marine Drive

View of North West Elevations from Entry to Residential Parking



2018-01-18

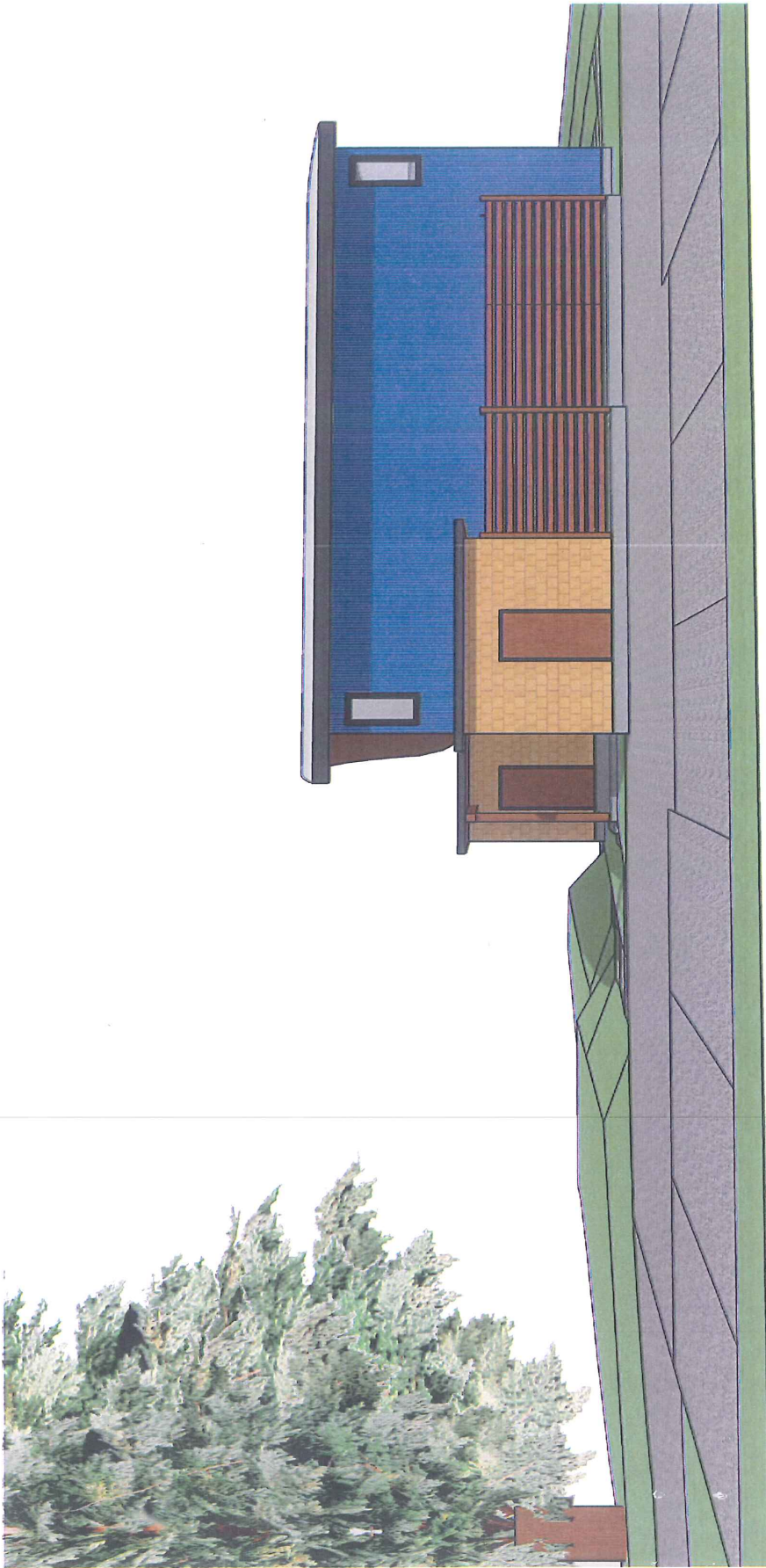


Ucluelet, Lot B Marine Drive

View of South West Elevations



2018-01-18

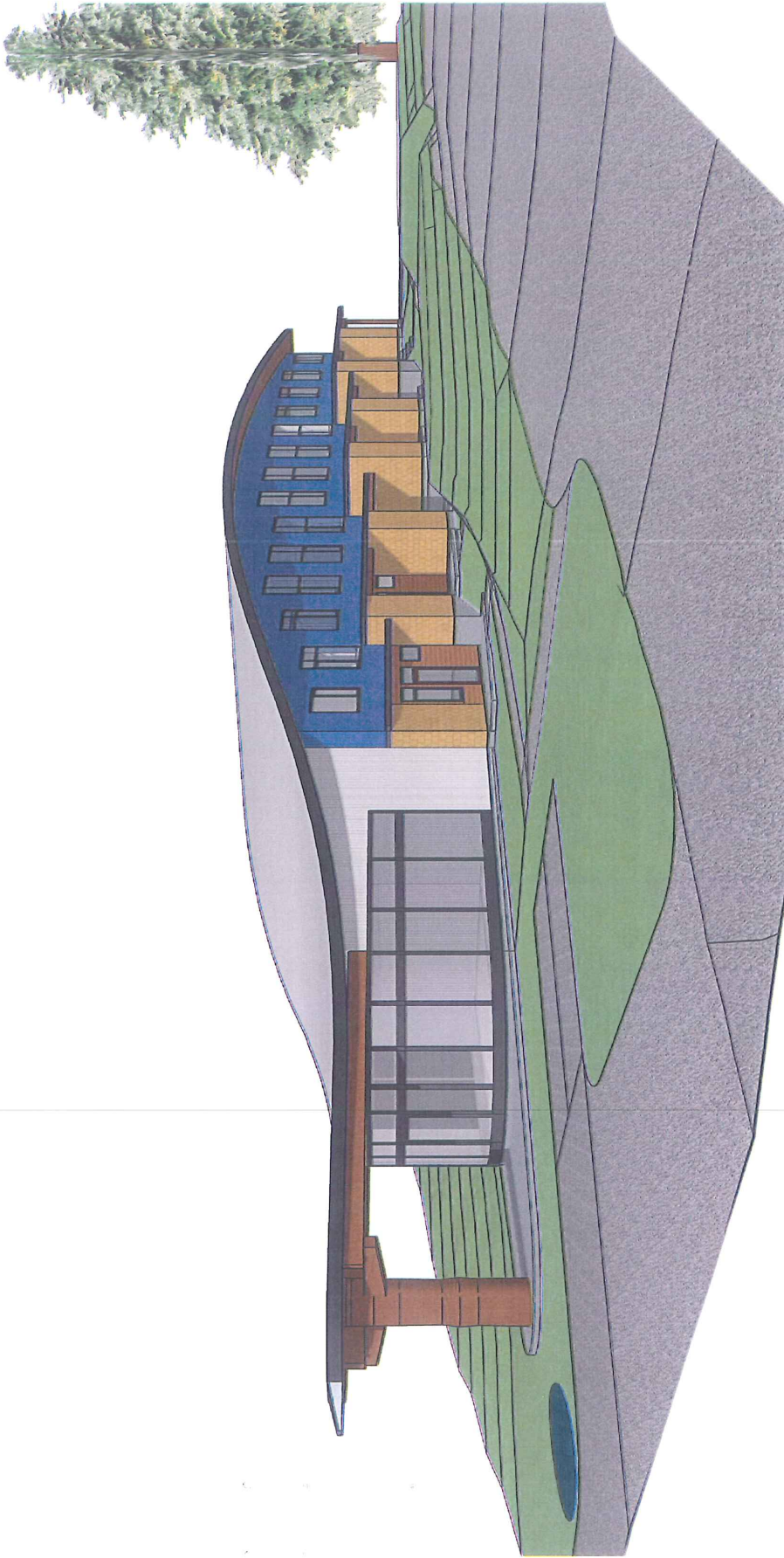


Ucluelet, Lot B Marine Drive

View of West Elevation from Residential Parking



2018-01-18

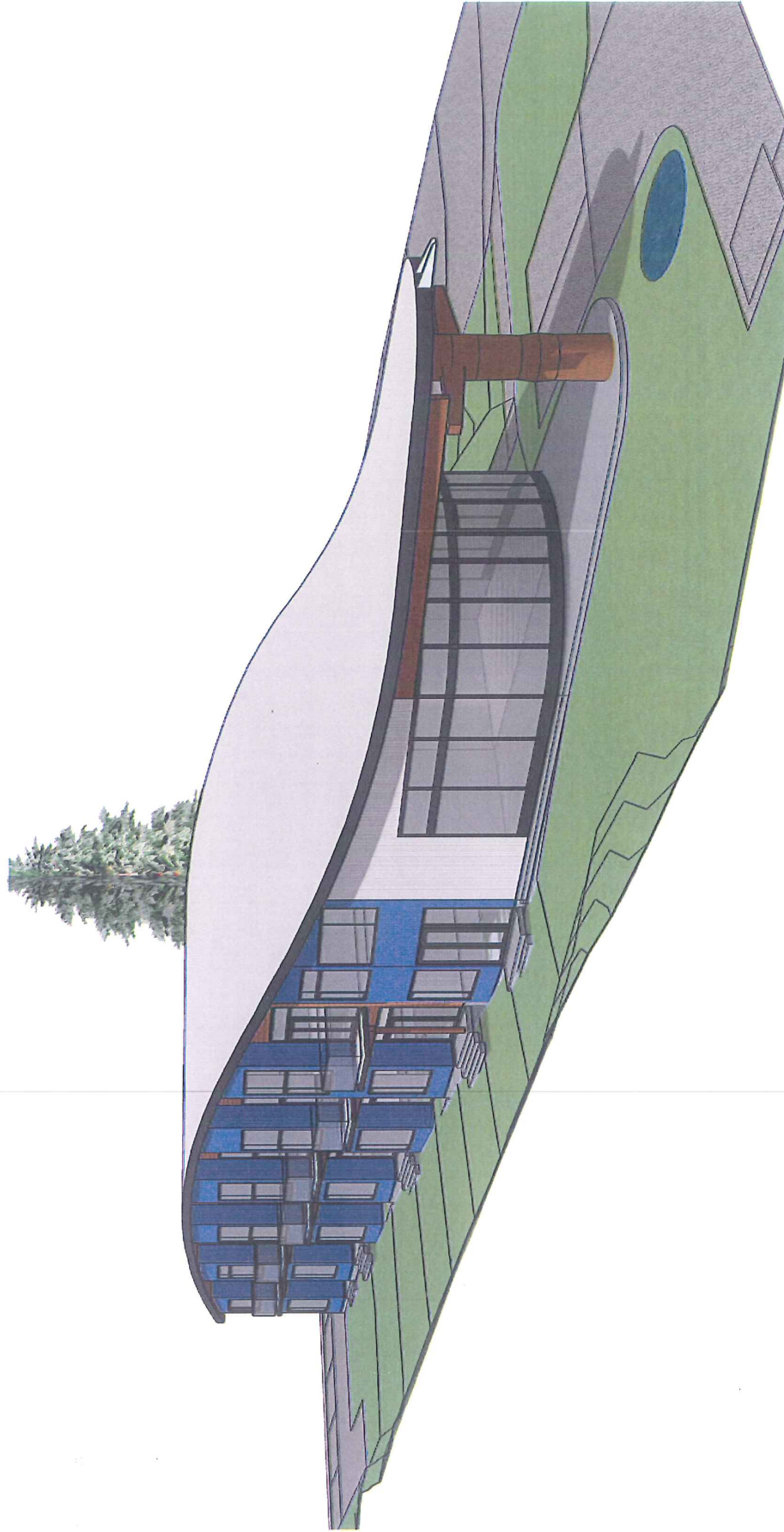


Ucluelet, Lot B Marine Drive

View of Commercial Space from Marine Drive (North East)



2018-01-18

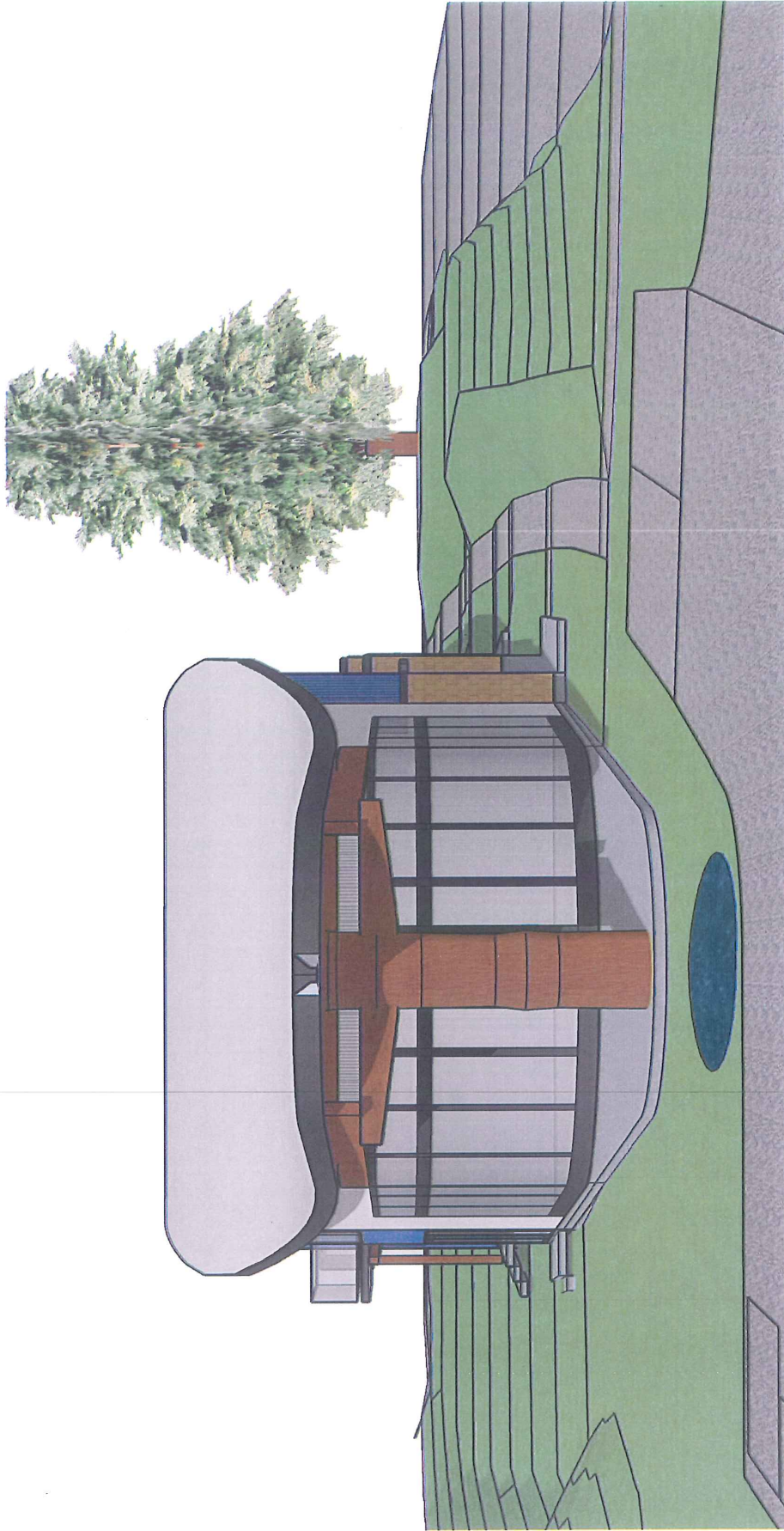


Ucluelet, Lot B Marine Drive

View of Commercial Space (South East)



2018-01-18



Ucluelet, Lot B Marine Drive

View of Commercial Space from East



2018-01-18



DISTRICT OF UCLUELET

Excerpts from the January 23, 2018 Regular Council Meeting

12.5 REPORT - Zoning Amendment for the Development of a Mixed Commercial/Multifamily Building
John Towgood, Planner 1

It was moved by Councillor Oliwa and seconded by Councillor Noel

THAT Council approve recommendations A, B & C of legislation item, "To amend Zoning Bylaw NO. 1160, 2013 for the development of a mixed commercial/multi-family building on Lot B, District Lot 281, Clayoquot District, Plan VIP82211" which states:

- A) give first and second reading to Zoning Amendment Bylaw No. 1225, 2018;*
- B) advance the bylaw to a public hearing; and,*

C) indicate that final approval of the requested zoning amendment bylaw would be subject to registration of a Section 219 restrictive covenant on the title of the property to ensure that the development conforms to the plans submitted.

CARRIED.

12.6 BYLAW - Bylaw No. 1225, 2018

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Zoning Amendment Bylaw No. 1225, 2018 be given First Reading.

CARRIED.

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Zoning Amendment Bylaw No. 1225, 2018 be given Second Reading.

CARRIED.