

FROM: JOHN TOWGOOD, MUNICIPAL PLANNER

FILE NO: 3360-20 RZ22-02 / 3060-20 DP22-19

SUBJECT: ZONING AMENDMENT AND DEVELOPMENT PERMIT FOR 1683 LARCH ROAD

REPORT NO: 22-156

ATTACHMENT(S): APPENDIX A – APPLICATION
APPENDIX B – ZONING AMENDMENT BYLAW No.1319,2022
APPENDIX C – DEVELOPMENT PERMIT 22-19
APPENDIX D – DEVELOPMENT VARIANCE PERMIT 22-07

RECOMMENDATION(S):

THAT Council, with regard to the proposed development at 1683 Larch Road:

1. Give first and second reading to District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022; and,
2. Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022 and Development Variance Permit 22-07.

BACKGROUND:

The applicant submitted a rezoning application on April 28th, 2022, to create a mixed-use development on 1683 Larch Road; Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District (the “**subject property**”).



Figure 1 – Subject Property

The subject property is located on the southeast corner of Larch Road and an undeveloped lane between the Army, Navy, Air Force property and the Heartwood Restaurant. The subject property currently contains a building with a Single-Family Dwelling (SFD) on the second floor and a workshop/garage on the ground

floor. The subject property around the building has been cleared and is dominated by paved/gravel parking areas.

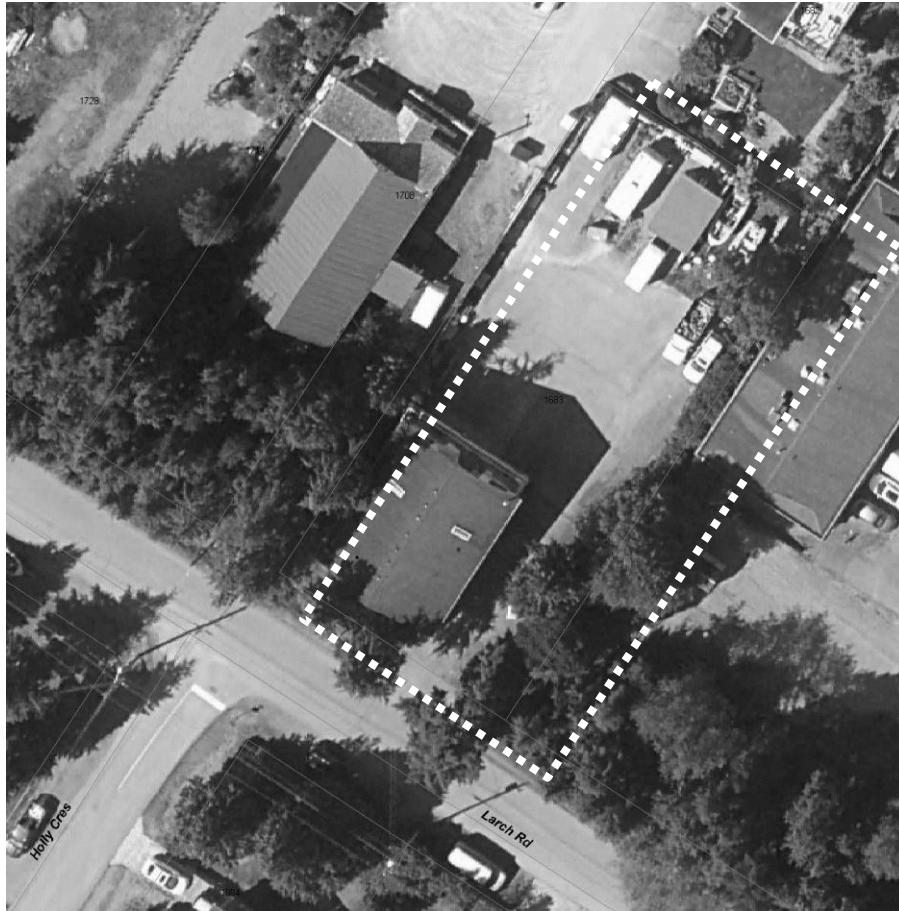


Figure 2 – Property Image

DISCUSSION:

The current zoning of the subject property is CS-2 which allows a variety of commercial and mixed uses including but not limited to Hotel, Motel and Mixed Commercial/Residential. Note that ground floor commercial is a requirement in Mixed Commercial/Residential type uses.

The applicant is proposing:

1. A 4-unit resort condo building (without ground floor commercial)
2. A conversion of an existing SFD / workshop building to a 4-unit Multiple Family Residential building (without ground floor commercial, see figure 3).

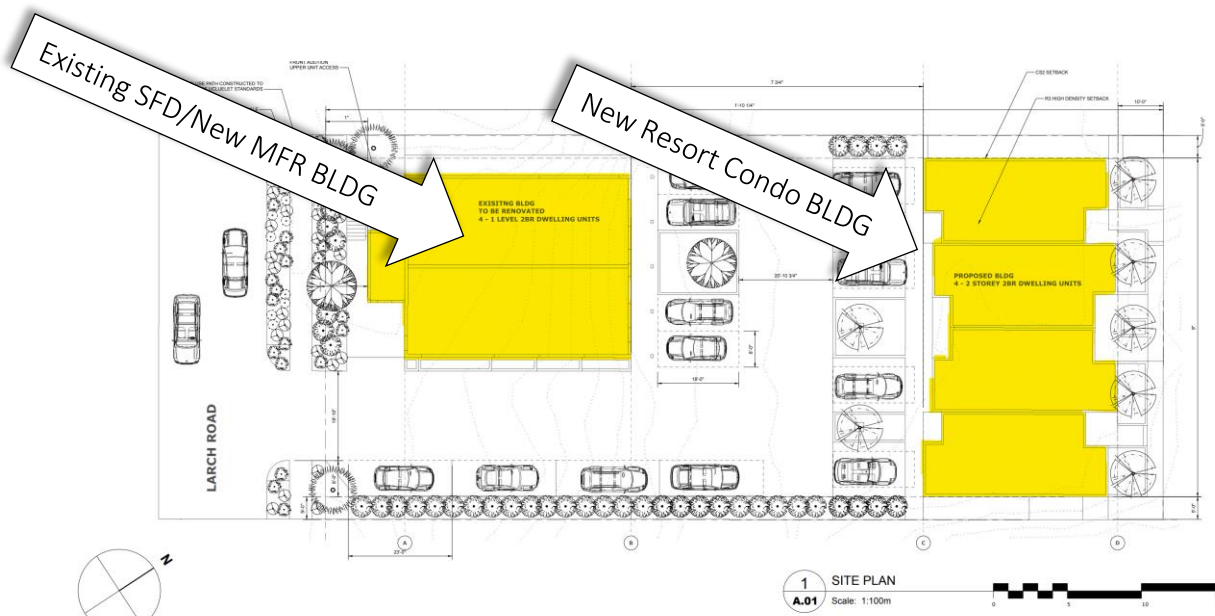


Figure 3 – Proposed site plan

In the tourist accommodation sector individually owned Resort Condos that utilize hyper lean short-term rental platforms such as Airbnb have less community benefit than traditional hotels. The Resort Condo use is already allowed in the zone, but only when tied to a commercial use on the ground floor. The reasoning is to keep the street frontage free for commercial storefront uses on commercially focused streets like Peninsula Road. In this instance the building does not front a commercial street and therefore ground floor commercial is not a key consideration.

The OCP’s long range land use plan indicates that the subject property should develop towards a Multiple Family Residential use. The current proposal does not fully realize this vision but is a step in that direction with half the units dedicated to a residential use. The OCP policy 3.140 encourages smaller more affordable housing units, and this proposal does create 4 units that meet this goal. It would be better for the community and more consistent with the OCP’s long range land use plan if all units on the subject property were Multiple Family Residential. Considering the uses already permitted in the zone, and that half of the proposed units would be residential, the proposed zoning changes can be seen in their totality as a net benefit to the community.

DEVELOPMENT PERMIT (DP):

Development Permit Areas have been established in the District of Ucluelet OCP for the following purposes:

- Form and character
- Protection of the natural environment
- Protection of development from hazardous conditions

This application is subject to the following Form and Character DP guidelines:

- General Form and Character ([OCP pg.112](#))
- Development Permit Area II - Peninsula Road ([OCP pg.118](#))
- Development Permit Area IV - Multi-Family, Commercial and Mixed Use ([OCP pg.122](#))

The following are relevant form and character elements of the proposal:

Building Style and Massing

The new resort condo building is proposed as a two-story 4-unit building with side-by-side condo units and a flat roof. The building is rectangular with articulation in the front and rear façade to break up the buildings massing.

The existing building that is to be converted to a 4-unit Multiple Family Residential building will maintain its general shape and massing, but the exterior materials will be updated and match the look of the new building.

Overall exterior building materials (both buildings)

The applicant is proposing exterior materials consisting of:

- A combination of black corrugated metal and horizontal stained cedar siding.
- Painted cedar trim and J-moulding
- Glass window walls on the lower floor
- Metal deck guards and railings
- Flat torch-on roof
- Zero overhang

These materials are consistent with the DP guidelines.

Landscaping

The site has limited area for landscaping but what area there is between the parking and property lines will be fully landscaped as per the plans found in Appendix A, sheet A.01. The applicant is also proposing to landscape the Larch Road frontage and build a section of Multi Use Path directly fronting the subject property.

Overall site circulation and accessibility

Because of the modest scale of the proposed buildings accessible construction is not required by code. The internal pedestrian movement will utilize the drive lane but because of the modest scale of the application this is functional. The internal manoeuvring aisle width at 20' would require a variance to the 25' minimum required in section 504.3 (1) (see Appendix D).

SERVICING:

There will be significant work required for the sanitary tie-in in this location and storm water will need to be addressed. The applicant has engaged Herold Engineering to complete a works and services report for the subject property (see Appendix A). A complete analysis will be required at the building permit stage.

FIRE SERVICES:

Initial review of the proposed development indicates no issues with this proposal. Further review will be required at the Building Permit stage.

POLICY OR LEGISLATIVE IMPACTS:

This application when considering the existing zoning and subject property location is consistent with the overall objectives of the Official Community Plan.

ANALYSIS OF OPTIONS:

A	Give first and second reading of Bylaw No. 1319, 2022 and direct staff to give notice for a public hearing.	<u>Pros</u>	<ul style="list-style-type: none"> Four Multiple Family Residential units would add to Ucluelet housing supply. The subject property would see a revitalization. A part of the Larch Road multi-use path would be built.
		<u>Cons</u>	<ul style="list-style-type: none"> The Resort Condo use could add to the shortage of service workers and aggravate the current housing crisis.
		<u>Implications</u>	<ul style="list-style-type: none"> Would allow the application to proceed to a public hearing.
B	Modify the draft zoning bylaw prior to/by stating which and how elements or features are to be modified.	<u>Pros</u>	<ul style="list-style-type: none"> A modification to zoning bylaw that Council deems appropriate may be beneficial to the application.
		<u>Cons</u>	<ul style="list-style-type: none"> Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> Staff time will be required to continue to work with the applicant to meet any required modifications to the application prior to proceeding to a public hearing.
		<u>Suggested Motion</u>	<p>THAT Council direct staff to modify the draft District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022, to <u>(state desired outcome of amendments)</u>, for further consideration at a future meeting.”</p>
C	Reject the application.	<u>Pros</u>	<ul style="list-style-type: none"> Unknown at this time.
		<u>Cons</u>	<ul style="list-style-type: none"> The application will be delayed.
		<u>Implications</u>	<ul style="list-style-type: none"> Council would not benefit from hearing community input on the proposal.
		<u>Suggested Motion</u>	<p>THAT Council reject the application associated with RZ22-02.</p>

NEXT STEPS:

If Council gives first and second reading to draft Zoning Amendment Bylaw No. 1319, 2022, staff will undertake the necessary notification for a public hearing to be held at a date to be determined.

Should the rezoning bylaw be adopted, staff would bring the draft Development Permit forward for Council’s authorization at that time.

Respectfully submitted:

John Towgood, Municipal Planner
 Bruce Greig, Director of Community Planning
 Duane Lawrence, CAO