



**REGULAR MEETING OF COUNCIL
Tuesday, March 17, 2020 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

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1. LATE ITEMS	
1.1. Lot 13 Zoning Bylaw Amendment - Updated Recommendations Bruce Greig, Manager of Community Planning	3 - 5
• Replace recommendations 1 - 12 on pages 35 - 37 of Legislation item 14.1, "Lot 13 - Zoning Bylaw Amendment" with recommendations 1 - 13 of Late Agenda 2 item 1.1, "Lot 13 Marine Drive - Updated Recommendations".	
• Add Appendix F to Legislation Item 14.1, "Lot 13 - Zoning Bylaw Amendment"	
<u>Lot 13 Marine Drive - Updated Recommendations and Appendix F</u>	



STAFF REPORT TO COUNCIL

Council Meeting: March 17, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ19-05

SUBJECT: LOT 13 MARINE DRIVE – UPDATED RECOMMENDATIONS

REPORT NO: 20- 26A

ATTACHMENT: APPENDIX F – SLIDE FROM BC HOUSING

1.0 RECOMMENDATIONS:

With regard to the proposed 33 small-lot affordable development on Lot 13, District Lot 283, Clayoquot Land District, Plan VIP84686, the following are recommended for Council consideration:

1. **THAT** Council give first and second reading to Ucluelet Zoning Bylaw Amendment Bylaw No. 1269, 2020;
2. **THAT** Council give notice of its decision, under Section 464(2) of the *Local Government Act*, to waive the holding of a public hearing on Zoning Amendment Bylaw No. 1269, 2020, in response to community health concerns over the potential spread of the COVID-19 virus;
3. **THAT** staff be directed to:
 - a. advertise, in conjunction with the notice of waiving a public hearing, a mechanism and a time period for community members to provide written comment to Council on this application; and,
 - b. organize an online public information portal to provide all of the background material and details of the proposed affordable housing development, so that community members can access the information and inform themselves of the proposal during the advertised public comment period;
4. **THAT** Council give first, second and third reading to Ucluelet Housing Agreement Bylaw No. 1270, 2020;
5. **THAT**, subject to public input, Council indicate support for Development Variance Permit No. 3090-20-DVP20-02 which would vary the following:
 - a. vary the Ucluelet Subdivision Control Bylaw No. 521, 1989, to allow development of a compact residential road and services within a 10m dedicated road right-of-way (instead of a 15m minimum road dedication) as proposed in the cross section by Park City Engineering Ltd. dated February 14, 2020; and,
 - b. for proposed Lots 1, 2 and 5, vary section R-5.6.2 of District of Ucluelet Zoning Bylaw No. 1160, 2013, to permit access to a *parking space* to be located between the *front face* of the principal building and the adjacent road;

6. **THAT** Council defer further consideration and giving notice for public input on the requested Development Variance Permit until a later date;
7. **THAT** Council indicate that final approval of the Zoning Amendment Bylaw would be subject to the applicant providing a registerable copy of the “No Subdivision” Covenant executed by all owners and charge holders;
8. **THAT** Council indicate that it is prepared to authorize the following, once the “No Subdivision Covenant” has been registered on the title of Lot 13:
 - a. discharge of “No Build” covenant FB154873 currently registered on the title of Lot 13; and,
 - b. approval for the future modification of Master Development Agreement and Covenant EX125879, at the time the subdivision of Lot 13 is registered, to document that 33 affordable units have been created for future consideration and calculation of the development potential on other lands currently owned by Weyerhaeuser Company Ltd.;
9. **THAT** Council indicate support to consider the following at the time that more detailed plans and studies are provided by the developer when applying for a Development Permit for the proposed 33-lot subdivision:
 - a. approval for the proposed greenspace buffer setback of 8m from the east property line of Lot 13 as it would apply to proposed lots 5 through 19, despite the terms of Restrictive Covenant FB154853 currently registered on title which stipulate a 10m greenspace buffer on that side, subject to submission of an acceptable replacement greenspace covenant with buffer specifications and maintenance restrictions for the future owners of the proposed lots; and,
 - b. approval to discharge Restrictive Covenant FB154877 from the title of Lot 13 which restricts development on site within the riparian areas defined next to streams “AB” and “AC”, subject to submission of an acceptable rain water management plan for the quantity and quality of runoff discharged to the adjacent stream “1” from the proposed development on Lot 13;
10. **THAT** Council indicate the following additional information should be provided with a future Development Permit application for the proposed 33-lot subdivision:
 - a. grading plans showing the existing and proposed site grades, limits of disturbance and proposed erosion protection measures during construction;
 - b. runoff calculations and detailed drainage design, with review and recommendation by a Qualified Environmental Professional on measures for protection water quality and habitat downstream;
 - c. servicing plans based on the site grading; and,
 - d. detailed landscape plans for road frontages, pathways and park spaces, including tree protection measures and proposed relocation measures for the existing gazebo adjacent to Marine Drive in the vicinity of proposed lots 4 and 5;
11. **THAT** Council indicate that it considers it to be in the public interest for the fencing and landscape screening along the Marine Drive frontage to be installed at the outset of the site servicing works for the proposed subdivision;

12. **THAT** Council approve funding in the amount of \$320,000.00 to support the servicing and infrastructure of the development to reduce the cost of units to qualifying households, subject to the following:
 - a. the funds being released to the developer once the 33-lot subdivision has been registered; and,
 - b. a mortgage charge being registered in favour of the District equal to \$13,333.33 in priority on the title of the 24 ownership lots, with the understanding that those mortgage charges will be discharged from each lot once an Occupancy Permit has been obtained for a dwelling unit on the lot;

13. **THAT** Council authorize the District to enter into a Master Partnering Memorandum of Understanding for the development of Affordable Home Ownership Program (AHOP) units in the District of Ucluelet with the British Columbia Housing Management Commission (BC Housing).

Respectfully submitted: Bruce Greig, Manager of Community Planning
 Mark Boysen, Chief Administrative Officer

APPENDIX F:

