



Zoning Bylaw Amendment Application

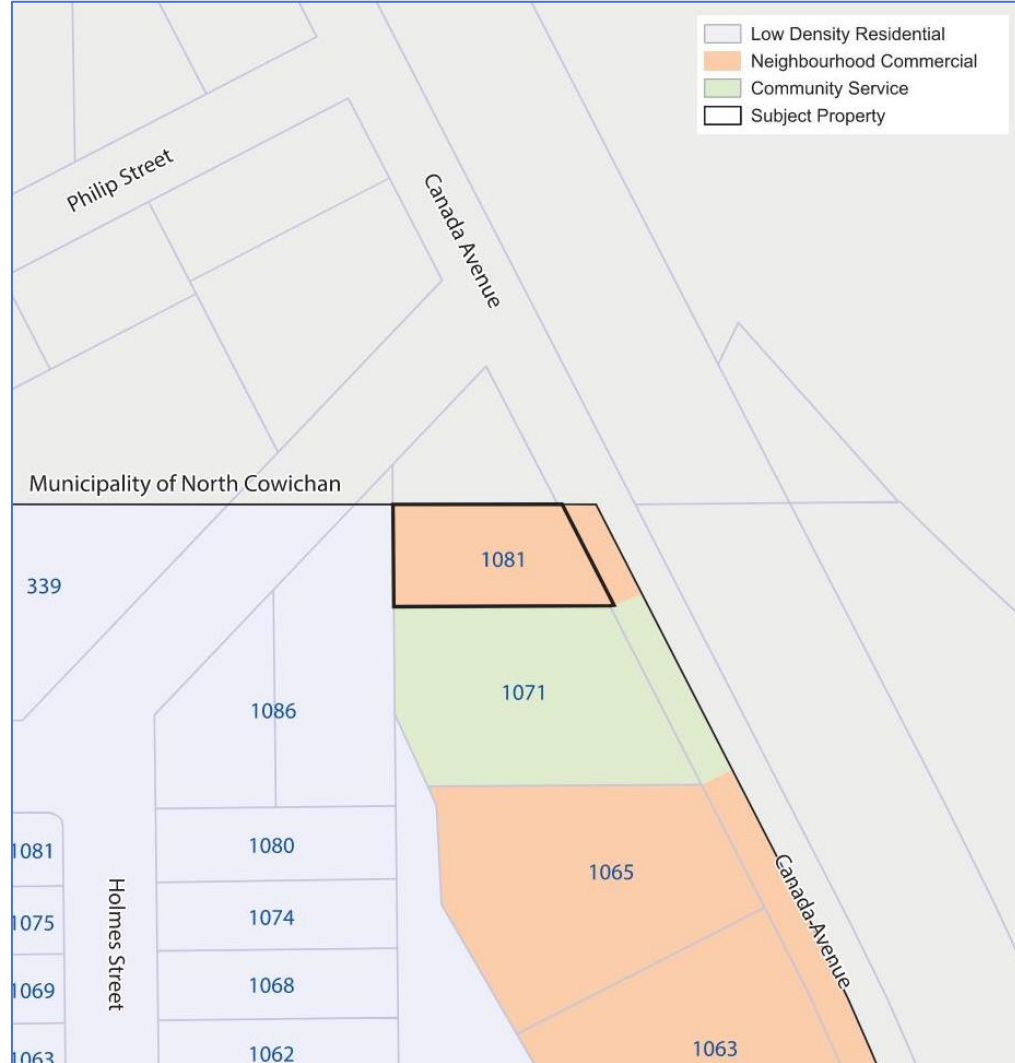
1081 Canada Avenue

Purpose of Application



- ZB amendment to rezone the property from Neighbourhood Commercial to Community Services.
- CWAV's emergency transition house for women and female-identifying individuals who are unsheltered and are experiencing or are at risk of violence

Subject Property



Site Photos



Site Photos



Site Photos



Site Photos



Proposal

COMMERCIAL ZONES

Neighbourhood Commercial Zone

NC

5.6 Intent

3166.02

5.6.1 The intent of the Neighbourhood Commercial (NC) zone is to permit a range of *residential* and *non-residential uses* that are intended to contribute to a vibrant neighbourhood with street-oriented *buildings*, and infrastructure and facilities focused on active transportation.

5.7 Permitted Uses

5.7.1 The uses permitted in the NC zone are as follows:

3166.02

Principal Uses	Accessory Uses	Conditions of Use
Residential Uses: Assisted Living Residential Facility* Community Care Facility* Dwelling, Multi-Unit*	Home-Based Business in a Multi-Unit Dwelling Dwelling, Accessory	* Dwelling units or sleeping units are permitted above the first storey.
Non-Residential Uses: Community Use Commercial Daycare Cultural Use Craft Beverage Production Dog Grooming Education Facility Financial Institution Funeral Service Facility Mobile Food Vending Indoor Recreation Facilities Office		* Uses on the first storey of a building with a Residential Use must provide service to persons off-site, not only to owners or occupiers of the building. * Off-street parking, access, and circulation (ex. entry, lobby, stairs, elevators, hallways, etc.), and other amenities and services associated with a Residential Use are permitted on the first storey.

COMMUNITY SERVICES ZONES

PART 6 – COMMUNITY USE ZONES

Community Service Zone

CS

6.1 Intent

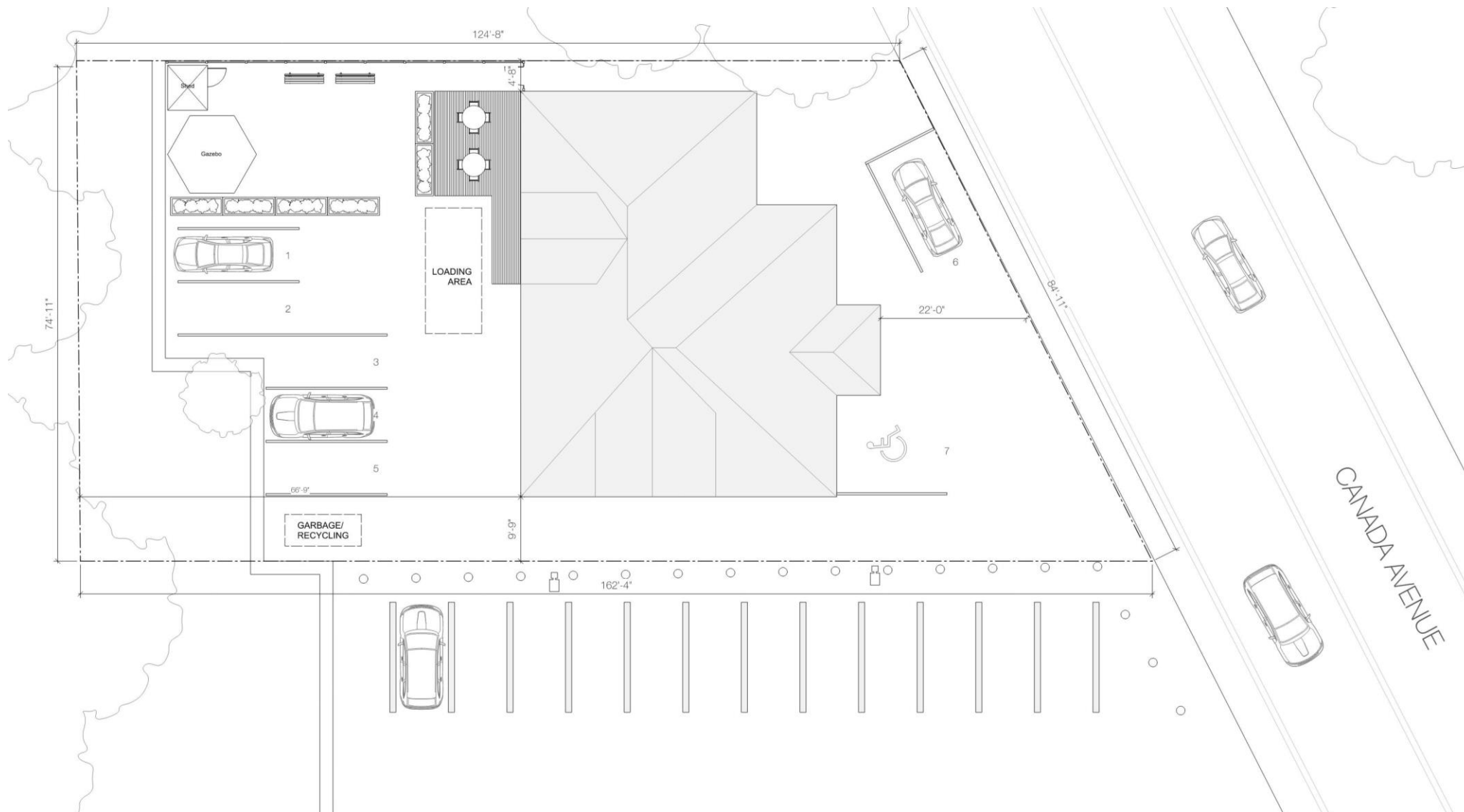
6.1.1 The intent of the Community Services (CS) zone is to permit a variety of *institutional uses* and *community-oriented uses*.

6.2 Permitted Uses

6.2.1 The uses permitted in the CS zone are as follows:

Principal Uses	Accessory Uses
Assisted Living Residential Facility Community Use Cultural Use Commercial Daycare Community Care Facility Education Facility Fish Hatchery Hospital Institutional Use Indoor Recreation Facilities Outdoor Recreation Treatment Centre	Dwelling, Accessory Restaurant Retail Office Mobile Food Vending

Site Plan

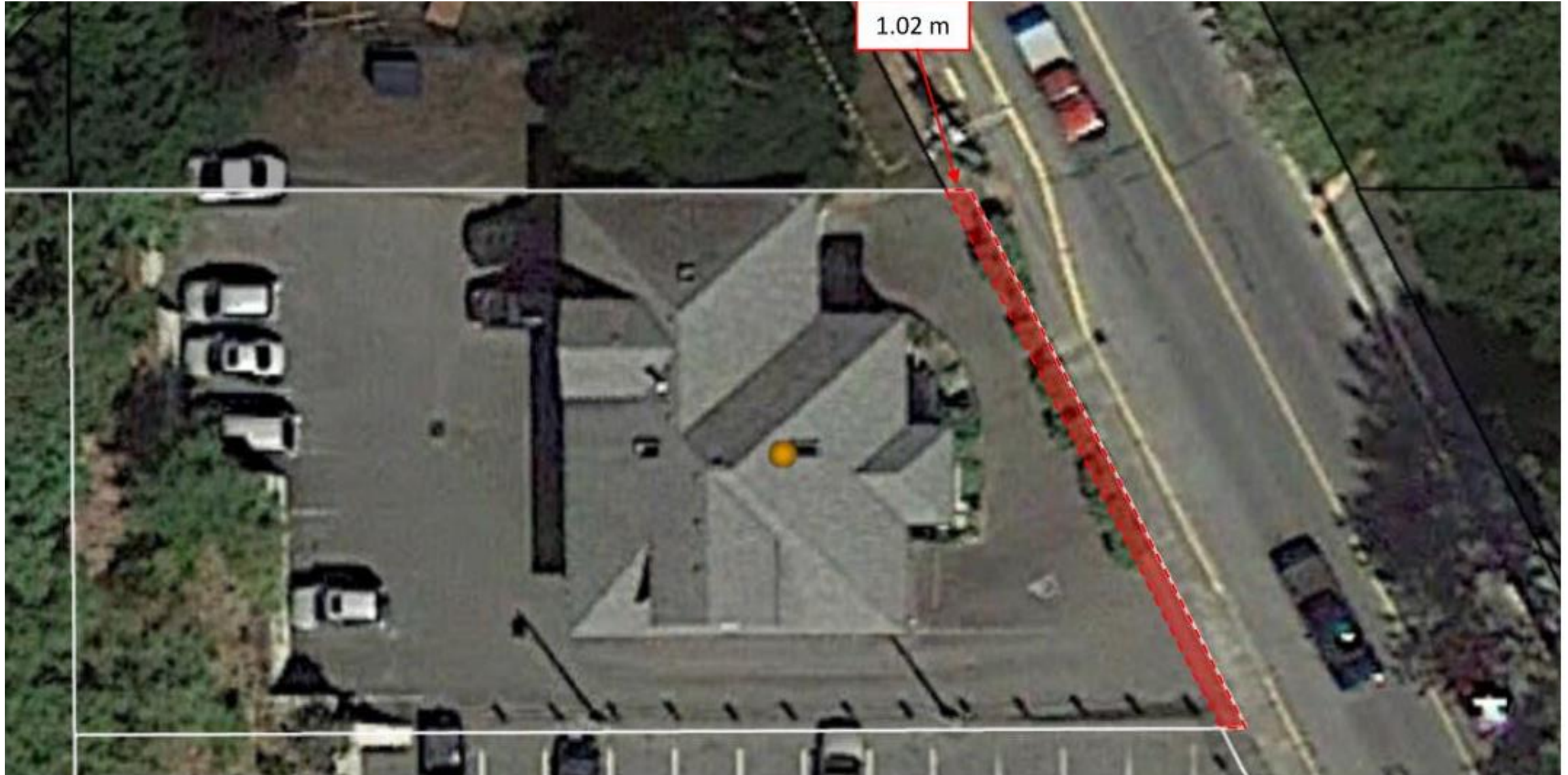


Floodplain Hazard



- Property is within the 1:200 floodplain.
- Normally, habitable space would be elevated to the flood construction level (FCL).
- Existing building – applicant is proposing to accommodate sleeping units below the FCL.
- Geotechnical assessment and covenant.

Road Dedication



Public Hearing



- Public hearing to be scheduled.
- Notification to owners and occupants within 60 m (200 ft) of the subject property.
- Newspaper ads.
- 3 letters of support – BC Housing, CHA, and Our Cowichan Communities Health Network

Options



1. Give first and second readings.
2. Amend the bylaw, then give first and second readings.
3. Refuse the application.

Staff Recommendation



That Council give first and second readings to “Zoning Bylaw Amendment Bylaw No. 3166.03, 2022”;

And that Council withhold consideration of adoption of “Zoning Bylaw Amendment Bylaw No. 3166.03, 2022”, subject to the following:

- 1. registration of a geotechnical covenant, including a save-harmless clause in favour of the City of Duncan, against the title of the subject property; and**
- 2. dedication of a 1.02 m wide strip of land as road along the entire Canada Avenue frontage of the subject property.**