

DATE OF MEETING | May 27, 2019 |

AUTHORED BY | MADELEINE KOCH, PLANNER, CURRENT PLANNING |

SUBJECT | **REZONING APPLICATION NO. RA409 – 751 HALIBURTON STREET** |

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to amend the existing zoning of the property located at 751 Haliburton Street to allow “office” as a site-specific use in the Local Service Centre (CC1) zone. |

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.148” (To rezone 751 Haliburton Street to allow “office” as a site-specific use in the Local Service Centre [CC1] zone) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.148” pass second reading; and
3. Council direct Staff to secure the amenity contribution and road dedication by way of a covenant, should Council support the bylaw at third reading.

## **BACKGROUND**

Rezoning application RA409 was received for 751 Haliburton Street from Doug Pauzé of Coastland Wood Industries Ltd. The applicant is proposing to amend the existing CC1 zone to allow “office” as a site-specific use within the subject property.

### **Subject Property**

<i>Location</i>	The subject property is located at the northeast corner of the Haliburton Street / Woodhouse Street intersection.
<i>Total Area</i>	1,055m <sup>2</sup>
<i>Current Zoning</i>	Local Service Centre (CC1)
<i>Proposed Zoning</i>	Local Service Centre (CC1) with “office” permitted as a site-specific use

The subject property is on the north side of Woodhouse Street and contains an existing industrial building that was formerly used as a non-conforming storage yard for the Coastland Wood Industries mill. The property is within a neighbourhood that is predominantly comprised of single residential dwellings, including Snuneymuxw First Nation’s Reserve land to the east. The Days Inn is located to the southeast of the subject property, and the Coastland Wood Industries mill site is located to the south across Woodhouse Street.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to rezone the property to allow “office” as a site-specific use in the Local Service Centre (CC1) zone. Currently, Coastland Wood Industries office space is located on Robarts Street, but their lease will expire at the end of 2019. They are seeking permanent office space to accommodate ten employees in closer proximity to the mill site, which has operated at 791 Haliburton Street since 1988. The proposed redevelopment would create accessory offsite office space adjacent to the mill to increase operational efficiency. In addition to accommodating Coastland staff, the applicant has advised that office space on the bottom floor of the building will be leased to Snuneymuxw First Nation’s Petroglyph Development Group.

The applicant proposes to retain the existing building, which has a floor area of 670m<sup>2</sup>. Internal renovations, landscaping, and a façade redesign are planned to update and enhance the building and site design. The change in use will require additional parking, which the applicant proposes to maximize onsite and within the adjacent mill property at 791 Haliburton Street.

### **Official Community Plan and South End Neighbourhood Plan**

The subject property is located within the Neighbourhood designation of both the Official Community Plan (OCP) and the South End Neighbourhood Plan. The OCP supports small-scale commercial and community services within the Neighbourhood designation for lots on collector roads where services are within walkable distance to neighbouring residents. The South End Neighbourhood Plan supports small-scale commercial or mixed-use development at street corners along Haliburton Street on land designated Neighbourhood. While the OCP and neighbourhood plan policies do not specifically reference stand-alone office use in the Neighbourhood land-use designation, Staff acknowledge the unique situation of providing office space in an existing commercial building that will function largely accessory to the existing non-conforming warehouse/industrial use for the mill operation.

### **Community Consultation**

The application was referred to the South End Community Association for comment. The association provided comments in support of the application and requested that the applicant consider improving the existing perimeter fencing of the subject property, which the applicant has confirmed will be addressed.

### **Zoning**

The existing CC1 zone allows a number of small-scale community service-oriented uses within neighbourhoods, including “medical/dental office”. The zone does not permit “office” as a stand-alone use, so rezoning is required. The proposed office use would be permitted in addition to the existing permitted uses of the CC1 zone, which could allow future commercial uses of the site. Given the proximity to the existing mill operation and the small scale of the proposed office use, Staff recommend supporting the proposed site-specific amendment in this location because it is more in line with the vision for this neighbourhood, which is evolving from heavy industrial uses.

## Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution.

The applicant proposes to provide approximately 58m<sup>2</sup> of community meeting space, and is willing to enter into a covenant on 751 Haliburton Street securing the shared meeting space to be used by community groups, such as the South End Neighbourhood Association, free of charge outside business hours for a period of five years.

## Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2019 No. 4500.148”, Staff recommend the following items be secured by a Section 219 Covenant prior to final adoption of the bylaw:

1. 1m of road dedication along the property frontage of Haliburton Street; and
2. Community meeting space for a period of five years.

### **SUMMARY POINTS**

- The application is to allow “office” as a site-specific use within the Local Service Centre (CC1) zone;
- The proposed office is adjacent to the Coastland Wood Industries mill site;
- The proposed office will accommodate employees of Coastland Wood Industries and Snuneymuxw First Nation’s Petroglyph Development Group;
- While the Official Community Plan and South End Neighbourhood Plan do not specifically reference office use within the neighbourhood designation, the use is considered supportable on a site-specific basis;
- The South End Community Association supports the proposed rezoning; and
- The community amenity contribution proposal includes community meeting space.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Site / Parking Plans  
ATTACHMENT C: Building Elevations  
ATTACHMENT D: Aerial Photo  
“Zoning Amendment Bylaw 2019 No. 4500.148”

#### **Submitted by:**

L. Rowett  
Manager, Current Planning

#### **Concurrence by:**

D. Lindsay  
Director, Community Development