



STAFF REPORT

TO: Committee-of-the-Whole

FROM: Katie Thomas,
Temporary Planning Assistant

MEETING DATE: June 10, 2014

FILE NO: 3220-GowerPoint-397

SUBJECT: Temporary Use Permit for an Information Centre for 397 Gower Point Road
TUP-2014-01

RECOMMENDATION(S)

THAT the staff report regarding the application for a temporary use permit for 397 Gower Point Road be received;

AND THAT staff be directed to proceed with the notification process and preparation of a permit for the consideration of issuance of the requested three-year Temporary Use Permit at the Council meeting on July 15, 2014.

PURPOSE

The goal of this report is to present an application for a Temporary Use Permit, and to provide comment with staff recommendations.

DISCUSSION

Hyak Marine Services is applying for a Temporary Use Permit for 397 Gower Point Road, in order for the first floor of the property to become an information centre for the proposed George Hotel and Residences development. If the rezoning and development permits for the George Hotel and Residences are successful, the information centre would be turned into a sales centre, using the same internal building layout as the information centre, or alternatively, the use of the property would revert back to single-family residential use.

Site and Surrounding Issues

The property is located at the intersection of Gower Point Road and Winn Road. A map is shown below. Currently the property is zoned Single-Family Residential Zone (R-2).

The site will remain largely the same from the exterior; however, the first floor interior is being renovated in order to provide facilities for the information centre. These renovations include: removing the kitchen, creating a larger accessible washroom, the creation of a small meeting room. Outside, a ramp is under construction to ensure the space is accessible to everyone. Seven (7) off-street parking spaces will be provided. These can be seen on the attached site plan. A plan of the internal layout has also been attached to this report.



Figure 1: Location of the subject property

	Existing Land Use	Existing Zoning	OCP Designation
North	Hyak Marine Services	Comprehensive Development Area Zone (CDA-1)	Residential/Tourist Accommodation
South	Residential properties	Single-family Residential Zone (R-2)	Residential/Tourist Accommodation
East	Residential Property	Single-family Residential Zone (R-2)	Residential/Tourist Accommodation
West	Post Office	Public Assembly Zone (PA)	Public/Community Uses

Figure 2: Adjacent land uses



Figure 3: Photos of the site

Potential impacts

The only external change to the building is the addition of a wheelchair ramp. Internally, the first floor will be used for the information centre. The potential impacts include: increased traffic (both cars and pedestrians) in the area, and visual impacts of the proposed sign.

Opening Times

The applicant has stated that the information centre will be "open five out of seven days between the hours of 10am and 8pm". Specific days and times have yet to be decided. The centre will occasionally be open later during special events, such as Sea Cavalade.

Parking

The zoning bylaw requires two (2) off-street parking stalls for the proposed use. The applicants have provided a site plan to show seven (7) off-street parking spaces for visitors. The applicant believes that most visitors will arrive on foot. If additional parking is needed, there is adequate on-street parking in close proximity to the subject property.

Signage

The applicants are proposing to erect a freestanding sign on their property to state the purpose of the building and related information regarding opening times. The height of the proposed sign is 1.82m (72") and the area of the sign is 2.2m² (23.6ft²). This makes the sign comparable to what would be allowed in commercial zones in the sign bylaw, 526, 1985. A plan of the sign is attached to this report.

CONCLUSION

Staff conclude that there are limited effects to the proposed Temporary Use of 397 Gower Point Road, and thus recommend proceeding with the notification process. The notification process will involve sending letters, informing property owners and tenants of the proposed Temporary Use Permit within a 50metre radius of the subject property.

PLAN/POLICY IMPLICATIONS

The Official Community plan states that an application seeking the approval of a Temporary Use Permit must obtain a supporting resolution of Council. An approved permit will contain specific guidelines and/or conditions of the use of the land, as well as the termination date of the permit.

RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are listed on page 1. Alternatively, Council can request changes to the proposal or deny the request.

Respectfully Submitted,




Katie Thomas
Planning Assistant



André Boel, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

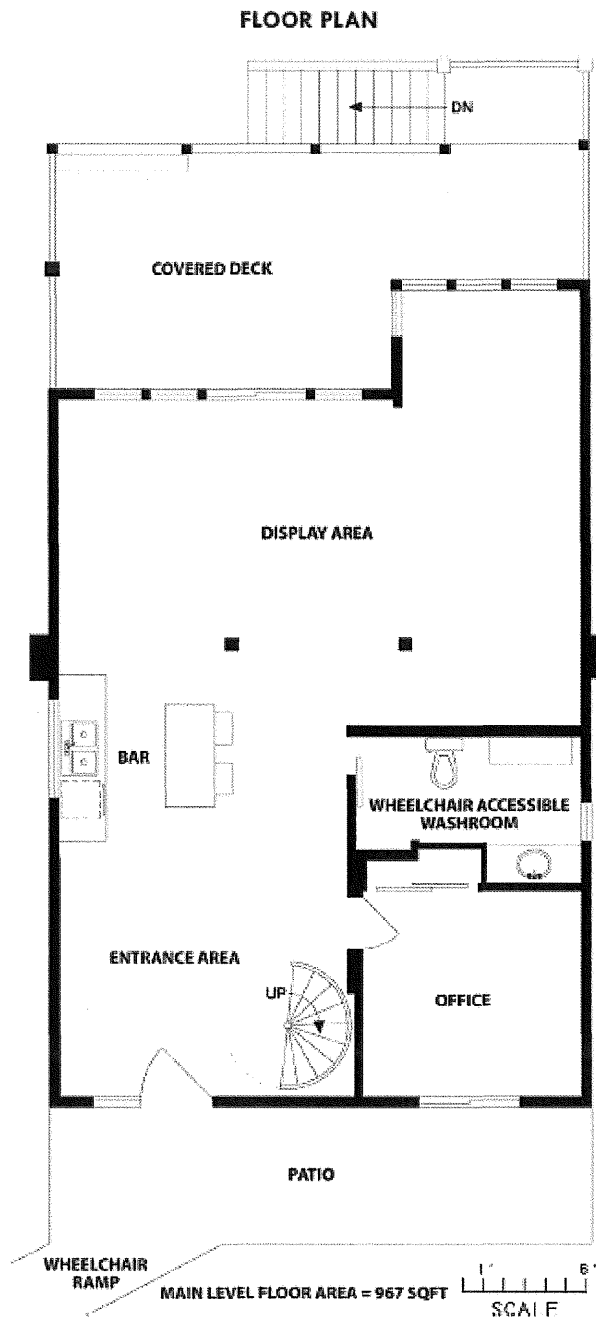
I have reviewed the report and support the recommendation(s).


Emanuel Machado
Chief Administrative Officer

Attachments:

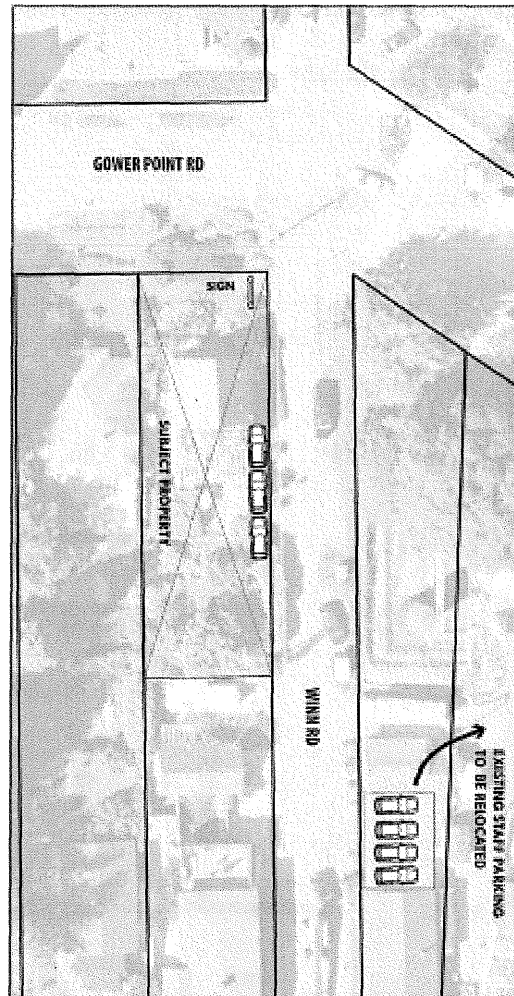
- Floor plan
- Site plan
- Display sign

Hyak Marine Services Ltd.



Hyak Marine Services Ltd.

SITE PLAN



Hyak Marine Services Ltd.

DISPLAY SIGN

