

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held May 29, 2017 at 5:00 pm at 7400 Prospect Street.

IN ATTENDANCE: Amica Antonelli
Niki Vankerk
Richard Nott
Kirsten McLeod

REGRETS: Annie Miller
Kathy Jenkins

APPLICATION REPRESENTATIVE(S): David Maté, WSP Canada Inc.-Senior Project Manager (Agent)
Jerry Muir, BC Hydro-Community Relations
Sean Rodrigues, BC Hydro-Project Manager-Properties (Architect)

STAFF IN ATTENDANCE: Lisa Pedrini, Village Planner
Suzanne Bélanger, Ops & Development Services Coordinator
Nikki Gilmore, Chief Administrative Officer
Sheena Fraser, Corporate & Legislative Services Manager

PUBLIC IN ATTENDANCE: 0

1) CALL TO ORDER

At 5:12 pm the meeting was called to Order.

2) MINUTES

Moved/Seconded

THAT the minutes of the ALUC meeting held January 05, 2017 are approved with the following amendments:

- note the attendance of Kirsten McLeod at the meeting; and
- following the appointment of the Chair & Co-Chair that Kirsten McLeod declared a conflict of interest and left the meeting before the review of the Temporary Use Permit for the Pemberton Music Festival.

CARRIED

3) OR122-BC HYDRO REZONING APPLICATION
Lot 5, DL203, KAP31658, LLD (1363 Aster Street)

The Village Planner gave an overview of the application:

- BC Hydro has occupied the site since the early '60s
- The site was previously zoned as Public Use then changed to Downtown Commercial (C-1) with the adoption of the 2001 Zoning Bylaw.

- Currently the use is considered “legal non-conforming”
- The *Local Government Act* stipulates that a non-conforming use cannot be extended but may remain only if the use does not change or cease to exist for longer than six months.
- In order to redevelop the site to upgrade their field office & works yard a Zoning Amendment is required
- The applicant identified 54 possible relocation sites but determined their current property as the only location meeting their selection process, more specifically when applying the top 5 criteria:
 - Outside of the ALR
 - Outside of the floodplain
 - North of “suicide hill” and south of Mt. Currie
 - Fully serviced lot (water, sewer, power, etc.)
 - Fit within the overall project budget, including an analysis of selling the existing property, and re-building on an alternative property
- A site specific zoning amendment is proposed as opposed to returning to the Public Use zone to ensure that should the use be discontinued, other C-1 permitted uses would be allowed.
- The Bylaw Amendment would:
 - Add a definition of “Utility Use”; and
 - Add “Utility Use” to the list of permitted land uses in the C-1 Zone for this specific site only
- Other Site Specific semi-light industrial uses permitted in the C-1 Zone include:
 - Glass & Mirror Repair Shop, Mountain Glass
 - Tire Dealer, Black’s Hot Wheels
 - Equipment Servicing, Rental and Repair Shop, Valley Chainsaw
 - Gas/Service Station, AC Petroleum
- The application does not require an Official Community Plan (OCP) amendment as the land use description for the Downtown designation includes light industrial, and utilities uses.
- The Downtown Enhancement Strategy calls for increased density, mixed uses, an inviting pedestrian environment and welcoming features such as street furniture, bike racks, public art, iconic buildings and architectural designs that signify the Village’s authentic identity.
- Should the rezoning amendment receive Council’s support, the redevelopment of the site will require a form & character Development Permit which would address the design, the height, setbacks, landscape features, art features as well as street/traffic improvements at the corner of Aster & Dogwood Street etc.
- The proposal would improve the site which in its current state could remain as-is but it also takes away the potential for a fitting C-1 Development (mixed use commercial, residential)
- The permitted use in the zoning amendment cannot specify users but only uses

The Commission members discussed the application:

- There was considerable concern with the appearance of the new building and the overall aesthetic of the works yard. It was suggested that a high quality design would be expected for the building(s), landscaping & fencing given its prominent Downtown location.
- Concerns were expressed regarding:

- The “utility use” definition. Members felt it needs to be narrowed down to only permit what is existing; more specifically remove the potential risk to have a zoning amendment that could allow uses which would not be welcomed such as a power sub-station or other structures such as an antenna tower, etc.
 - Height of fencing and its visual impact
 - Alley-Way which currently provides rear access to four (4) properties located on Prospect Street. The access is not-registered and therefore the access is considered a trespass on private property.
 - Traffic flow at the corner of Dogwood and Aster Street and the possibility for BC Hydro to aid in the improvement of this intersection.
- It was mentioned by staff that the C-1 zoning allows for a zero (0) front lot line setback, and that having an industrial building with large parking bays at the property line would not be attractive.

The BC Hydro representatives provided some additional information:

- The intent is to provide a field office, truck bays, cantilevered sheds for storage which consist mostly of poles, waste bins, conductor wheels and emergency equipment (i.e. generator)
- The site design calls for the building to be set back to the rear property and that the fencing could include some architectural features (concrete) that could include public art.
- The applicant is willing to negotiate improvements (i.e. road)

Moved/Seconded

THAT the ALUC recommends that Council support a site specific zoning amendment to the C-1 Zone to allow an electric utility works yard & field office subject to the following conditions:

- That the use explicitly excludes communication tower &/or electrical sub-station
- That the new building be built to a high architectural standard in keeping with Form and Character Development Permit Guidelines for the downtown (DP Area #4 - Downtown Revitalization)
- That BC Hydro and the Village work together to improve the traffic flow at the intersection of Aster Street and Dogwood Street
- And That Council consider holding the amendment at third reading until they are satisfied the site, architectural, and landscape plans for the subject property meet the Village’s Form & Character Guidelines for Downtown Revitalization.

CARRIED

4) **NEW BUSINESS**

- The Village is continuing the review of the Zoning Bylaw. The Commissions Members will have the opportunity to view the draft bylaw late summer/early fall for their comments prior to the community open house.
- A member of the ALUC (Kathy Jenkins) has stepped down due to her family’s imminent move from the community.

- The Development Services Department was advised by the Village Corporate Officer that the Commission(s) can approve minutes by electronic means when a long period of time would lapse between meetings.

Moved/Seconded

THAT the Advisory Land Use Commission support that the minutes of Advisory Land Use Commission meetings be approved by electronic means when the attending members all respond in favor of the minutes as presented.

CARRIED

5) NEXT MEETING

The Commission members will be notified when the next meeting will be held.

6) ADJOURNMENT

At 6:50 p.m. the meeting was terminated.

This is a true and correct copy of a meeting of the Advisory Land Use Commission of the Village of Pemberton, held May 29, 2017.



CHAIR Signature