

Date: July 25, 2017

To: Nikki Gilmore, Chief Administrative Officer

From: Lisa Pedrini, Village Planner

Subject: Zoning Amendment (BC Hydro Field Office) Bylaw No. 821, 2017
Rezoning Application - BC Hydro Field Office Upgrade

PURPOSE

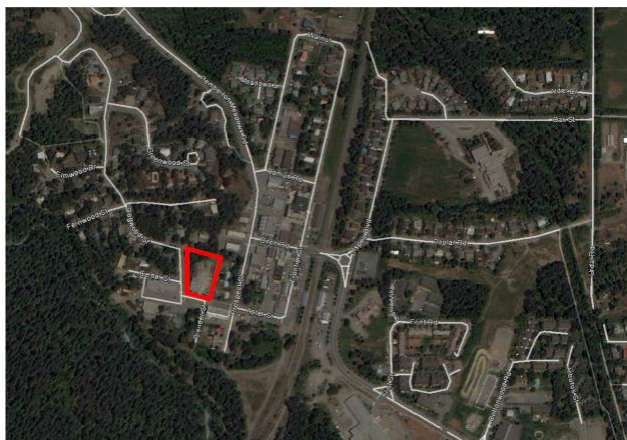
The purpose of the report is to present information on an application to amend the Village Zoning Bylaw to facilitate an upgrade to the existing BC Hydro field office/works yard at 1363 Aster Street. Included in the report is information on the development proposal as supplied by the applicants and includes agency referral, Village Advisory Land Use Commission's (ALUC) and staff comments for Council's consideration related to the development concept and presents a Zoning Bylaw Amendment for a site-specific amendment to the C-1 zone to allow limited utility uses to occur on land legally described as Lot 5, DL 203, Plan 3165, LLD for First Reading.

This report also presents a summary of the identified action items that must be addressed by the Applicant before the application can proceed to Second Reading.

BACKGROUND

BC Hydro has been operating a works yard on their property in Pemberton located at 1363 Aster Street (the northeast corner of Aster and Dogwood) in Pemberton's downtown since the 1950's. The area of the property is approximately 5,200m² (0.517 ha) in size. The property encompasses the area currently used as the lane known as St. David's Lane that provides rear access to the four adjacent residential lots along Prospect Street. The location of the development is shown below in Map A.

MAP A – BC HYDRO FIELD OFFICE/WORKS YARD



SITE LOCATION PLAN

The site contains numerous older buildings and structures built over 60 years ago, and has been used as a storage and workshop facility for BC Hydro vehicles and equipment.

The subject property is designated “Downtown” in the Village of Pemberton Official Community Plan (OCP). The Downtown Designation includes ‘*a diversity of uses such as residential, commercial, services, mixed use, civic, institutional, assembly, parks and open spaces, light industrial and transportation and utilities uses.*’

The subject property is zoned “Town Centre Commercial (C-1)” in the Village Zoning Bylaw No. 466, 2001. However, the property’s use as a public utility works yard is not among the list of permitted uses in the C-1 Zone. Given that the current use does not conform to the list of permitted uses in the C-1 Zone, the use and building are both considered legal non-conforming.

A historical review of previous Zoning Bylaws revealed that this use was conforming in the former Zoning Bylaw No. 247, 1989 as well as in the original Zoning Bylaw No. 152, 1983. In both previous iterations of the bylaw the site was zoned “Public (P1)” and was explicitly permitted as “public utility use”.

With the adoption of Zoning Bylaw 466 in 2001, the subject property’s zoning changed from “Public (P-1)” to “Town Centre Commercial (C-1)”, presumably to eventually cease the public utility use in this location in the future and facilitate its future redevelopment into a permitted use. The intent of the C-1 Zone in Zoning Bylaw 466, 2001 is to “*accommodate uses usually found in a town centre.*” When this Bylaw was adopted in 2001, it appears that the following additional commercial/light industrial uses (that had been previously permitted) were not carried forward:

- “Sign Shop”;
- “Tire Dealer”;
- “Appliance and Repair Store”;
- “Car Wash” and
- “Combined Hardware and Covered Building Supply”.

However, four specific commercial/light industrial uses in the C-1 Zone were grandfathered on a site-specific basis. The uses that were intentionally allowed to continue in the C-1 Zone include:

- “Auto Repair Shop” (currently Black’s Tires);
- “Equipment Servicing, Rental and Repair Shop” (Valley Chainsaw);
- “Glass & Mirror Repair Shop” (Mountain Glass) and
- “Gasoline Service Station” (currently AC Gas).

While records of the Village’s Zoning Bylaw review that took place in 2000-2001 are not available, it appears the rationale for this change may have been to remove the ability to develop certain light industrial uses incompatible to the Town Centre (those that did not yet exist at the time) albeit allow other long-standing businesses to remain. Nonetheless, when the new Official Community Plan was adopted in 2011, it continued to contemplate a diversity of uses including “light industrial” and “utility” uses in the Downtown.

DISCUSSION & COMMENTS

David Mate, Agent on behalf of BC Hydro, submitted an application to upgrade the BC Hydro field office/works yard on February 14, 2017¹ and. The redevelopment is proposed to include a new main building and out-building with covered storage. The current facility no longer meets BC Hydro's operational needs and safety standards as the field office building is in poor condition and requires upgrades to meet the present building code. The applicants were advised that in order for BC Hydro to redevelop the site they must seek an amendment to the Zoning Bylaw to explicitly permit the utility use at this location due to its legal non-conforming status. The *Local Government Act* stipulates that a non-conforming use cannot be extended (enlarged) and may remain only if the use does not change or cease to exist for longer than six (6) months.

Before submitting the rezoning application, BC Hydro sought alternative locations for a new field office/works yard. Their site selection process included screening prospective properties in accordance with a comprehensive list of requirements to operate as post-disaster, including the property being:

1. Outside of the ALR
2. Outside of the floodplain
3. North of Suicide Hill and south of Mount Currie
4. Fully serviced with water, sewer, power, etc.
5. Not too expensive in order to fit within the overall project budget, including an analysis of selling the existing property, and re-building on an alternative property
6. Composed of good geotechnical soils
7. Free of environmental contamination
8. Outside of Federal and Provincial lands, including Reserve lands
9. Outside of residential areas
10. Level site with access for trucks
11. 1.5 acres and fairly rectangular

The Village has been informed that, initially, 54 properties were identified; however, after applying the first five (5) criteria, 51 of the 54 were eliminated. Only three (3) properties were identified as having potential (shown in orange in **Appendix A**). Unfortunately, the three (3) properties also failed to meet the test of the requirements listed. BC Hydro concluded that all properties, including their current property, had issues, but that the current site was best able to meet their requirements and needs.

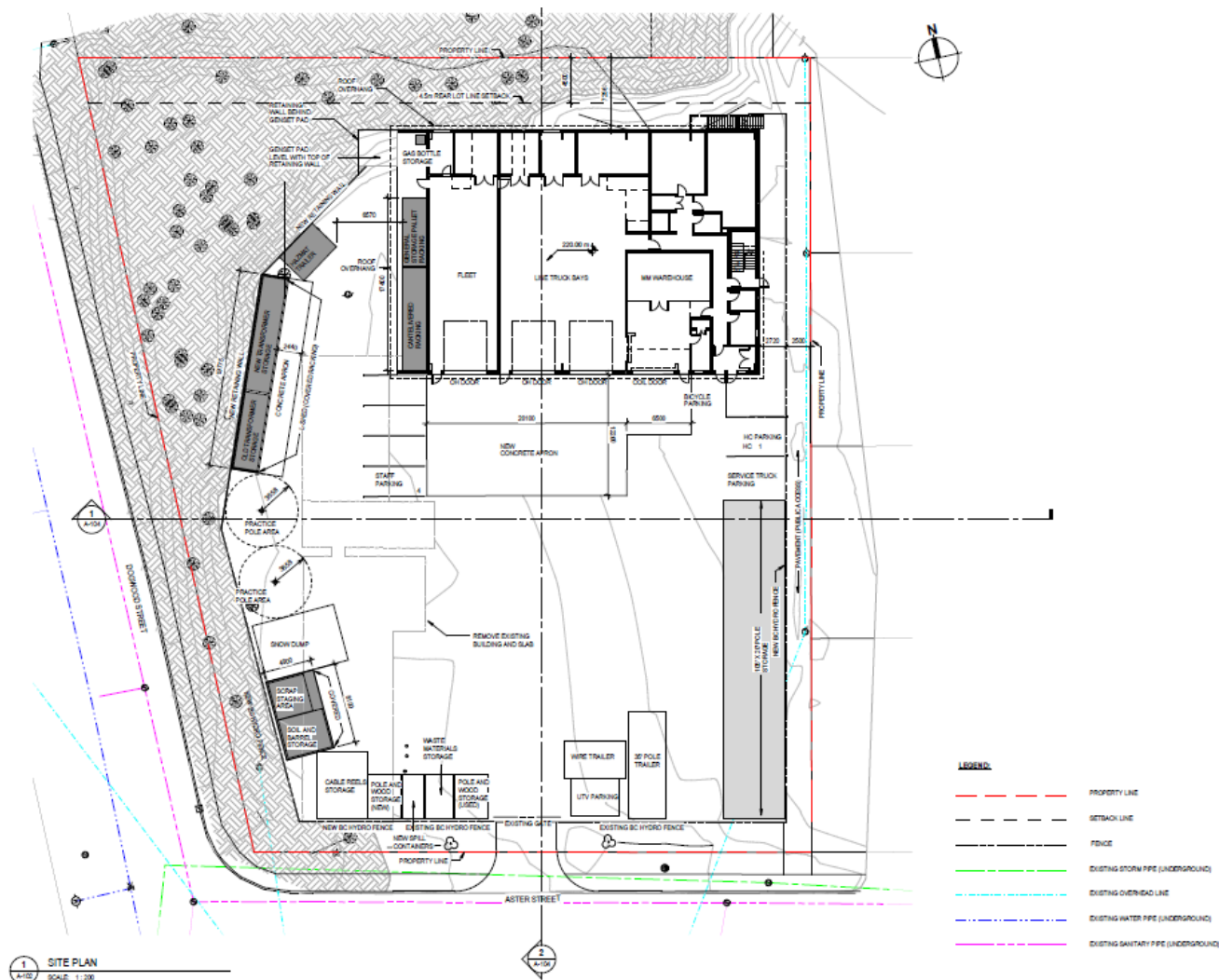
PROPOSED DEVELOPMENT CONCEPT

The proposed development concept is for a new Pemberton Field Office that will work in concert with BC Hydro's other regional facilities to support a coordinated response to operational requirements. The proposed development will be 1,039 sq. m. (11,200 sq. ft.) consisting of:

- A Two (2) Storey Building containing three (3) full-sized vehicle bays, warehouse, workshop & various offices
- Support spaces i.e., uncovered storage areas
- Employee amenities

¹ <http://www.pemberton.ca/public/download/documents/42244>

MAP B: PROPOSED DEVELOPMENT SITE PLAN



The existing building and slab would be removed and a new field office would be re-located at the northern edge of the lot, with a new concrete apron fronting it, leaving plenty of room for exterior storage onsite. Existing trees and the green slope along Dogwood Street would remain. Parking would be located on the eastern edge of the property. A new fence would be constructed with dedicated space for public art. Existing trees along the Aster would remain.

The proposed development is expected to be constructed in a single phase, in a manner that allows the existing building to continue to be used throughout the upgrade.

PHOTOS 1 & 2: EXISTING CONDITIONS



Photograph 1: Site building – looking southwest



Photograph 2: Storage shed on west portion of the Site – looking west

PHOTOS 3 & 4: EXISTING & PROPOSED VIEW FROM SOUTHEAST CORNER



EXISTING VIEW FROM SOUTH EAST CORNER



PROPOSED VIEW FROM SOUTH EAST CORNER

TREES AND SLOPE INTEGRITY
TO BE MAINTAINED

FEATURE WALL
WITH DEDICATED ART FEATURE SPACE

PUBLIC PATHWAY TO
BUILDING

FEATURE STORAGE WALL

PMT LOCATION

PHOTOS 5 & 6: EXISTING & PROPOSED VIEW FROM SOUTHWEST CORNER



EXISTING VIEW FROM SOUTH WEST CORNER



PROPOSED VIEW FROM SOUTH WEST CORNER

TREES AND SLOPE INTEGRITY
TO BE MAINTAINED

FEATURE FENCE -
TO BE DESIGNED

FEATURE WALL
WITH DEDICATED ART FEATURE SPACE

ONE

REVIEW OF DEVELOPMENT CONCEPT

Affordable Housing

- The proposal does not include any residential development.
- Given that combined commercial residential development is a permitted use in the C-1 zone, should this application not be approved, there is future potential to see the site re-developed to include residential uses, including the potential for affordable units.
- At this time it would be difficult to predict the number of a future residential uses that could be included on this site but it is highly likely that apartments, considered to be a more affordable option on the spectrum of affordability in relation to housing type, are a high potential.

Amenity Contributions

- It is standard for the Village to see a voluntary contribution from applicant at the time of rezoning for certain community amenities to help address the burden which new development imposes on the demand for public facilities, services and amenities. Village

Staff will approach the proponents of this development with respect to discussing a possible Community Amenity Contribution (CAC).

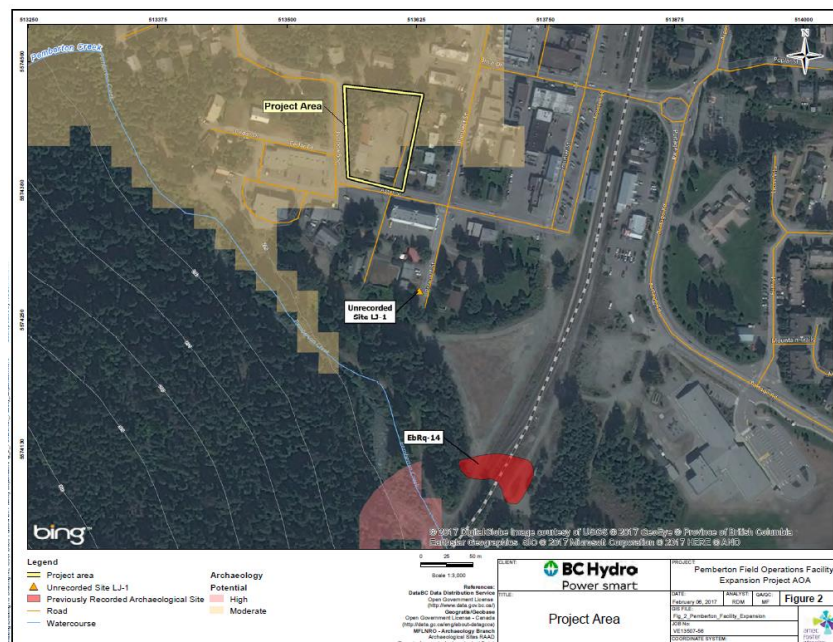
- There are several ways that municipalities can approach securing amenity funds at rezoning. The Village can utilize amenity zoning or the funds can be secured through a legal agreement like a Land Development Agreement or Restrictive Covenant.

Planning Staff Note: Village staff will seek to negotiate a voluntary amenity contribution as part of the rezoning process.

Cultural Values

- The subject property is located within the traditional territory of the Lil'wat Nation. Several archaeological and traditional use studies have been undertaken in the surrounding area.
- Amec Foster Wheeler, in association with a representative of the Lil'wat Nation, conducted an archeological overview assessment (AOA) of the site. The objectives of the AOA were to assess archaeological potential and identify any conflicts with archaeological resources in support of an application to rezone the subject property and upgrade the existing facilities.
- The Assessment concluded that there are landscape characteristics associated with low to moderate archaeological potential within the BC Hydro property especially in undisturbed areas of the site, given its similarity to other recorded sites within 5 km.
- It is recommended that a pre-construction archaeological impact assessment (AIA), in snow free conditions, be undertaken of the moderate potential terrain location outside the Field Operations Facility fence line to identify if any archaeological resources may be present. Depending on the results of the pre-construction AIA, monitoring and spot-screening may be required.

MAP C: NEARBY ARCHAEOLOGICAL SITES



Development Services Staff Comment: *That in the event that archaeological resources be uncovered during development of the site, the appropriate protocols be followed with respect to notifying the provincial archaeology branch.*

Downtown Revitalization (Official Community Plan)

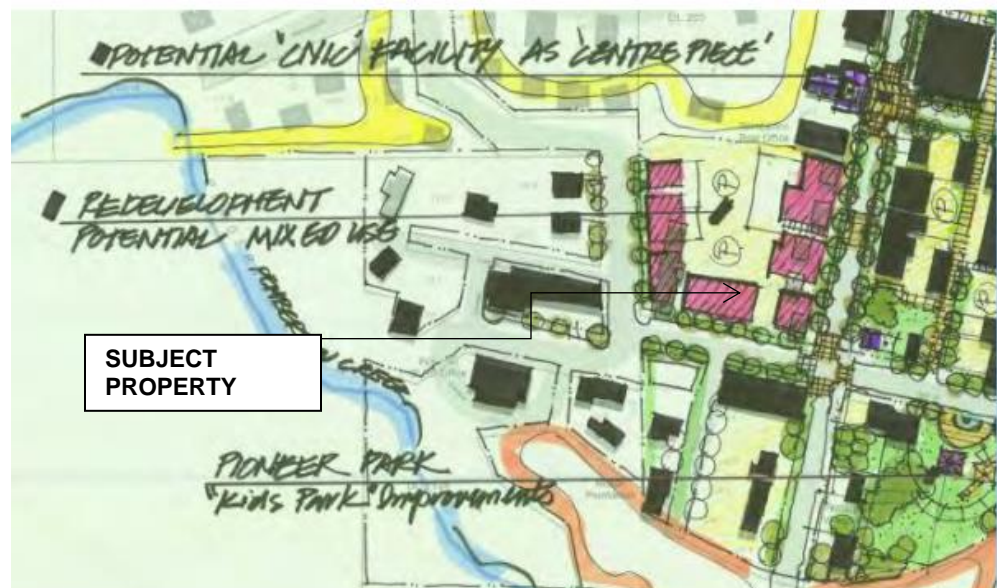
Pursuant to the Village Official Community Plan (OCP), the subject property is located within the Downtown Revitalization Development Permit (DP) Area No. 4, whereby the Village encourages enhancements and redevelopment of the downtown area to provide a more vibrant environment for businesses, residents and visitors. The objectives of the Downtown Revitalization DP Area are an effort to fulfill the following:

- *Enhance Pemberton's authentic identity by providing a framework for the character and form of buildings, landscaping, streetscapes and circulation.*
- *Create a strong sense of arrival to the Pemberton community through natural and built gateway elements.*
- *Accommodate and integrate infrastructure needs with parking and transit.*
- *Showcase and enhance the surrounding natural features, heritage landmarks, open spaces and parks.*

These objectives were based on the findings of the Downtown Enhancement Strategy, http://www.pemberton.ca/media/15150/draft_strategy_may_27_09.pdf, endorsed by the Village of Pemberton in 2009. The Downtown Enhancement Strategy prioritizes a mix of land uses at increased densities, a strong sense of arrival, pedestrian friendly streetscapes, and focused and designed open spaces/landscaping. Opportunities to provide public art, streetscape furniture and lighting that share Pemberton's authentic identity and landscaping features that showcase natural assets are to be encouraged in the Downtown.

The area of the downtown where the subject property is located is shown below in pink, conceptualized in the Strategy as "Redevelopment/ Potential Mixed Use".

MAP D: DOWNTOWN ENHANCEMENT STRATEGY CONCEPTUAL LAND USE



- As such, the request needs to be reviewed in the context of the OCP and the Downtown Enhancement Strategy. The continuation of the existing land use unfortunately does not provide design elements that contribute to a strong sense of place, pedestrian friendly streetscapes, or publicly inviting open spaces/landscaping. The applicants have offered to improve the aesthetic of the security fencing by buffering it with additional landscaping and providing a feature wall at the southeast corner that could display public art (potentially First Nations inspired). But given the nature of the site's operations, staff has been advised that security fencing is mandatory.
- This proposed upgrade will improve the site as is; however, consideration of the redevelopment potential of the entire downtown block should be discussed. The proposed development limits what can be done in terms of a comprehensive development plan for this parcel in combination with the lots along Prospect Street that contain the smaller "company" homes.
- Should the application be supported, staff will ensure that the redevelopment will follow the Downtown Revitalization Development Permit Guidelines for Form and Character to the extent possible. The end design of the Field Office site should be considered at the same time as the land use change to fully comprehend the implications of approving this rezoning application.

Development Services Staff Comment: *It is recommended that the Development Permit Application for this project be submitted and evaluated concurrently with the zoning amendment application, in order to allow Council and the community to gain a sense of the form and character of the design of the new field office and other site improvements.*

Environmental Considerations

- BC Hydro retained Keystone Environmental to complete an Environmental Site Assessment (ESA) of the subject property in February 2017.
- The Executive Summary notes "*with the exception of hydrocarbon contamination to be present in the vicinity of the pole bunks, if any, there is considered to be a low potential for constituents of concern to be present in the site soil, groundwater and/or vapour at concentrations greater than the applicable CSR land and water use standards*"
- Keystone Environmental goes on to summarize that contamination associated with pole bunks would be minor and localized and since the site is intended to be redeveloped, this matter could be dealt with at the time of site preparation for redevelopment.

Development Services Staff Comment: *Staff will have the ESA peer reviewed at the Development Permit or Building Permit Stage.*

Fire Protection

- The Fire Chief did not identify any concerns with the proposed application.

Roads and Access

- The proposed development site will be accessed from Aster Street along the southern edge of the property. It is assumed that most traffic generated from the proposed

development will be heading east from the site to access Highway 99 via Pemberton Portage Road.

- The intersection of Aster and Dogwood has an unconventional configuration that can result and driver confusion and pedestrian and cyclist safety. The Village tasked ISL Engineering to create options for intersection improvements in 2010 for another project. Staff forwarded these options (attached as **Appendix B**) to the BC Hydro team with the intent that they be reviewed and contemplated, should it be required that off-site upgrades are required or recommended as part of the site upgrade.
- Binnie and Associates analyzed the four options for improving the Aster Street and Dogwood Street intersection including:
 1. All-Way Stop-Control
 2. Two-Way Stop-Control
 3. Painted Centre Traffic Circle
 4. Modern Roundabout
- Their findings note that the Village consider the All-Way Stop-Control (Option 1) based on the information provided, as this option will require the least amount of adjacent property acquisition for construction. Their analysis states that this option is also expected to provide safer operations for pedestrians, and cyclists compared to the existing configuration. In addition, it notes that for the driveway access to the subject property, the civil designer should ensure that adequate site lines are available to egress traffic from the proposed development. Binnie also concluded that while the Painted Centre Traffic Circle and Modern Roundabout options would also provide safer operations, the All-Way Stop-Control was preferred; given the [present] low traffic volumes at this intersection.

Operations & Development Services Staff Comment: *The analysis of the various options for intersection improvement was based on the traffic impact study prepared for the application in question. It did not anticipate the increase in traffic that may result if/once development of the Benchlands proceeds. It will be up to the Village of Pemberton to determine if upgrades to existing roads will be required as part of this development.*

Site Servicing and Infrastructure

- The Village's Consulting Engineer, Richard Avedon-Savage, P. Eng. of ISL Engineering, has reviewed the redevelopment proposal and offered the following comments on June 5, 2017 (**Appendix C**):

Water Supply and Sanitary Connection

Part of the development permit application process requires an evaluation of the water and sanitary sewer servicing be completed for this project. Pursuant to the Village's Subdivision and Development Control (SDC) Bylaw No. 677, 2011, the Village of Pemberton requires the Developer to cover the Village's engineering consultant's cost to update and evaluate both the water and sanitary system models as they pertain to any proposed works. These computer models must be maintained by the Village to ensure the existing infrastructure is adequately sized to supply sufficient capacity for the developing community.

Offsite sanitary and water infrastructure improvements may be required once the design flows have been provided to the Village and the existing systems including pipe networks, pump stations, forcemains and other related infrastructure have been evaluated.

Engineering Staff Comment: *Both a comprehensive water supply strategy, to the satisfaction of the Village, and a comprehensive sewage supply strategy to the satisfaction of the Village, will be required before any redevelopment is permitted on the subject lands.*

Storm Management

A connection to the existing storm sewer is shown on the servicing drawings. However, under item 6 titled "BC Hydro Rezoning Rationale" of the Rezoning application; the storm water management system is noted as "not tying into the Village storm system, BC Hydro is reducing its environmental footprint and its load on the Village's infrastructure."

Engineering Staff Notes: *The applicant will need to confirm intent of any stormwater discharge offsite. Confirmation of downstream storm capacities are required if there is a connection to the offsite storm sewer. A comprehensive storm water management strategy, to the satisfaction of the Village, will be required before any redevelopment is permitted on the subject lands.*

Sidewalks

The existing sidewalk fronting the development is asphalt surfaced. This will require upgrading to a concrete sidewalk including a concrete letdown for the driveway entrance to the proposed development and cross walk at Dogwood Drive and Aster Street.

Power, Telephone and Street Lighting

Underground Hydro/Tel is required for the proposed development. The applicant is requested to provide Electrical drawings showing the electrical and communication infrastructure. A typical trench detail is required on the drawings for all offsite infrastructure works. Streetlights are required along the frontage of Aster Street and Dogwood Drive.

Engineering Staff Note: *The applicant will need to provide a Streetlight Plan, to the satisfaction of the Village, prepared by a Professional Engineer registered in the Province of British Columbia and in good standing.*

Offsite Works and Services

Upon acceptance of the proposed offsite works and services, a detailed construction cost estimate will be required by the Village of Pemberton and will form the basis for the Servicing Agreement and any bonding requirements. The Developer will be required to enter into a Servicing Agreement with the Village of Pemberton for all site improvement works as outlined in the current SDC Bylaw.

Traffic Impacts

- The proponents retained R.F. Binnie & Associates Ltd. to prepare a traffic impact study for the proposed redevelopment to review the background traffic conditions within the study area and estimate the potential site generated traffic volumes on the surrounding road network and propose necessary strategies to manage them.
- The Traffic Impact Study concluded that transportation improvements were not necessary to support the traffic generated by the re-development. The study notes that the Village Zoning Bylaw would require thirty-eight (38) off-street parking spaces, two accessible parking spaces, and one loading space to be provided. The proponents are seeking a variance to reduce this to six (6) in total. This variance requested will be considered as part of the review of the Development Permit Application, should the rezoning application be approved.

Planning Staff Comment: *A review of the Traffic Impact Study was completed by ISL Engineering (**Appendix C**). Prior to consideration of 2nd reading, any comments and/or questions must be addressed by the applicant.*

REFERRAL AGENCY COMMENTS

a) Advisory Land Use Commission

The Village's Advisory Land Use Commission met on May 29, 2017 to review the BC Hydro Zoning Amendment application and give feedback on the overall development concept. At that meeting they passed the following resolution:

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

Planning Staff Comment: *The minutes of the meeting are attached as **Appendix D**.*

b) Pemberton and District Chamber of Commerce

The Secretary-Treasurer of the Pemberton and District Chamber of Commerce advised the Village on May 30, 2017 that the Board of Directors had been unable to reach a consensus on the referral given strong opinions held by the Board members either in support of and opposed to this requested change. The Board resolved to provide independent anonymous comments on the requested change. The comments as submitted are attached as **Appendix E**.

Planning Staff Comment: *In order to ensure that referrals sent to affected agencies result in a clear direction, staff will respectfully request that in future the Chamber Board of Directors pass a motion outlining either support, conditional support or opposition, and to itemize specific concerns with a proposal rather than forwarding individual comments.*

PROPOSED BYLAWS

At this time, Planning Staff are introducing for Council's consideration Zoning Amendment (BC Hydro Field Office) Bylaw No. 821, 2017, for First Reading as a means of demonstrating conditional support of the application. The proposed Zoning Amendment Bylaw is attached as **Appendix F**.

The proposed bylaw permits Works Yard use in the C-1 Zone on a site-specific basis and thus amends Zoning Bylaw No. 466, 2001, to:

- (1) Add a definition of "Works Yard" to Section 104 - Definitions; and
- (2) Add "Works Yard" to "Section 306.1 - Permitted Land Uses" of the C-1 Zone, with a notation that *"This use shall only be permitted on Lot 5, Plan 31658, D.L. 203, LLD, and is not permitted on any other lands in this zone."*

Staff is recommending that the following items be addressed prior to Second Reading and the scheduling of a Public Hearing:

1. Developer Led Public Open House

It is recommended by Development Services staff that the Applicants hold a Public Information Meeting, at their cost, or design another appropriate means of public engagement (online engagement) to obtain input from the community around the proposed zoning amendment. Public outreach would help to gauge the level of positive support for these changes and assist Council in making an informed decision on this application.

Information presented at the Public Information Meeting, or through another means supported by staff, should explain how the proposed land uses adhere to the Village's Community Vision for the Downtown, as expressed through the OCP.

2. Submission of a Downtown Revitalization Development Permit/Variance Application

It is recommended, and supported by the ALUC's recommendation, that the Applicants submit a full Development Permit (DP) Application for Form and Character of the new development to be considered in tandem with the Rezoning Application. This DP application would include BC Hydro's request for an off-street parking requirement variance from thirty-eight (38) spaces to six (6) spaces for employee parking, as indicated in the Traffic Impact Analysis.

3. Draft Land Use Agreement

It is standard practice for the Village to secure certain items at rezoning through the use of a Land Development Agreement or Restrictive Covenant between the Applicant and the Village prior to Adoption. It is recommended that any negotiated amenities, such as, but not limited to, CAC's be secured through a land use agreement that is developed by the applicant and staff working together before the Bylaw receives Second Reading. Other items that may also be deemed appropriate for inclusion in the proposed Land Use Agreement are as follows.

- Alternative Egress/Road Improvements/Traffic Calming Measures
- Formalized use of the rear land by Prospect Street property owners
- Landscaping/Buffering / Fencing as per the Village's standards
- Public Art and Streetscape Improvements
- Green Initiatives – i.e., plans for the upgraded Field Office to be as energy efficient as possible.

COMMUNICATIONS

Subject to Section 464 of the *Local Government Act*, a Public Hearing must be held for both OCP and the Zoning Amendment Bylaws, after first reading of the bylaws and before third reading. Notice of the Public Hearing will be given as per s. 466 of the *LGA [RSBC 2015]*.

In addition, if deemed beneficial by Council, additional public outreach may be facilitated by the Village through "Have Your Say" sessions.

LEGAL CONSIDERATIONS

The processing of an OCP Amendment and Rezoning application is regulated by various sections contained in Part 14 of the *LGA [RSBC 2015]* and by the Village's Development Procedures Bylaw 725, 2013, as amended from time to time.

IMPACT ON BUDGET & STAFFING

The research and preparation of this report is a component of the daily work undertaken by the Operations & Development Services Department. All costs associated with the processing of this application, including staff time, are recoverable from the applicant's fees as per the Village of Pemberton Development Procedures Bylaw 725, 2013, as amended from time to time.

INTERDEPARTMENTAL IMPACT & APPROVAL

There is no interdepartmental impact or approvals required respecting the processing of this application as it is a function of the Operations and Development Services Department.

ALTERNATIVE OPTIONS / NEXT STEPS

There are five options:

1. Council may choose to give the Bylaw First Reading and withhold Second Reading until the Applicant performs the following:
 - Holds a public information session or staff supported online engagement strategy seeking public sentiment on the proposed development, at their own expense, and forwards the consultation results to the Village Planner;
 - Submits a Development Permit/Development Variance Application outlining refined detail with respect to the form and character of the proposed Field Office and the nature of its parking requirement variance request;
 - Agrees to enter into a Land Use Agreement and works with staff to develop a Draft Covenant that outlines negotiated Community Amenity Contributions before Third Reading.
2. Council may choose to give the Bylaw both First and Second Reading prior to a Public Information Meeting, the submission of a full Development Permit Application. Staff does not support this option as it is important that the design be presented to demonstrate the visual effect on the downtown.
3. Council may choose to not give the Bylaws First Reading at this time, and request that the Applicant hold a Public Information Meeting before any Bylaw Readings are contemplated. Staff feels that even though the application would benefit from some indication of early community input, Staff is prepared to support giving the Bylaws First Reading at this time; however, Staff strongly recommends holding off the consideration of Second Reading until the items outlined in this report are submitted.
4. Council may refuse the application.
5. Council may provide another option.

POTENTIAL GOVERNANCE CONSIDERATIONS

Responding to the proposed Zoning Amendment Applications is consistent with Strategic Plan Priority One: Economic Vitality to foster investment within the Village and Priority Three: Excellence In Service through the continuation of delivering quality municipal services by processing development applications efficiently.

RECOMMENDATIONS

THAT Zoning Bylaw No. 466, 2001, Amendment (BC Hydro Field Office) Bylaw No. 821, 2017 be given First Reading;

AND THAT Second Reading of Zoning Bylaw No. 466, 2001, Amendment (BC Hydro Field Office) Bylaw No. 821, 2017 not be considered until the Applicant:

- Holds a public information session or staff supported online engagement strategy seeking public sentiment on the proposed development, at their own expense, and forwards the consultation results to the Village Planner;
- Submits a Development Permit / Development Variance Application outlining refined detail with respect to the form and character of the proposed Field Office and the nature of its parking requirement variance request;
- Agrees to enter into a Land Use Agreement and works with staff to develop a Draft Covenant that outlines negotiated Community Amenity Contributions before Third Reading.

Attachments:

Appendix A – Alternate Locations & Constraint Mapping

Appendix B – Proposed Intersection Improvement Options

Appendix C – ISL Correspondence, June 5, 2017

Appendix D – ALUC Minutes, May 29, 2017

Appendix E – Chamber of Commerce Board of Directors' comments

Appendix F – Amendment (BC Hydro Field Office) Bylaw No. 821, 2017

Submitted by:	Lisa Pedrini, Village Planner
Manager Approval by:	Tim Harris, Manager of Operations and Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer