

# District of Sechelt

## Public Hearing Binder

Rezoning Application 3360-2023-01 (5686 & 5694  
Wharf Ave, 5700 East Porpoise Bay Rd, 5689  
Trident Ave)

Zoning Amendment Bylaw No. 580-07, 2023

and

Official Community Plan Amendment Bylaw 492-34,  
2023

1.	REFERRALS
2.	REFERRAL COMMENTS
3.	STAFF REPORTS AND COUNCIL MOTIONS
4.	BYLAWS
5.	PUBLIC HEARING INFORMATION
6.	PUBLIC INPUT/COMMENTS
7.	MISC. INFORMATION

**Res. No. 2023-8A-4 – Moved/Seconded**

That a recommendation be submitted to the Canadian Mental Health Association - British Columbia division for a Peer Assisted Care Team to be considered for the District of Sechelt.

**CARRIED**

**5.4 Royal Canadian Mounted Police Occupancy Agreement**

**Res. No. 2023-8A-5 – Moved/Seconded**

That Council approve an Occupancy Agreement for 5800 Teredo Street to His Majesty the King in the Right of Canada, RCMP, for a period of five years.

**CARRIED**

**5.5 Operations Centre - Workshop Bay Paving**

**Res. No. 2023-8A-6 – Moved/Seconded**

That Council approve the paving of a fifteen-foot strip along the workshop bays at the Operations Centre in the amount of \$16,000 to be funded from 2023 increased revenue, interest income.

**CARRIED**

**6. BYLAWS**

**6.1 Rezoning Application for 89 Apartment Units at 5700 East Porpoise Bay Road (Vidorra Developments)**

**Res. No. 2023-8A-7 – Moved/Seconded**

That First Reading be given to Official Community Plan Amendment Bylaw No. 492-34, 2023; and

That First Reading be given to Zoning Amendment Bylaw No. 580-07, 2023; and

That Official Community Plan Amendment Bylaw No. 492-34, 2023 be considered in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*; and

That Official Community Plan Amendment Bylaw No. 492-34, 2023 be referred to relevant stakeholders, agencies for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7; and

That the following recommendations from the July 26, 2023 Committee of the Whole Meeting be endorsed:

1. That the applicant host a public information meeting concerning the proposed development.
2. That prior to consideration of second reading the applicant provides the following information:
  - a. Water Supply Demand Reduction and Conservation Report
  - b. Transportation Impact Assessment and Parking Study
  - c. Preliminary Servicing Report
  - d. Shadow Study
  - e. Community Amenity Contribution Offer Letter

**CARRIED**

**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-8 – Moved/Seconded**

That Official Community Plan Amendment Bylaw No. 492-34, 2023 (5700 Porpoise Bay Road – Vidorra Development) be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**

**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-9 – Moved/Seconded**

That Zoning Amendment Bylaw No. 580-07, 2023 (5700 Porpoise Bay Road – Vidorra Development) be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**

**Opposed: Councillor McLauchlan**

**Res. No. 2024-4B-14**

Moved/ Seconded

That second reading be given to Official Community Plan Amendment Bylaw No. 492-34, 2023; and That second reading be given to Zoning Amendment Bylaw No. 580-07, 2023; and That Council authorize staff to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023; and

That prior to consideration of adoption, the applicant shall:

- a. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
- b. Register a Section 219 covenant requiring the payment of the agreed upon Community Amenity Contribution (CAC) of \$207,000 to be split equally between the Community Amenity and Affordable Housing Reserve Funds; and that the CAC be paid in full at the building permit stage.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**Res. No. 2024-4B-15**

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-34, 2023 be read a second time on April 17, 2024.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**Res. No. 2024-4B-16**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-07, 2024 be read a second time on April 17, 2024.

**CARRIED**

**OPPOSED: Councillor McLauchlan**



## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** August 2, 2023

**FROM:** Sven Koberwitz, Senior Development Planner

**SUBJECT:** Rezoning Application for 89 Apartment Units at 5700 East Porpoise Bay Road  
(Vidorra Developments)

**FILE NO:** 3360-2023-01

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### RECOMMENDATIONS

1. That First Reading be given to Official Community Plan Amendment Bylaw No. 492-34, 2023.
  2. That First Reading be given to Zoning Amendment Bylaw No. 580-07, 2023.
  3. That Official Community Plan Amendment Bylaw No. 492-34, 2023 be considered in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the Local Government Act.
  4. That Official Community Plan Amendment Bylaw No. 492-34, 2023 be referred to relevant stakeholders, agencies for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7.
  5. That the following recommendations from the July 26, 2023 Committee of the Whole Meeting be endorsed:
    - 5.1 That the applicant host a public information meeting concerning the proposed development.
    - 5.2 That prior to consideration of second reading the applicant provides the following information:
      - a. Water Supply Demand Reduction and Conservation Report
      - b. Transportation Impact Assessment and Parking Study
      - c. Preliminary Servicing Report
      - d. Shadow Study
      - e. Community Amenity Contribution Offer Letter
-

## **PURPOSE**

The purpose of this report is to present Official Community Plan Amendment Bylaw No. 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023 for first reading associated with the rezoning application for 5700 East Porpoise Bay Road.

On July 26, 2023 the Committee of the Whole passed the following recommendation:

1. *That the applicant host a public information meeting concerning the proposed development.*
2. *That prior to consideration of second reading the applicant provides the following information:*
  - a. *Water Supply Demand Reduction and Conservation Report*
  - b. *Transportation Impact Assessment and Parking Study*
  - c. *Preliminary Servicing Report*
  - d. *Shadow Study*
  - e. *Community Amenity Contribution Offer Letter*

## **DISCUSSION**

A minor error was corrected in Official Community Plan Amendment Bylaw No. 492-34, 2023 where the Floor Area Ratio was shown as 1.6 when the correct number is 1.5 and this has been amended in the attached bylaws.

Should Council give first reading to the bylaws staff will proceed with referrals.

## **POLICY IMPLICATIONS**

Included in previous staff report from July 26, 2023, Committee of the Whole.

## **SUSTAINABILITY PLAN IMPLICATIONS**

Included in previous staff report from July 26, 2023, Committee of the Whole.

## **FINANCIAL IMPLICATIONS**

Included in previous staff report from July 26, 2023, Committee of the Whole.

## **COMMUNICATIONS**

A development sign will be installed at the property indicating further opportunity for engagement including future public information meeting and public hearing.

Respectfully submitted,

Sven Koberwitz  
Senior Development Planner

Associated Bylaws:

1. Official Community Plan Amendment Bylaw No. 492-34, 2023
2. Zoning Amendment Bylaw 580-07, 2023

REVIEWED July 28, 2023			
B. Smith, Acting Director of Financial Services & IT	X	L. Vickers, Communications Manager	X
A. Allen, Director of Planning & Development	X	K. Poulsen, Corporate Officer	X
S. Bandara, Acting Director of Engineering & Operations	X	A. Yeates, Chief Administrative Officer	X
L. Roberts, Director of Corporate & Community Services	X		

# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** April 17, 2024  
**FROM:** Ian Holl, Development Planning Manager  
**SUBJECT:** Rezoning Application for 89 Apartment Units at 5700 East Porpoise Bay Road  
(Vidorra Developments)  
**FILE NO:** 3360-2023-01

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## RECOMMENDATIONS

1. That second reading be given to Official Community Plan Amendment Bylaw No. 492-34, 2023.
  2. That second reading be given to Zoning Amendment Bylaw No. 580-07, 2023.
  3. That Council authorize staff to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023.
  4. That prior to consideration of adoption, the applicant shall:
    - a. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
    - b. Register a Section 219 covenant requiring the payment of the agreed upon Community Amenity Contribution (CAC) of \$207,000 to be split equally between the Community Amenity and Affordable Housing Reserve Funds; and that the CAC be paid in full at the building permit stage.
- 

## PURPOSE

The purpose of this report is to present Official Community Plan Amendment Bylaw No. 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023 for second reading associated with the rezoning application for 89 apartments at 5700 East Porpoise Bay Road.

## DISCUSSION

### Summary

The District of Sechelt has received a rezoning application for a collection of four properties located at Wharf Avenue and East Porpoise Bay Road. The intent of the application is to construct four apartment buildings with combined 89 market condo and rental units with commercial space on the ground floor within the building adjacent to Wharf Avenue.

On August 2, 2023 Council passed the following recommendation:

1. *That the applicant host a public information meeting concerning the proposed development.*
2. *That prior to consideration of second reading the applicant provides the following information:*
  - a. *Water Supply Demand Reduction and Conservation Report*
  - b. *Transportation Impact Assessment and Parking Study*
  - c. *Preliminary Servicing Report*
  - d. *Shadow Study*
  - e. *Community Amenity Contribution Offer Letter*

The public information meeting was held on September 14, 2023 (summary report included as Attachment 1) and the Director of Planning and Development was in attendance to observe. The items 2a - e noted above have been submitted to the District and are included as Attachments 2 - 6. The Committee of the Whole Report from July 2023 is included as Attachment 7.

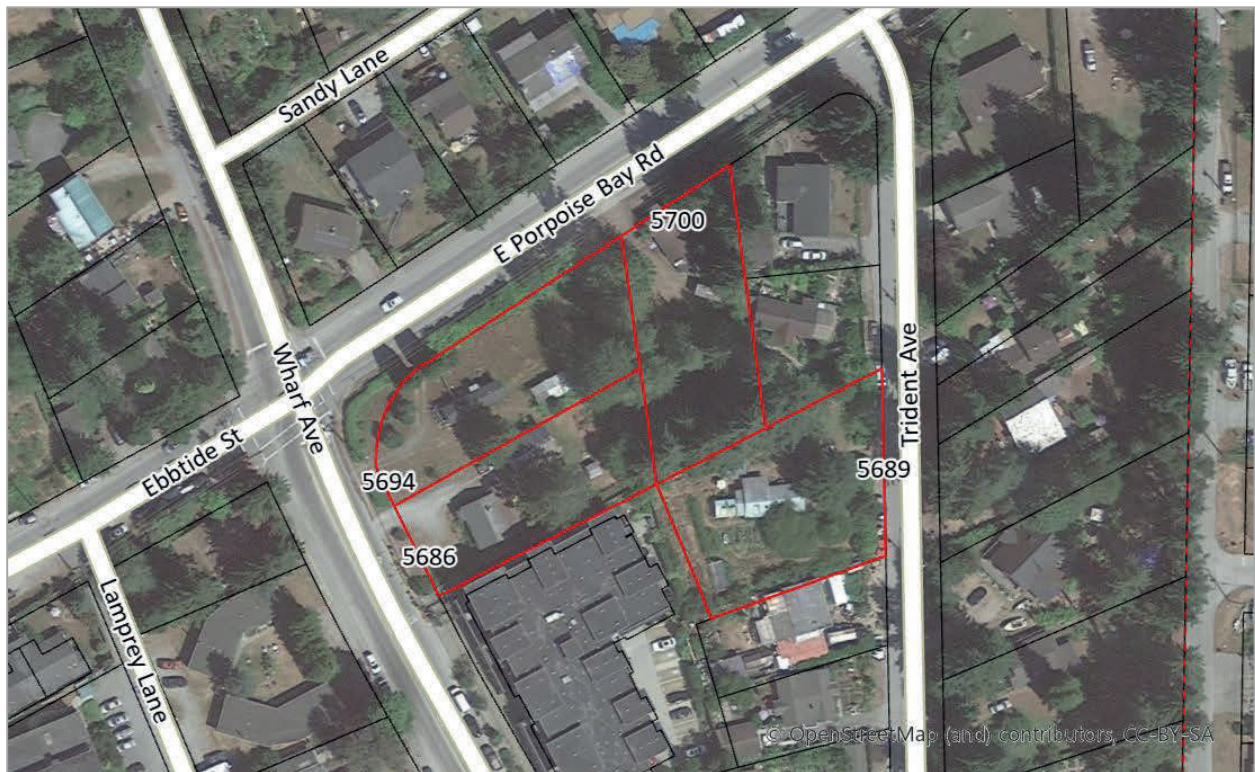


Figure 1 – Location Map

## **POLICY AND BYLAW IMPLICATIONS**

The proposed development is generally consistent with the Official Community Plan (OCP) in this location; however, the proposed density exceeds the number of units and floor area ratio supported in the OCP, therefore a corresponding minor amendment to the OCP is proposed.

The proposed development is located on the southeast corner of Wharf Avenue and East Porpoise Bay Road and consists of four separate properties: 5686 & 5694 Wharf Avenue, 5700 East Porpoise Bay Road, and 5689 Trident Avenue (Attachment 1). In total the properties are approximately 5,617m<sup>2</sup> in area.

Each property currently contains a single detached dwelling which would be removed prior to development. The surrounding area is mostly single detached dwellings with a three-storey mixed use development to the south (The Wharf Place) and single-storey duplex dwellings to the west across Wharf Avenue.

The properties are all zoned Residential Four Urban Infill (R4) under Zoning Bylaw 580. The R4 zone allows for single-detached dwelling and two-unit dwellings with a maximum height of 8.5m and lot coverage of 45%.

The Official Community Plan (OCP) designates 5686 & 5694 Wharf Avenue as Downtown Centre where mixed residential and commercial uses are permitted (Attachment 2). 5700 East Porpoise Bay Road and 5689 Trident Avenue are designated Multifamily Mixed Residential where a variety of attached housing types are permitted, including apartments. This proposal would require an OCP amendment to increase the maximum permitted density from 100 to 159 units per hectare and increase the Floor Area Ratio (FAR) from 1.4 to 1.5.

The proposed development consists of four separate buildings with shared underground parking. Of the 89 residential units, 49 units are intended for sale and 40 units as market rental to be secured by housing agreement.

## **SUSTAINABILITY PLAN IMPLICATIONS**

Identify which goal(s) within the adopted Integrated Community Sustainability Plan relate to your report. The Goals are:

1. Social Sustainability and Community Well Being
2. Economic Sustainability
3. Environmental Sustainability
4. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

Identify which goal(s) within the adopted Strategic Plan relate to your report. The Goals are:

1. Housing

2. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment
3. Fostering a Vibrant Downtown Core

### **FINANCIAL IMPLICATIONS**

Community Amenity Contributions would be secured via Section 219 covenant and required to be paid at the time of building permit.

### **COMMUNICATIONS**

The public hearing will be advertised in accordance with *Local Government Act* and District regulations.

Respectfully submitted,

Ian Holl, MCIP, RPP  
Development Planning Manager

### Attachments:

1. [Public Information Meeting Summary Report – September 14, 2023](#)
2. [Water Supply Demand Reduction and Conservation Report](#)
3. [Transportation Impact Assessment and Parking Study](#)
4. [Preliminary Servicing Report](#)
5. [Shadow Study](#)
6. [Community Amenity Contribution Offer Letter](#)
7. [Committee of the Whole Report – July 26, 2023](#)

### Associated Bylaws:

1. Official Community Plan Amendment Bylaw No. 492-34, 2023
2. Zoning Amendment Bylaw 580-07, 2023

DISTRICT OF SEHELDT

**Bylaw No. 492-34, 2023 (5700 East Porpoise Bay Road)**

A bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

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**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010;

**NOW THEREFORE** the Council of the District of Sechelt in open meeting assembled enacts as follows:

**TITLE**

This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw No. 492-34, 2023 (Vidorra)”.

**PROVISIONS**

1. Schedule A of Official Community Plan Bylaw No. 492, 2010 is amended by adding the following after Section 5.30 of Part 5: Residential and Special Infill Areas, and renumbering as necessary:

“5.4 Notwithstanding any other provisions of the Official Community Plan, the maximum density on LOTS 19, 20, 21 BLOCK 9 DISTRICT LOT 303 PLAN 7483 and LOT B BLOCK 9 DISTRICT LOT 303 PLAN 7988, at 5700 East Porpoise Bay Road, is 159 units per hectare and 1.5 Floor Area Ratio.”

2. That Schedule C of Official Community Plan Bylaw No. 492, 2010 be amended to reflect the land use designation and boundaries brought into force by this bylaw.

READ A FIRST TIME	2 <sup>nd</sup> DAY OF	AUGUST, 2023
READ A SECOND TIME	17 <sup>th</sup> DAY OF	APRIL , 2024
PUBLIC HEARING HELD	DAY OF	, 2024
READ A THIRD TIME	DAY OF	, 2024
ADOPTED	DAY OF	, 2024

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Mayor

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Corporate Officer

DISTRICT OF SEHELDT

**Bylaw No. 580-07, 2023 (5700 East Porpoise Bay Road)**

A bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022

**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

**AND WHEREAS** the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

**NOW THEREFORE** the Council of the District of Sechelt in open meeting assembled enacts as follows:

**TITLE**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 580-07, 2023 (5700 East Porpoise Bay Road)”.

**PROVISIONS**

2. That the new zone, COMPREHENSIVE DEVELOPMENT - ZONE VIDORRA DEVELOPMENTS (CD8), attached to and forming part of this bylaw as Schedule A, is added to Zoning Bylaw No. 580, 2022, PART 1 ZONES and renumbered as necessary.
3. That LOTS 19, 20, 21 BLOCK 9 DISTRICT LOT 303 PLAN 7483 and LOT B BLOCK 9 DISTRICT LOT 303 PLAN 7988 at 5700 East Porpoise Bay Road, as shown on the plan attached to and forming part of this bylaw as Schedule B, be rezoned from R4 (URBAN INFILL) to CD8 (COMPREHENSIVE DEVELOPMENT - ZONE VIDORRA DEVELOPMENTS).
4. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedules A1, A2, and A3) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS	2 <sup>ND</sup> DAY OF	AUGUST, 2023
READ A SECOND TIME THIS	17 <sup>TH</sup> DAY OF	APRIL , 2024
PUBLIC HEARING HELD THIS	DAY OF	, 2024
READ A THIRD TIME THIS	DAY OF	, 2024
ADOPTED THIS	DAY OF	, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**1.34 Comprehensive Development Zone — Vidorra Developments (CD8)**

**Zone Intent**

1.34.1 To provide a mixed-use development suitable for Downtown Centre and Multifamily Mixed Residential land use designation.

**Permitted Uses**

1.34.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
<i>Apartment</i> <i>Artist Studio</i> <i>Office</i> <i>Personal Services</i> <i>Restaurant</i> <i>Retail</i> <i>Veterinary Clinic</i>	<i>Home Business</i>

**Density**

1.34.3 The Maximum density is 50 Units per ha and a Floor Area Ratio of 1.4.

1.34.4 If 45% of the Residential units in the development meet the definition of Rental Housing the maximum density permitted is 159 Units per ha and a Floor Area Ratio of 1.5.

1.34.5 The maximum gross floor area for commercial use is 400 m<sup>2</sup>.

**Siting**

1.34.6 The minimum *Setbacks* from lot lines are as follows:

Structure	Front (Wharf Ave)	Rear (Trident Ave)	Interior Side	Exterior Side (E Porpoise Bay Road)
<i>Principal Use *</i>	2 m	5 m	5 m	2 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

\* Below grade parkade structures may be sited at 0 m.

**Height**

1.34.7 The maximum *Heights* are as follows:

Structure	Maximum Height
<i>Principal Use</i>	25 m
<i>Accessory Structure</i>	6.5 m

**Lot Coverage**

1.34.8 The maximum *Lot Coverage* is 50%.

**Subdivision**

1.34.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum <i>Lot Area</i>	5000 m <sup>2</sup>

**Parking**

1.34.10 Despite the parking regulations in Part 3 the following applies to the CD8 zone:

Criteria	Regulation
Aisle Width for 90° Parking	6.6 m
Loading Spaces	None
Small Parking Space Dimensions	3.8 m wide by 2.5 m long
Standard Parking Space Dimensions	2.3 m wide by 4.6 m long
Market Condo Apartment Parking Spaces	1 per dwelling unit
Rental Apartment Parking Spaces	0.9 per dwelling unit
Permitted Commercial Uses	No off-street parking required

1.34.11 A minimum of 17 on-street parking spaces must be provided along the property frontage.

**Conditions of Use**

1.34.12 The following are conditions of use are specific to the CD8 zone:

Conditions of Use
a) Commercial uses may only be undertaken within the area designated as Downtown Centre under Official Community Plan Bylaw No. 492, 2010.





# NOTICE OF PUBLIC HEARING

District of  
**SECHELT**

The District of Sechelt will hold a Public Hearing to consider Official Community Plan Amendment Bylaw 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023. In accordance with the *Local Government Act* this public hearing will be held in a hybrid format, both in person and electronically.

## WHAT'S PROPOSED

89-unit apartment development with commercial space adjacent to Wharf Avenue. The OCP amendment is required for a density increase in units/ha from 100 units/ha to 149 units/ha, and an increase in Floor Area Ratio (FAR) from 1.4 to 1.5.

## AFFECTED LANDS

5686 & 5694 Wharf Ave, 5700 East Porpoise Bay Rd, 5689 Trident Ave  
Lots 19, 20, 21 Block 9 District Lot 303 Plan 7483, Lot B Block 9 District Lot 303 Plan 7988

## BYLAWS

Official Community Plan Amendment Bylaw 492-34, 2023 and Zoning Amendment Bylaw No. 580-07, 2023

## WEDNESDAY, MAY 8, 2024 AT 6 P.M.

*For instructions on how to participate in the meeting go to: <https://calendar.sechelt.ca/council>*

The proposed amendments and associated documents may be viewed on the District's website at: [sechelt.ca](http://sechelt.ca). Alternatively, an appointment can be made with staff regarding the proposal.

**Before the Public Hearing:** You can submit comments before the public hearing in the following ways:

**Email:** [planning@sechelt.ca](mailto:planning@sechelt.ca)

**Regular Mail:** Box 129, Sechelt, BC V0N 3A0

**In Person:** Sechelt Operations Centre, 5400 Dusty Road from Monday to Friday between 9:00 a.m. to 3:30 p.m. except holidays

**At the Public Hearing:** You can participate in person at the Community Meeting Room, First Floor, 5797 Cowrie Street, or virtually via computer, tablet or phone. The meeting link, dial-in number and instructions can be found at: [sechelt.ca/council](http://sechelt.ca/council)

*Council will not receive any submissions after the end of the Public Hearing.*

**From:** [Candicane - Des](#)  
**To:** [Planning; Desiree Young](#)  
**Subject:** Sept 14, 2023 meeting re: rezoning application for 5686/5694 Wharf Avenue Project  
**Date:** Sunday, September 17, 2023 6:46:03 PM

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Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Attn: District of Sechelt Planning Dept.

Good day:

At the above meeting it was suggested that we submit our concerns or in-put to the City on matters:

1. The proposed project appears to be quite beautiful and well needed in this area. Once the project is approved may I suggest a roundabout at the intersection of Wharf Ave and Porpoise Bay Road which I believe will allow the increase traffic from all the 4 streets to flow much easily than putting in an updated 4-way stop or traffic light. Last year I moved to Sechelt from North Vancouver, having lived there for 25 years and I have seen and experienced 1<sup>st</sup> hand how much better the traffic flow with a roundabout. I am also from England and roundabouts are very common there too. Like anything new, folks in Sechelt will get use to it once they see how effective it is and I believe they will love it!
2. I would like to also request/suggest that when the same developer – Vidorra Development also completes the proposed rental building development in front of my home on 5685 Ebbtide Street, that the City will put a sidewalk on both sides of the street. There is currently no side walk on my side of the street, just a gravel open area where cars from the co-op housing park during the day. I would hope that they will consider putting in a few trees to create shade and make the area more attractive looking. I am also hoping the current bike path will continue linking it to Wharf and Porpoise Bay Road.
3. My biggest concern is the homelessness in the area and how that is going to be dealt with. Sprucing up the neighbourhood is fine but when you have homeless and mental folks in the area, it make it challenging for residents.

I am happy to discuss any of these issues with you at any time but in the meantime I would appreciate you giving these points some consideration.

Respectfully,  
Desiree Young

5685 Ebbtide Street

Sent from [Mail](#) for Windows

# PUBLIC INFORMATION MEETING

September 14, 2023

Rezoning application for 5686/5694 Wharf Ave, 5700 Porpoise Bay Rd,

**COMMENT SHEET** and 5689 Trident Ave in Sechelt, BC

Name: Anita Young Email: [REDACTED]  
Address: 5687 Ebbside Str. Sechelt Phone: [REDACTED]

Vidorra Developments has applied to the District of Sechelt for an rezoning application for 4 apartment buildings with combined 89 market condo and rental apartments, and ground commercial space within the building adjacent to Wharf Avenue. This project is under review by staff in the Planning and Development Department.

Given the information you have received regarding this project do you have any comments or questions?

- (HEART)
- The development project sounds awesome! The thought, care and expertise that went into the planning of the building and landscape makes me feel confident that this is what Sechelt really needs.
  - Let the District of Sechelt compliment this new structure with a modern and functional round-about intersection at Wharf and E. Porpoise Bay Rd. With increased traffic we will need more flow through.

**Please return your comments by:** September 21, 2023

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning and Development Department Municipal Office, 2nd Floor, 5797 Cowrie Street.
2. Email your comment sheet to [planning@sechelt.ca](mailto:planning@sechelt.ca)

RECEIVED

SEP 18 2023

DISTRICT OF SECHELT

# Wharf Rezoning

## Public Information Meeting Summary



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5685, 5694 Wharf Avenue, 5700 Porpoise Bay Road, 5689 Trident Avenue  
Sechelt, BC

Meeting held September 14, 2023

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## SUMMARY

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Winston Wade, Ronald Wade and Thursday Developments Ltd., and Vidorra Developments Ltd. (*the “Developer” or “Proponent”*) has made an application to the District of Sechelt for a site-specific zoning bylaw amendment to 4 residential lots located at 5685, 5694 Wharf Avenue, 5700 Porpoise Bay Road, 5689 Trident Avenue in Sechelt, BC. The application consists of increasing the density and creating a comprehensive development with a mixed use building fronting Wharf and residential buildings for the remainder of the development.

To engage the public in the process, Vidorra Developments hosted a Public Information Meeting on September 14, 2023. The meeting was held at the Seniors Activity Center at 5604 Trail Avenue Sechelt BC. The principal of the developer, Rod Nadeau, presented his vision and design of the project. Attendees were encouraged to ask questions throughout the Public Information Meeting; Rod Nadeau and Ryan Nadeau were on hand to answer their questions.

The local community was notified of the Public Information Meeting in the following ways:

- Information flyers were hand-delivered to all addresses within 100m of the proposed development.
- Newspaper advertisements were placed in the “Coast Reporter” newspaper for 2 weeks; and
- The event was featured on District of Sechelt’s website and Facebook page.

Twenty one people signed the sign in sheet although some in attendance did not sign the sheet. There were numerous questions before, during and after the presentation. We answered all the questions with factual information about the project. We did not comment on any questions beyond the scope of the project. We received 5 comment sheets attached to this report. Traffic was a concern and parking as to be expected at any development meeting.

The majority of attendees supported the proposed project. Areas of support included the overall design of the buildings and the provisions of much needed rental housing. Areas of concern included traffic and parking.

## EVENT DETAILS

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Vidorra Developments invited members of the public to a Public Information Meeting to review and provide comments on the proposed rezoning application for a future development located on Wharf, Porpoise Bay Road, and Trident Avenue.

<b>Event:</b>	Public Information Meeting
<b>Date:</b>	Thursday, September 14, 2023
<b>Time:</b>	6:00pm – 8:00pm
<b>Location:</b>	Seniors Activity Center 5604 Trail Avenue Sechelt BC.
<b>Application Type:</b>	Rezoning a comprehensive development for rental housing, market condominiums and commercial fronting on Wharf Avenue.

## Notification Methods

The community of Sechelt was notified by Ebbtide Developments in the following ways:

- Local Newspaper Advertising:** ¼ page ads were placed in the Coast Report on Friday, Sept. 1 and Sept. 8, 2023. (Appendix A)
- Flyers:** Flyers were hand-delivered to all homes within a 100m radius of the proposed development. (Appendix B)
- District of Sechelt Website:** The public Information Meeting was featured on the District of Sechelt Website.
- Social Media:** District of Sechelt Facebook Page Post

## EVENT DETAILS (cont.)

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### Public Information Meeting – Materials & Details

The community of Sechelt was notified by Vidorra Developments in the following ways:

- **Registration:** Attendees signed the sign in sheets
- **Meeting Format:** At approximately 5:30pm, Rod Nadeau of Vidorra Developments welcomed attendees.

Rod Nadeau presented the proposed project to the attendees via PowerPoint presentation. The Power Point presentation included renderings of the proposed rental apartment, for sale building site planning and the building amenities and energy-efficient features.

Attendees were encouraged to ask questions which were answered before, during and after the presentation.

Questions and comments are also submitted via the comment sheets.


After the Q&A session, the meeting was closed at 8:00pm. Attendees were also encouraged to call or email Rod Nadeau directly if they have any questions on the proposed project.



# Coast Reporter Sept 1, 2023

## Appendix A

10 | Coast Reporter | Friday, September 1, 2023



**HOWE SOUND**  
**PULP & PAPER CORPORATION**  
 A PAPER EXCELLENCE COMPANY

**HSPP Boiler Annual Maintenance**  
**September 10 - 25, 2023**


Paper Excellence's mill *Howe Sound Pulp & Paper (HSPP)* will have its *planned annual maintenance shutdown, September 10 - 25, 2023*. Over this period of approximately 15 days the mill's wood waste boiler will also be taken down to facilitate maintenance on the steam distribution system.

The mill shut involves internal inspections as well as preventative and routine maintenance of the Fibreline, Power and Recovery process equipment and vessels.

During the mill shutdown, there will be no production of odorous emissions however there may be presence of very low concentration odours caused by fugitive emissions from tanks and vessels. While HSPP does not expect local air quality to exceed provincial odour limits, we have additional procedures to monitor and react to continuous air quality measurements from HSPP ambient monitoring station in Langdale.

Located on the western side of coastal British Columbia in Port Mellon, Howe Sound Pulp and Paper is one of the oldest operating mills in the province. Commissioned in 1909, Howe Sound Pulp and Paper is a self-generated green power mill that exports to BC's grid and plays a key role in the history and economy of the Sunshine Coast. The mill has an annual production capacity of 420,000 tonnes of pulp, employs 365 people, supports 1500 indirect jobs in BC and makes an economic contribution of \$890 million.

**For more information:**  
 Asad Javaid, Manager  
 Technical & Environment  
 604-884-2361



## NEWS

### Not comforted by evacuation assurances

**Editor:**  
 Thank you to the Reporter for opening up the question of emergency planning in the last issue. I looked eagerly for information on evacuation planning, since that was acknowledged to be the primary question asked of the SCR D Emergency Planning Coordinator, and is certainly a major topic of worried conversation amongst friends and colleagues.

Imagine my disappointment when I learned that there is a draft plan that won't be available to the public until...later. It seems the fires raging all around us in this province might give a little incentive to the authors of that "draft" plan, so that the rest of us are informed!

But my concerns didn't stop there – the coordinator assured us, that even though we have only one highway, there are ferries at either end! The implication that more than 30,000 people can line up along the highway to escape, say, a major fire, is almost laughable, if it wasn't so scary. We've just endured a summer of totally booked ferries on most sailings, creating a nasty situation for those of us living here – can we even imagine the "orderly evacuation" that the coordinator assures us would be the case?

She also offers up the possibility of "barge landings" and I was immediately assailed with a picture of 300 people clinging to each other on a barge to escape – a little like the off-sinking refugee boats in other countries.

The bottom line is that none of us can

feel reassured about this so-called "orderly evacuation" until we know what the SCR D has in mind, and even then, we may still have cause to worry.

Gail Riddell, Sechelt

### Time for Terry Fox run

**Editor:**  
 It is time to lace up the runners and walk or run or grab a scooter, bike, stroller or skateboard and join the many who participate annually in the Terry Fox Run. This is an opportunity to celebrate the determination and courage of those who are affected by cancer. Terry did it his way as he tackled a marathon distance every day with an artificial leg on his way across Canada, before being forced to stop due to his cancer returning, in order to raise awareness and funds toward cancer research. His family continues to be involved in the Terry Fox Foundation, which funnels proceeds from the run to cancer research. The Sunshine Coast event can be searched on the website [terryfox.org](http://terryfox.org) and donations can be made online. However, for that old fashioned feeling of joining a community event...come on out on Sunday, Sept. 17 to the parking lot outside the Gibsons and Area Recreation Centre from 8 a.m. to 9 a.m. to register and take the one, three, five or 10 km route and you can donate, purchase a T shirt, and be part of Terry's legacy of courage. Every dime raised on site will be matched as usual by the volunteer run organizers, Don Bland and Mary Findlay.

Mary Findlay, Gibsons

Sunshine Coast Transit

# Service Change




Effective **September 5, 2023**

This seasonal service change will see all routes adjusted to better meet the needs of our customers.

Visit [bctransit.com](http://bctransit.com) for new schedules or pick up a new Rider's Guide on board.

Sunshine Coast Regional District | 

Transit Info 604-885-6899 • [bctransit.com](http://bctransit.com)



**PUBLIC INFORMATION MEETING**

Vidorra Developments invites members of the public to review and provide comments on the proposed rezoning application for 4 apartment buildings with combined 89 market condo and rental apartments, and ground floor commercial space within the building adjacent to Wharf Avenue, located at 5686 and 5694 Wharf Avenue, 5700 Porpoise Bay Road and 5689 Trident Avenue in Sechelt, B.C.

<b>Date of Meeting:</b>	<b>Thursday, September 14, 2023</b>
<b>Time of Meeting:</b>	<b>6:00pm – 8:00pm</b>
<b>Place of Meeting:</b>	<b>Sechelt Seniors Activity Centre                  Craft Room                  5604 Trail Ave                  Sechelt, BC V0N 3A3</b>

*For more information, please contact:*

**Rod Nadeau, Principal**  
**Vidorra Developments Ltd.**  
 #15 – 1005 Alpha Lake Road  
 Whistler, BC V8E 0H5  
 604-932-8645  
[rnadeau@innovationbuilding.com](mailto:rnadeau@innovationbuilding.com)  
 District of Sechelt Planning Department  
 604-885-1986

# Coast Reporter Sept. 8, 2023

Friday, September 8, 2023 | Coast Reporter | 19

## NEWS



**SENIORS CARE CONCERNS:** Miyuki Shiraki, Karen McVeigh, Ed Erickson, Mary Degan, Cheryl McEwan, Barb Werk, Wendy Lund and Joanne Dickie pose for the camera at a Hospital Employees' Union information booth at Hackett Park Aug. 31. The group was spreading awareness of and gathering support for the Care Can't Wait campaign, advocating for more public or non-profit seniors' care spaces as well as more funding and support for long-term care – and urging people to send emails to that affect to their MLAs. Proponents for the campaign also made an appearance at the Sunshine Coast Labour Council's Labour Day celebrations Sept. 4 in Gibsons.



### PUBLIC INFORMATION MEETING

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 Craft Room  
 5604 Trail Ave  
 Sechelt, BC V0N 3A3

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[rnadeau@innovationbuilding.com](mailto:rnadeau@innovationbuilding.com)

OR  
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 804-885-1986  
[planning@sechelt.ca](mailto:planning@sechelt.ca)

# WOOD Expo

Sunshine Coast 2023  
 CELEBRATING OUR NATURAL RESOURCE

Saturday  
 September 16th  
 10am - 2:30pm

Seaside Centre,  
 Sechelt BC

FREE to attend.  
 Bring the whole family!

RSVP to stay updated  
[SCCF.CA/EVENTS](http://SCCF.CA/EVENTS)

Proudly hosted by



WoodExpo celebrates and features our local wood community.

WoodExpo's vendors and exhibitors, hailing from on or around the Sunshine Coast, BC often source their wood from local forests and beaches.

Join us in the celebration!



**Derek Georgeson**  
 AUPE STUDIO



**Shy Watters**  
 CEDAR HAT WEAVER

#### EXPECT TO DO

Start Christmas shopping early! Vendors may offer goods or services for sale.

#### EXPECT TO SEE

Carvers, furniture & toy makers, Indigenous artists, weavers, millers & more.

#### EXPECT FUN

Children of all ages can express their creativity through a hands-on wood art activity.



**Jimmy Dougan**  
 GO CARTS/BARK CARVER

### Curious about the incredible talent & wood-based entrepreneurs we have on the Coast?

We're highlighting WoodExpo vendors & participants on our social media. Follow along to learn more about each one!

[SCCF.CA](http://SCCF.CA) [@SC.COMMUNITYFOREST](https://www.instagram.com/sc.communityforest)

## Flyer

### Appendix B



**PUBLIC INFORMATION MEETING**

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Sechelt, BC V0N 2A3

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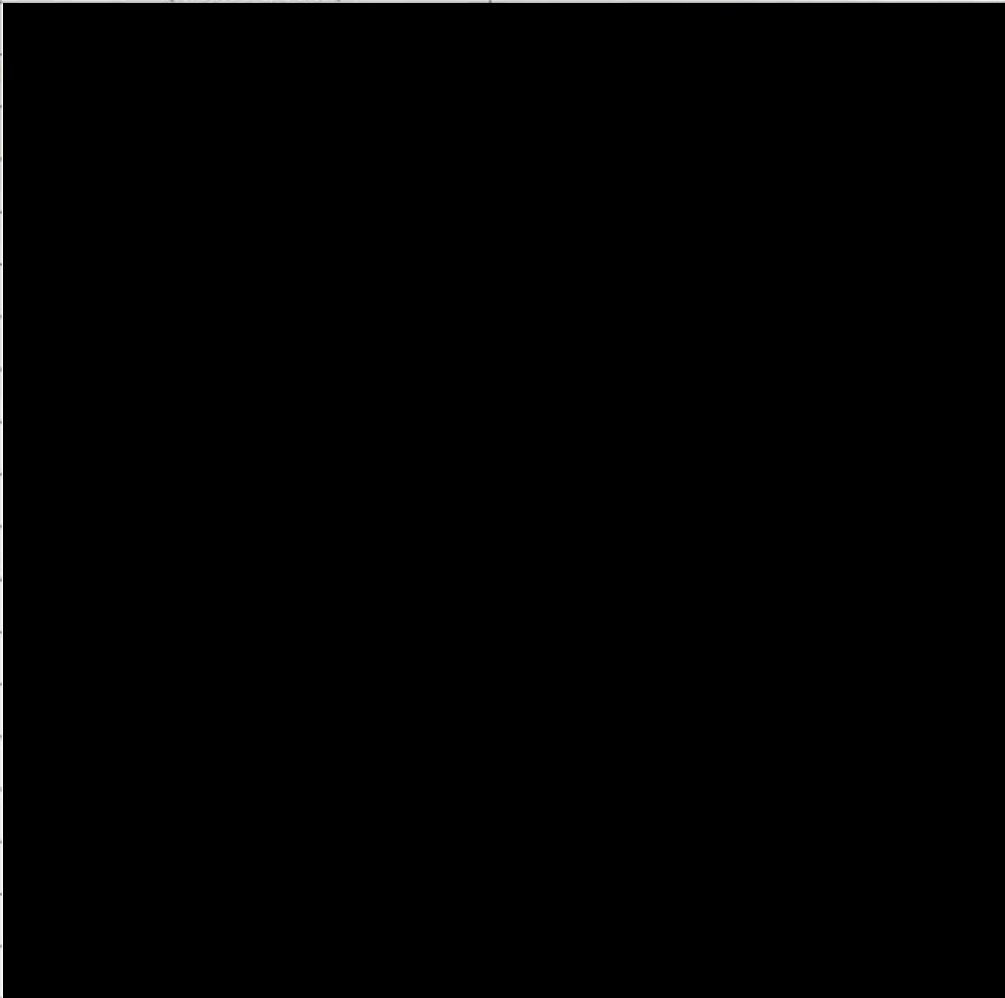
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**OR**

**District of Sechelt Planning Department**  
604-885-1986  
[planning@sechelt.ca](mailto:planning@sechelt.ca)

Appendix C

**PUBLIC INFORMATION MEETING**  
Sept 14, 2023  
**SIGN IN SHEET**  
FOR  
Vidorra Developments Ltd.

<b>NAME</b> (Please Print)	<b>ADDRESS</b>
	

**PUBLIC INFORMATION MEETING**  
Sept 14, 2023  
**SIGN IN SHEET**  
FOR  
Vidorra Developments Ltd.

<b>NAME (Please Print)</b>	<b>ADDRESS</b>
[REDACTED]	[REDACTED]

Appendix D

**PUBLIC INFORMATION MEETING**

September 14, 2023

Rezoning application for 5686/5694 Wharf Ave, 5700 Porpoise Bay Rd,

**COMMENT SHEET** and 5689 Trident Ave in Sechelt, BC

Name: [REDACTED] Email: [REDACTED]  
Address: [REDACTED] Phone: [REDACTED] *ref*

Vidorra Developments has applied to the District of Sechelt for an rezoning application for 4 apartment buildings with combined 89 market condo and rental apartments, and ground commercial space within the building adjacent to Wharf Avenue. This project is under review by staff in the Planning and Development Department.

Given the information you have received regarding this project do you have any comments or questions?

*I strongly support this development + hope to see an early start  
Traffic calming from up the Inlet is a manageable consideration*

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**Please return your comments by:** September 21, 2023  
Comment sheets can be submitted by one of the following methods:  
1. Drop your comment sheet off at the Planning and Development Department, Municipal Office, 2nd Floor, 5797 Cowrie Street.  
2. Email your comment sheet to [planning@sechelt.ca](mailto:planning@sechelt.ca)

## PUBLIC INFORMATION MEETING

September 14, 2023

Rezoning application for 5686/5694 Wharf Ave, 5700 Porpoise Bay Rd,

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NOT ENOUGH PARKING, WHERE IS THE OVERFLOW PARKING GOING  
VISITOR PARKING

NOT ENOUGH PARKING FOR RESIDENTS OF ADJACENT CONDO BUILDING AS THERE IS AND STREET PARKING IS USED AS VP AT NIGHT.

CONCERNED ABOUT ~~IS~~ PARKING FILLING UP TRIDENT DAY & NIGHT  
THE BUILDING OVERALL IS ATTRACTIVE AND SEEMS WELL PLANNED

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Given the information you have received regarding this project do you have any comments or questions?

Just a couple of concerns re: TRIDENT AVE.

\* No to opening dead end  
fencing on back side of 5699 Trident

Our house is 100+ years old 5699  
foundation a bit Shaky... Suspect  
concerns re 3 year building timeline

trees protection.

height - okay.

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## PUBLIC INFORMATION MEETING

September 14, 2023

Rezoning application for 5686/5694 Wharf Ave, 5700 Porpoise Bay Rd,

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Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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Given the information you have received regarding this project do you have any comments or questions?

- Parking for non residents
- Traffic concerns for 4 way stop
- Worried about losing my privacy cause I am in front of 5 story part and actually is more like 7 stories with the peaked roof

4 stories please!

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Given the information you have received regarding this project do you have any comments or questions?

*Traffic problems first priority  
at 4 way stop*

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Appendix E

2023-09-18



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2023-09-18



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2023-09-18



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2023-09-18



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2023-09-18



2023-09-18



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2023-09-18



June 10.00am

37



June 11.00am

38



June 12.00pm

39



June 1.00pm

40



June 2.00pm

41



June 3.00pm

42

2023-09-18



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2023-09-18



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**Building,  
Safe,  
healthy,  
comfortable,  
durable,  
sustainable  
homes**

Criteria we need to consider when designing our buildings

Most important health and wellbeing

Wildfire smoke, Power failures, Heat Waves, Flooding, sound proofing, Cooling, fire smart, crime prevention, seismic, embodied carbon, operational carbon, storm water management, rainwater storage for irrigation, redundant systems for disaster proofing buildings.

54

2023-09-18

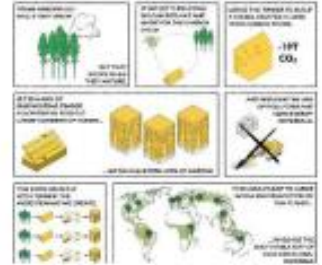


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**Carbon Sequestration Measures (CSM)**

A material or artificial process by which carbon dioxide is removed from the atmosphere and held in solid or liquid form.

**HOW CLT CAN SAVE THE WORLD**



56

**Firesmart principles are used in the design of all our buildings.**

This is becoming more important as the effect of climate change means we are seeing more wildfires. We will add a built-in wildfire structure protection system for all the buildings.



57



58

**One meter**

- Ongoing annual cost savings of \$3,305/yr. off BC Hydro fees.
- Plus annual cost savings of about \$4,000 due to commercial metering rate.
- Hydro is included in the strata fees or rent to not pass on higher fees to BC Hydro by having individual meters and downloading much higher costs on to the tenants or owners. This saves \$300 per year per unit.



59

All exterior lights and many interior lights are on motion sensors. This not only saves energy but prevents light pollution. They are downward facing to prevent light pollution.

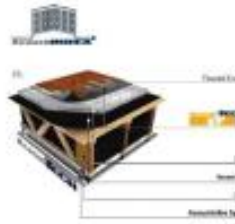


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2023-09-18

### Soundproofing that works

- **AcoustiTECH**
- Sound transmission is one of the main concerns in multi-level multi-family buildings.
- Our goal is well above code minimum.
- Solutions for both the IIC and STC rating of the walls and floors.
- Ribbus is very quiet.
- Fine-tuned the systems we are using at OBC.
- Integrated details into the energy performance.



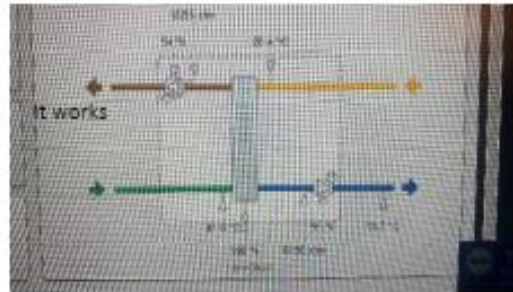
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### ECM 7

#### Windows

- triple pane,
- 1/2" air space,
- warm edge spacers,
- Argon filled,
- low E coated,
- High Solar heat gain coefficient
- Passive House Certified,
- tilt and turn hardware,
- triple weather sealed,
- multi-point latching hardware,
- steel reinforced frames
- Wood faced exterior windows



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2023-09-18



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77

White TPO roof membrane. This lowers the heat gain in the summer and is a more durable roof than the standard torch on products and safer to use, it is robot welded together instead of using an open flame to seal the pieces together.



78



2023-09-18



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