

Minutes of APC Meeting-Area D
13 March, 2014 starting 7:00pm- Cowichan Estuary Nature Centre

Agenda

1. Rezoning Application 3-D-13RS (Andrew Sheret)
2. Development Permit Application 3-D-14DP (Oceanfront Suites Resort)

Members Attending: Robert Stitt (chair), Brian Hosking, Joe Kinrade, Hilary Abbott, Kerrie Talbot, and Calvin Slade (secretary)

Ex-Officio: Lori Iannidinardo

Visitor: Mike [surname not recorded], owner of Schoolhouse Square, neighbour of Andrew Sheret Limited.

Agenda Item 1

Purpose of Rezoning: To rezone the subject property in order to permit exterior storage.

Meeting called to order at 7:00 pm.

The owners' representatives, Mark Radloff, Island Region Manager, and Thierry Larminay, Duncan Branch Manager, for Andrew Sheret, a plumbing and heating wholesaler/retailer, discussed their need of exterior storage for the large bulk items, like pipe, and tanks, which make up a significant portion of their business. They stated that the business would undertake landscaping, and try to alter the storage that had been erected to try and make it more visually pleasing, but that the amount of exterior storage required was greater than that what is allowed in the zoning for that area.

When asked, Mr. Radloff stated that his superiors who had negotiated the purchase of the property were aware that the exterior storage allowed was far below what the business required.

At the invitation of the Chair, after asking everyone present if they had any objection, the owner of Schoolhouse Square, who was attending the meeting, stated his complaints with what he considered the over height open storage, which he felt looked "junky", the loss of parking spaces, the requirement of Andrew Sheret employees to park off site, and the loss of sight lines.

Mr. Larminay replied that he had tried to address the concerns, had moved items when asked, and had spoken with employees regarding where they were parking.

Issues discussed by APC:

That with no real zoning request that this item should not have been forwarded to the APC by Planning.

The suggestion of enclosed storage, but that that would require more parking spaces, and that there was no way provide for them.

The height of the storage racks, and their appearance.

The covering of parking spaces with storage.

The construction of exterior storage in violation of existing zoning.

With these thoughts in mind it was moved by Joe Kinrade, seconded by Kerrie Talbot, that:

The APC support the Application as stated in the Purpose

Vote: All against

Agenda Item 2

Purpose of Application: To obtain a Development Permit to allow exterior upgrades to the Oceanfront Suites and Resort in Cowichan Bay.

The owner's representatives, Deane Strongitharm of CitySpaces Consulting, Joe Newell of Joe Newell Architect Inc, and Brad Forth of Forsite Landscape Architecture and Site Planning, discussed the proposed renovations and exterior upgrades to the property and building.

Deane gave a brief history for context, a brief explanation of the plans, and mentioned that the owner intends to put a spa in an underutilized portion of the building, which was originally intended as commercial space.

Joe went over the proposed changes to the buildings exterior, including materials and colors, and the reasons for them.

Brad went over the proposed landscaping, the plants, water features, and the focus on pedestrians.

Issues discussed by the APC:

The hopeful removal of the "Blue Lights"

Removal of the big sign.

The timeline - the hope for completion in the spring of 2015.

Encouraging public use of the exterior ramp that parallels Cowichan Bay Road.

Whether the fact that the building is a "Strata" would have any effect.

Whether a deck area would infringe on property set backs.

With the foregoing in mind, it was moved by Kerrie Talbot, and seconded by Brian Hosking:

That the APC support the application as presented.

Vote: All in favour

Motion to adjourn at 9:00pm: Robert Stitt