

Date: October 28, 2019

To: Advisory Land Use Commission

From: Joanna Rees, Planner

Subject: Official Community Plan Amendment and Rezoning – Pemberton Secondary School, 1400 Oak Street

PURPOSE

The purpose of this report is for the Advisory Land Use Commission to consider and make recommendations to Council regarding a minor OCP amendment and rezoning proposed for the Pemberton Secondary School (PSS) property located at 1400 Oak Street.

BACKGROUND

Sea to Sky School District No. 48 made application on August 2, 2019 to the Village of Pemberton for an amendment to the Official Community Plan (OCP) and Zoning Bylaw to facilitate the creation of additional residential land. Specifically, the application's intent is to designate additional lands in the OCP Bylaw No. 654, 2011 for residential use and to amend the Zoning Bylaw No. 832, 2018 to accommodate the creation of one (1) new residential lot. The proposed lot, located at the corner of Poplar and Aspen, is currently designated 'Civic and Institutional' and zoned Public (P-1).

The amendments together would enable the applicant to apply for subdivision and would result in the creation of a new single-family residential lot that PSS would develop. A new program run out of PSS would give students the opportunity to gain hands-on learning experience in multiple trades such as design, construction and landscaping before being involved in the sales, marketing and staging of the new home as valuable real-life skill development. The School District has proposed that the new home will either be sold on the private market or serve as staff housing for teachers (a teacherage).

SITE DESCRIPTION

The subject lands are depicted in **Appendix A**. The subject land is flat and currently naturally vegetated, as shown in Figure 1 below.



Figure 1: Subject lands located at the corner of Poplar and Aspen Street.

Surrounding land uses are characterized by residential uses. Institutional uses including Pemberton Health Centre and Pemberton Lions Villa are located further south of the subject lands.

BRIEF DESCRIPTION OF THE PROPOSAL

The proposal is to amend the OCP Bylaw No. 654, 2011 by re-designating a 1,001 m² portion of the Pemberton Secondary School District property, legally described as Lot 1, DL 165 & 203, LLD, Plan KAP56732 from 'Civic and Institutional' to 'Residential' and to amend Zoning Bylaw No. 832, 2018, Schedule A – Zoning Map to rezone the subject property from 'Public (P-1)' to 'Residential -1 (R-1)'.

The purpose of the proposal is to permit the creation of one (1) new residential lot for the development of a single detached dwelling. A proposed draft OCP amendment and Zoning Bylaw amendment are attached as **Appendix B** and **Appendix C**, respectively. If the OCP Amendment and Rezoning applications are approved, a subdivision application is required to create the new residential lot.

COMPLIANCE WITH GENERAL POLICY DIRECTIONS

The proposal is generally consistent with the goals and objectives of the Official Community Plan. Accordingly, the proposed redesignation and rezoning aligns with the general OCP directives. Specifically, Section 5.1.1 Growth Policies, states that growth should *make efficient use of land that is deemed appropriate for development through embracing applicable smart growth policies*, this includes the encouragement of growth within existing communities. Additionally, Section 4.0 Greenhouse Gas Emissions Reduction Targets states that *85% of all residences shall be within 1,000 metres of the downtown core*. This proposal will provide one (1) additional single family home that will be located in close proximity to the downtown core and public institutions

encouraging active transportation and therefore contributing to reduced greenhouse gas emissions. Furthermore, the addition of a residential lot at the corner of Poplar and Aspen Street will be in character with the surrounding residential neighborhood.

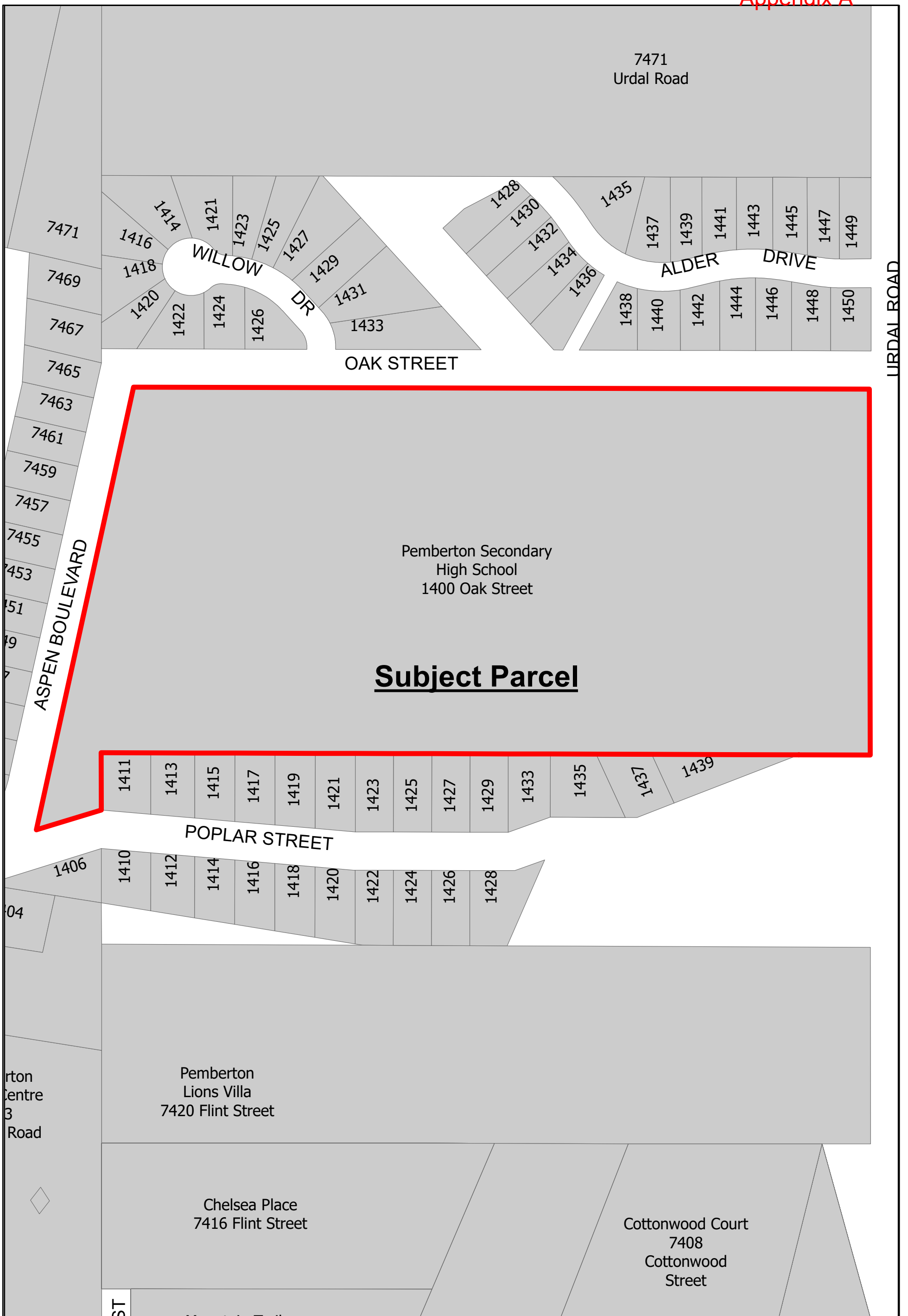
The proposed zoning of the severed lot is Residential 1 (R-1), which allows for a minimum parcel size of 700 m² and a minimum lot width of 18 m. The proposed new lot, Lot 1, will measure 1,001 m² and the lot width is 25.3 m and therefore meets the minimum parcel size and minimum lot width requirements.

COMMUNICATIONS

Staff have prepared a separate report for Council's consideration of early and ongoing consultation on the OCP amendment in accordance with section 475 of the *Local Government Act*. Council considered this report on October 8, 2019 and directed Staff to undertake a referral of the submission to the standard list of referral agencies for comment and to have the applicants hold a public information meeting at their cost before the consideration of First and Second Reading.

Attachments:

- A. *Location Map*
- B. *Draft OCP Bylaw Amendment*
- C. *Draft Zoning Bylaw Amendment*

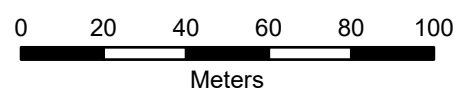


Subject Parcel

Pemberton Secondary
High School
1400 Oak Street

Location Map

**Pemberton Secondary
High School
1400 Oak Street**



Not for legal reference.
Revised: August, 26 2019



VILLAGE OF PEMBERTON

BYLAW No. XXX, 20XX

Being a bylaw to amend the Village of Pemberton Official Community Plan Bylaw No. 654, 2011

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan Bylaw to accommodate residential development;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan Bylaw 654, 2011, Amendment (Pemberton Secondary School) Bylaw No. XXX, 20XX.”

- 2. Map B – Land Use Designations of the Village of Pemberton Official Community Plan Bylaw No 654, 2011 is amended by re-designating the subject lands shown shaded on Schedule 1 of this Bylaw from “Civic and Institutional” to “Residential”.**

READ A FIRST TIME this day of , 20XX.

READ A SECOND TIME this day of , 20XX.

NOTICE OF PUBLIC HEARING for Village of Pemberton Official Community Plan Bylaw No. 654, 2011, Amendment Bylaw No. XXX, 20XX was published in the Pique Newsmagazine on , **20XX** and , **20XX**.

PUBLIC HEARING HELD this day of , 20XX.

READ A THIRD TIME this day of , 20XX.

ADOPTED this day of , 20XX.

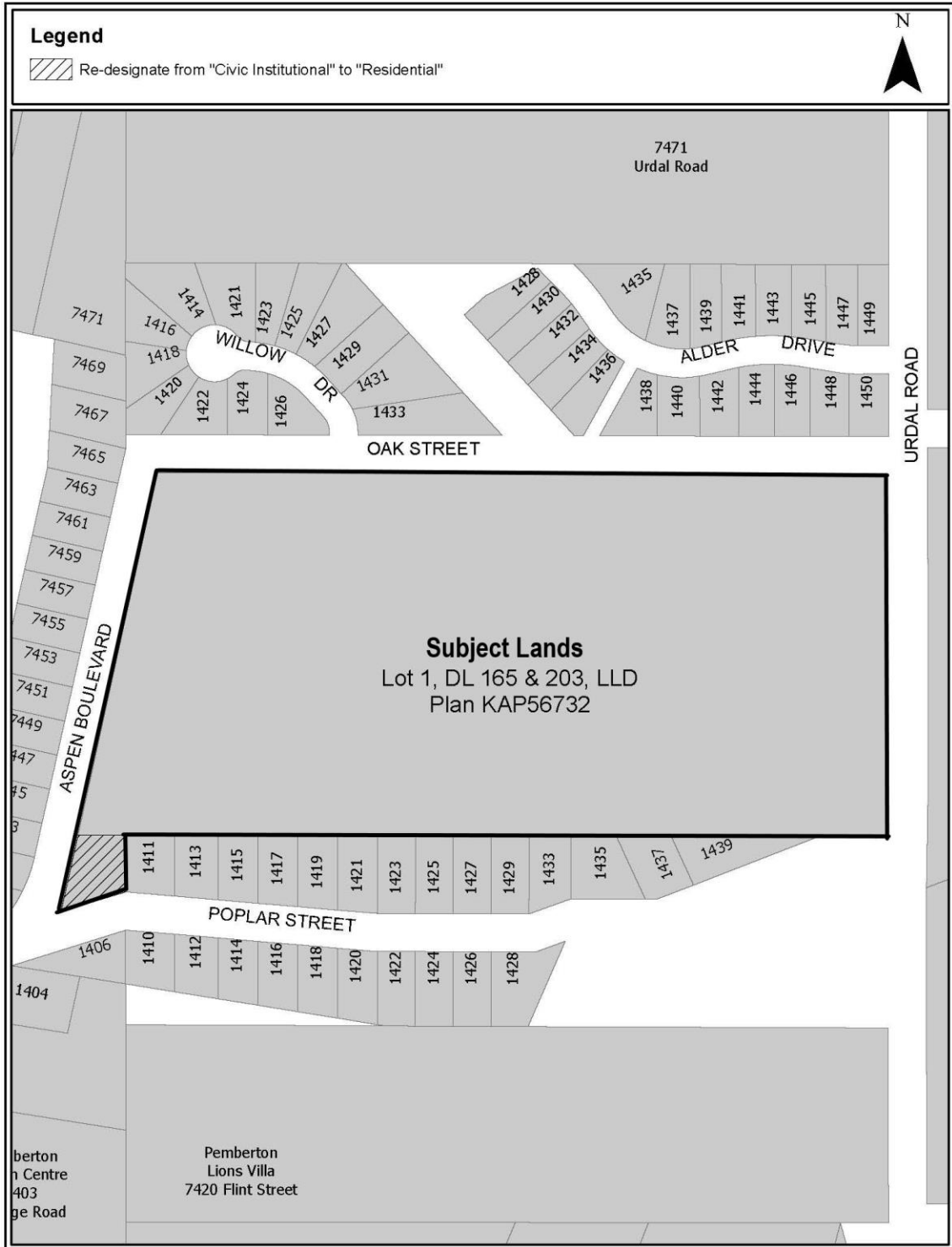
Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Schedule 1

Village of Pemberton OCP Bylaw No. 654, 2011,
Amendment (Pemberton Secondary School) Bylaw No. XXX, 20XX

“Subject Lands”



THE VILLAGE OF PEMBERTON

BYLAW NO. XXX, 2019

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to zone lands for Residential Uses;

NOW THEREFORE the Council of the Corporation of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as “Zoning Bylaw 832, 2018, Amendment (Pemberton Secondary School) Bylaw No. XXX, 2019.”

- 2. Schedule A – Zoning Map of Zoning Bylaw 832, 2018 is amended by zoning the lands shown shaded on Schedule 1 of this Bylaw from Public (P-1) to Residential 1 (R-1).**

READ A FIRST TIME this day of , 20XX.

READ A SECOND TIME this day of , 20XX.

NOTICE OF PUBLIC HEARING for Village of Pemberton Zoning Bylaw No. 832, 2018, Amendment (Pemberton Secondary School) Bylaw No. XXX, 20XX was published in the Pique Newsmagazine on , **20XX** and , **20XX**.

PUBLIC HEARING HELD this day of , 20XX.

READ A THIRD TIME this day of , 20XX.

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO SECTION 52 of the *Transportation Act* this day of , 201X.

ADOPTED this day of , 20XX.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Schedule 1

Village of Pemberton Zoning Bylaw No. 832, 2018,
Amendment (Pemberton Secondary School) Bylaw No. XXX, 20XX

“Subject Lands”

