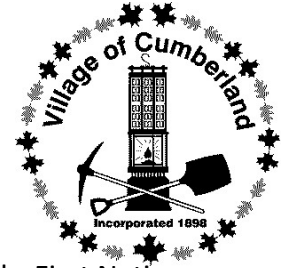


**The Corporation of the Village of Cumberland  
Advisory Planning Commission Agenda**

**January, 9, 2025 at 4 p.m.  
Council Chamber, 2675 Dunsmuir Avenue**



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.

---

**1. Approval of the Agenda**

**2. Election of Chair**

**3. Minutes**

Adoption of Minutes of June 20, 2024

Adoption of Minutes of September 12, 2024

**4. Unfinished Business**

None

**5. New Business**

4.1 Official Community Plan Amendment & Rezoning – 3284 Second Street

**6. Next Meeting**

The next meeting of the Advisory Planning Commission will be held on Thursday, February 13, 2025, at 4:00 p.m.

**7. Adjournment**

**The Corporation of the Village of Cumberland  
Advisory Planning Commission Minutes**

**June 20, 2024 at 4 p.m.  
Council Chamber, 2675 Dunsmuir Avenue**



**Members Present:** Nick Ward, Chair  
Debbie Bowman  
Ryan Camp  
Genevieve Burdett  
Matthew Ishoy

**Staff Present:** Courtney Simpson, Director of Development and  
Bylaw Services  
Seamus McConville, Planner  
Jasmeen Kaur Sidhu, Planning Technician

---

The meeting was called to order at 4:01 p.m.

**1. Approval of Agenda**

**Moved by:** G. Burdett  
**Seconded by:** R. Camp

That the Advisory Planning Commission agenda of June 20, 2024 be approved as presented.

**Carried**

**2. Minutes**

**Moved by:** R. Camp  
**Seconded by:** G. Burdett

THAT the Advisory Planning Commission adopt the minutes of April 24, 2023 as presented

**Carried**

**3. Unfinished Business**

There was no unfinished business.

#### 4. New Business

##### 4.1 Mobile Vending Regulations Update – Public Engagement Summary and Analysis

**Moved by:** R. Camp  
**Seconded by:** G. Burdett

THAT the Mobile Vending Regulations Update – Public Engagement Summary and Analysis report be received.

#### **Carried**

Discussion:

- Questions were raised based on disallowing mobile vendors based on parking space numbers. Members feel that minimum parking requirements should not be a barrier.
- One member wondered about ability for mobile vendors to get around paying taxes. So higher business license fees for mobile businesses is seen as positive but questions were raised about collecting more revenue from these businesses.
- Are there noise rules - such as controlling the noise of external generators. Member feels some noise rules should be in place about this. Specifically, another member made the suggestion of no combustion generators are allowed (follows from bylaw of no idling)
- Member wants to see the requirements for separate disposal of waste, not three containers, per say, as it does not guarantee that the waste will actually be disposed of properly.

**Moved by:** D, Bowman  
**Seconded by:** G. Burdett

THAT the Advisory Planning Commission recommend the following for inclusion in Zoning Bylaw and/or Business Licence Bylaw amendments for mobile vending:

- a. Requirement for a waste discharge plan, that outlines how all waste streams are separated and disposed of - ensuring all wastes are disposed appropriately as accepted by the Comox Valley Waste Management Center.
- b. Require mobile vendors to provide appropriate waste containers for patron use in alignment with the waste discharge plan. These containers to be removed by operator at the close of the business day.
- c. Prohibit mobile vending queue areas and implements (i.e. chairs, garbage cans) from encroaching onto neighboring lands, and not issue a business license if the host property cannot achieve minimum residential parking requirements; and,
- d. Implement a 1m setback from all property lines for mobile vending.

- e. Consider prohibiting use of external combustion engines as generators.

**Carried**

**5. Next Meeting**

The next meeting of the Advisory Planning Commission will be held on August 8, 2024 at 4 p.m..

**6. Adjournment**

The meeting was adjourned at 5:06 p.m.

DRAFT

The Corporation of the Village of Cumberland  
Advisory Planning Commission DRAFT Minutes



September 12, 2024 at 4 p.m.  
Council Chamber, 2675 Dunsmuir Avenue

**Members Present:** Jaye Mathieu  
Ryan Camp  
Nick Ward  
Genevieve Burdett  
Matthew Ishoy

**Staff Present:** Courtney Simpson, Director of Development and Bylaw Services  
Karin Albert, Senior Planner

**Guests Present:** Daniel Martinez, Representative, Dreger Holdings  
Cody Dreger, Dreger Holdings

---

The meeting was called to order at 4:05 pm

**1. Approval of Agenda**

**Moved by:** R. Camp  
**Seconded by:** G. Burdett

THAT the Advisory Planning Commission agenda of September 12, 2024 be approved as presented.

**Carried Unanimously**

**2. Minutes**

There were no minutes to approve.

**3. Unfinished Business**

There was no unfinished business.

**4. New Business**

**4.1 Rezoning Application of Lot A Ulverston**

**Moved by:** J. Matthew,  
**Seconded by:** R. Camp

THAT the APC receive the Rezoning Application of Lot A Ulverston report.

**Carried Unanimously**

K. Albert presented the report.

*Developer comments:*

- Developer reviewed all comments from APC in previous meeting and took them into account with their new proposal. They considered changing to several smaller apartment buildings instead of the two buildings shown on the concept plan, but ultimately decided it did not make financial sense for the project.

**APC Discussion Topics**

- Chair asked for discussion topics relating to the report and draft zoning.
- The following topics were raised by APC members:
  - Lot Coverage
  - Noise & Odour Complaints
  - Traffic
  - Parking
  - Affordable Housing
  - Public Consultation and Development Permitting
  - Livability/Community

**APC Discussion:**

***Lot Coverage***

- Lot coverage on developer drawing (28%) is less than the lot coverage in the draft zone (50% for townhouse, 65% for Apartment and 65% for Mixed Use)
- FAR on developer drawing (1.1) is not close to FAR in draft zone (1.5 for townhouse, 2.0 for Apartment and 2.0 for Mixed Use)
- There is concern that once zoning bylaw is made a future developer could build something potentially larger and denser than current proposal
  - Part of the problem seems to stem from the fact the developer is planning to subdivide the lot and planners are trying to create zoning regulations that will work after subdivision.

APC believes FAR value in zoning should be close to the value of the building presented (note: the FAR presented on the developer drawing is 1.1 and EXCLUDES the dedicated park area)

***Noise and Odour Covenant***

- There was concern raised that smells and sounds from the industrial area could lead to future issues with residents and the Village.
- Planners indicated that a covenant cannot limit future complaints about noise and odour.
- Covenant examples suggested do not match this circumstance

**Traffic**

- Looking at the public feedback there were a number of residents who had concern with new traffic the development would bring to Ulverston west of the development in the exiting residential area.
- The APC thought it would be best to restrict car traffic from the new development from going west and instead encourage traffic to go towards Royston Road.

**Moved by:** Burdett

**Seconded by:** Mathieu

THAT The APC recommends blocking car and vehicle traffic at the chicane on Ulverston.

**Carried Unanimously**

**Parking**

- The current bylaw draft states “Surface parking shall not front Ulverston Avenue”. There was discussion that on this specific lot, it might make sense to move the parking in front of the building to allow the buildings to be more connected to the park land and provide a buffer between the industrial and residential areas.
- Staff noted that there are several development permit guidelines regarding parking and that the design of parking areas could be left to the development permit process.

**Moved by:** N. Ward

**Seconded by:** R. Camp

THAT the APC recommend removing requirement 8B (that surface parking shall not front Ulverston Ave) to encourage building placement flexibility.

**Carried Unanimously**

- It was noted by APC that staff consider options for permeable parking requirements on the development.

**Affordable Rentals**

- Concern was raised by some members of APC that the developer’s proposal of **10% of only the rental units** (9 units) be affordable for a 10 year period does not reflect the housing needs requirements presented to Council (of the 1350 units required by 2041, 23.3% of new units need to be affordable and 3.3% need to be deeply affordable).
- There was discussion if the developer would match the housing needs report and make 26% of total units affordable for a 60 year period.
  - The applicant indicated there is no precedent in other municipalities of providing that level of affordable housing and it would make the project not financially viable.

- There was discussion on difficulty obtaining CMHC financing without proper zoning on the property.
- The applicant said they were open to government input (CMHC, BCH etc) to increase the affordable housing component
- Staff noted that the Housing Needs Report presented to Council acknowledges that the need for affordable housing cannot be met by the private market alone. There is a role for federal and provincial governments to fund non-market affordable housing.
- Also, the rate of development of new housing units is falling short of the anticipated housing need in all areas, even market rental. Each individual development cannot meet the full range of the community's housing needs. For example, the development at 3345 Second Street that was on the Council agenda on Monday would be majority below market rentals.
- There was a question raised about whether the proposed mix of housing (12 studio units, 134 one-bedroom units, and 34 two-bedroom units) was in line with the housing needs report.
  - Staff clarified that the Housing Needs Report identifies a strong need for one and two bedroom rental units.
- Some members of the APC indicated that if the proposed development was not going to help meet affordable housing requirement, then is this the style/type of development we want in Cumberland for market housing?
- Does this development meet Cumberland's livability/community connectivity aspirations/vision for medium density housing
- Some members did not believe this style of development should be approved without a higher affordability requirement.
- Some members of the APC recognized the need for this type of housing in the village and thought this was a good opportunity to move towards meeting those needs with some changes to the design.
- There was discussion around the design presented not being the final design.
- Concern was raised that changing the Zoning Bylaw could limit the Village's ability to ensure the development meets the Village's needs/wants. For example, if the zoning is changed on the property and it is sold to another developer is there a risk they would have the right to build something Cumberland does not support within the requirements of the new zoning?
- Staff indicated that the developer is required to apply for a Development Permit prior to proceed to building permit and will have to meet the form and character requirements in the Mixed-Use Development Permit guidelines. The guidelines have to be met by any future development.
- Concern was raised that units could become owned/rented by out-of-town residents who would not live in them full time. Developer noted that additional provincial

taxation (speculation and vacancy tax) will apply to Cumberland and dissuade people from not occupying units.

- Staff noted that speculation can happen with any type of housing and is not something the Village can control, and that vacation rentals will not be permitted.

#### ***Public Consultation***

- There was discussion around how the plans shown during the public information meeting and new proposal are substantially different.
- Staff noted that the professional reports required with the rezoning application were completed after the public information meeting was held, and they resulted in changes to developable area that resulted in design changes.

**Motion by:** Ishoy

**Seconded by:** Mathieu

THAT The APC recommend a 2<sup>nd</sup> public consultation before zoning amendment based on the major changes to the design.

**Carried Unanimously**

#### ***Livability/Community***

- No direct discussion due to time constraints

APC Member departed due to time constraints at 18:15. Discussion continued.

#### ***Final Recommendation***

- The APC is undecided on a recommendation for the rezoning of this specific development proposal. Only 4 members were present at the end of the meeting and it was agreed that the APC was not ready to make a motion at this time.
- Some members felt that unless the developer is willing to meet the percentage of affordable housing that is in line with housing needs report (26%), then this style of building should not be built. Furthermore, if this is to be a market housing project, other more livable/human scale/community-minded design should be required.
- Some members felt that they could not recommend the zoning bylaw presented until having reviewed feedback from a 2<sup>nd</sup> public consultation and seeing an updated design based on the comments above.
- Some members felt the zoning bylaw could move forward with the considerations already noted in motions and comments above.

#### **5. Next Meeting**

The next meeting is scheduled for October 10, 2024 at 4 pm.

#### **6. Adjournment**

The meeting was adjourned at 6:37 p.m.

# ADVISORY PLANNING COMMISSION REPORT



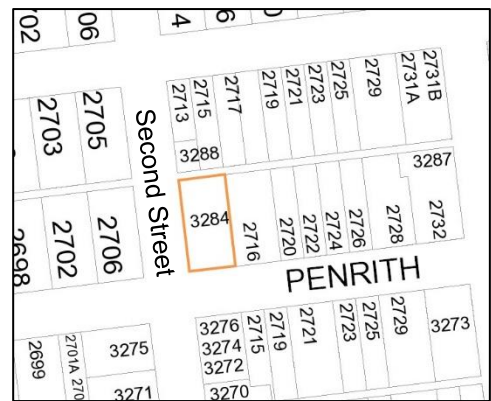
REPORT DATE: 2024-12-16  
MEETING DATE: 2025-01-09

File No. 2024-01-OCP&RZ

TO: Advisory Planning Commission Members  
FROM: Seamus McConville, Planner I  
SUBJECT: Official Community Plan Amendment & Rezoning – 3284 Second Street

## RECOMMENDATION

THAT the Advisory Planning Commission recommend that Council support proceeding with a Official Community Plan and Zoning Amendment Bylaw for 3284 Second Street, legally described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522, to redesignate the subject property from "Residential Infill" to Mixed Land Use" as defined in the Village of Cumberland 2014 Official Community Plan, and amend the R-1A - Infill Residential Zone for this property only, to permit a motel to facilitate the continued operation of a tourist accommodation.



Subject Property

## PURPOSE

The purpose of this report is to seek Advisory Planning Commission (APC) comment and recommendations on the proposed Official Community Plan and Zoning Bylaw amendments to allow the existing tourist accommodation to comply with provincial requirements and continue operations.

## PREVIOUS COUNCIL DIRECTION

Date	Resolution
August 8, 2022	<p>THAT Council approve the development variance permit (2022-03-DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to:</p> <ul style="list-style-type: none"> <li>a. allow the accessory dwelling unit to be attached to the dwelling unit with a deck</li> <li>b. increase the height of the accessory dwelling unit to a maximum of 7.6m (25.0ft)</li> </ul>

	c. increase the gross floor area of the secondary suite to a maximum of 100.8m <sup>2</sup> (1,085.0ft <sup>2</sup> )
	THAT Council approve the development variance permit (2022-03-DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to: e. reduce the number of parking spaces required for the vacation rental from seven to five spaces.
	THAT Council approve the development variance permit (2022-03-DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to: f. allow a shipping container on the lot subject to installation of cladding to reflect the character of the primary dwelling
	THAT Council approve the development variance permit (2022-03-DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to: g. reduce the rear setback of the shipping container from 1.5m (4.9ft) to 0.6m (1.9ft).
	THAT Council approve the development variance permit (2022-03-DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to: h. reduce the the exterior side setback of the shipping container from 3.0m (9.8ft) to 0.3m (0.9ft)
	THAT Council deny the application for a development variance permit (2022-03- DV) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street) to increase the gross floor area of the accessory dwelling unit to a maximum of 133.8m <sup>2</sup> (1,440.0ft <sup>2</sup> ).
	THAT Council approve the application for a development permit (2022-01-DP) for the property described as Lot 1, Block 5, District Lot 21, Nelson District, Plan 522 (3284 Second Street).

## BACKGROUND

### Existing Vacation Rental

A vacation rental business, known as the Cumberland Guest House has operated on the property since approximately 2008. The guest house operates as a de-facto motel, with the single family dwelling secondary suite and accessory dwelling unit (ADU) offered as a vacation rental. No regulations regarding full house vacation rental and host residency requirements were in effect when this business licence was issued.

The current owners purchased the property in 2020 and required a new business licence as they are not transferable between operators. It was at this time that it was determined that renovations to create an ADU and secondary suite were completed without required permits. In 2022, the owners received development variance permit to formalize the renovation to the secondary suite, as well as site a metal storage container for bicycle parking. While a development permit was issued to approve the form and character of the ADU, a variance to increase the gross floor area (GFA) of the ADU was denied by Council; as such the applicant elected to decommission

the ADU and convert the ADU area into an addition of single-family dwelling with a building permit.

Shortly after, Cumberland Zoning Bylaw requirements changed to require an onsite host; however, the guest house's operation without such a host was determined to be legally non-conforming. A business licence for the guest house was issued shortly after to operate all three dwelling units as a vacation rental, without an onsite host

In 2024, the Provincial Government enacted new vacation rental requirements prohibiting full house rentals, requiring operators to live on site and required that operators obtain a licence from their municipality to operate. Furthermore, the province removed any lawful non-conforming protections which allowed for operators of vacation rentals to continue operating without complying with the new regulations. As such, the guest house does not qualify for a renewal of its vacation rental licence and cannot operate in compliance with Provincial and Village regulations.

The property is zoned R-1A Infill Residential and designated in the Official Community Plan as Residential Infill. As such, to continue the operation, the owners of the Cumberland Guest House must rezone to a commercial use which permits a tourist accommodation and obtain a commercial business licence.

### **Proposed Development**

The applicant wishes to redesignate the subject property from "Residential Infill" to Mixed Use" as defined in the Village of Cumberland 2014 Official Community Plan and amend the R-1A - Infill Residential Zone for this property only, to permit a motel to facilitate the continued operation of a tourist accommodation.

The guest house operates in a manner where all sleeping accommodations are separate suites, and have separate exterior entrances to each unit, without an attendant on site. As other zoning bylaw definitions require either an interior entrance to suites and have an attendant on site at all times, the Zoning Bylaw definition of motel best defines the operation.

No expansion of the operation is planned, with the Official Community Plan and Zoning amendment to enable the issuance of a business licence to bring the operation into compliance with provincial regulations.

The initial review of submissions identified the need to vary the requirement to provide an off-street loading space on the property. The applicant has been requested to apply for a development variance permit to accompany this application.

### **Official Community Plan**

#### ***a. Land Use Designation***

The current land use designation in the in Official Community Plan Bylaw No. 990, 2014 for the property is Residential Infill. The intent of the land use designation is to accommodate ground orientated medium density housing within a 10-minute walk of the Historic Village Commercial Core.

A land use designation allowing for commercial uses, while permitting the retained residential zone is required. The applicant requests to redesignate the property to the "Mixed Land Use" designation. This designation is intended to encourage and contain commercial development and

residential use. Such residential uses are intended to create economic vitality and a mixed-use community

**b. OCP Policies**

The proposed development is supported by the following OCP policies:

6.1 : Economic Development

6.1.3 4) Support the development of tourist services within the Historic Village Commercial Core.

6.2- Tourism:

6.2.3 c) Encourage and support the development of a diversity of quality tourist accommodations, while ensuring the accommodations are designed, constructed, and operated in a manner consistent with the vision for Cumberland.

6.2.3 f) In support of a vibrant Village core, tourism amenities (e.g., bicycle rentals) and servicing (e.g., restaurants) should, to the extent possible, be sited within the Historic Village Commercial Core and the Historic Village Commercial Core should be promoted and supported as a hub for tourism destinations with mixed use development in support of community and tourism activities.

**c. Development Permit Area**

The property is located within the Development Permit Area 6 – Residential Infill. The goal of DPA 6 is to promote a high standard of design in ground oriented medium density housing projects.

As a commercial use is proposed, staff are recommending that the property instead be located within Development Permit Area #8- Mixed Land Use Form and Character. This is a form and character development permit, which aims to promote a high standard of design in commercial mixed-use projects and to guide the integration of new commercial mixed use into the surrounding areas.

**d. Community Benefits**

OCP policy states that applications to amend a zoning bylaw are evaluated by Council and staff on the basis of the benefits the proposed development provides to the community as a whole and the extent to which the proposal responds to a community need and integrates with the immediate surrounding (OCP section 5.1.5 6a).

**e. Community Amenity Contributions**

OCP policy 5.1.5 6a also identifies the following desired community amenity contributions: affordable housing (with a signed housing agreement with the Village), park dedication (above the five percent requirement at subdivisions), fire and emergency services department contributions, provision of off-site infrastructure, or upgrades, and inclusion of universal designed and adaptable housing.

**Zoning Bylaw**

The subject property is zoned R-1A – Residential Infill which permits single family dwellings as the principal use. One secondary suite and one ADU are permitted as accessory uses. The use of a

principal dwelling unit and accessory dwelling units are permitted to operate as vacation rental instead of the principal residential use.

Vacation rentals are a permitted use in the R-1A Zone, so long as only one dwelling unit on the property is used and only if a long-term resident is on site. With the removal of legal non-conforming protections, the use of the single family dwelling and secondary suite as a tourist accommodation units is no longer permitted and as such, the operation no longer qualifies as a vacation rental.

**Proposed Zoning Amendment:**

The rezoning is required to permit the continued operation of the tourist accommodation. As such, the applicant wishes to incorporate a commercial use into the existing zone which best matches the operation.

The text amendment is to be limited to the subject property, meaning the motel use cannot occur on any other R-1A Zoned property.

**Technical Standards**

The existing building complies with zoning bylaw requirements, including height, setbacks and lot coverage.

**Parking Requirements**

As motel is not a use within the R-1A Zone, staff used the parking ratio for motel as found in the *Village Core Commercial Mixed-Use Zone (VCMU-1) Zone*. The ratio is found below:

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Motel	Use lesser of 0.5/Employee or (0.03/Guest Room + 2)	Use greater of 0.75/Employee or (0.05/Guest Room + 4)	0.5/Guest Room	0.7/Guest Room

Five guest rooms are proposed. Based on the staff review of parking requirements, a minimum of one parking space for employees, three required for guest rooms, for a total of four. This calculation is based with the assumption that two employees are working at the motel, and with the interpretation that a “guest room” is an entire suite.

As part of a previous development variance permit relating to the vacation rental use (2022-03-DV) in 2022, the applicant paid \$15,200.00 to the Village’s parking cash in lieu fund, to pay for four required vehicle parking stalls. The Village is willing to consider these stalls which were previously paid for as counting towards meeting the parking requirements for the motel use. As such, assuming there are no changes to parking resulting from the number of employees working on site, no further parking is required.

To meet bylaw requirements, one Class 1 and 1 Class 2 bicycle parking spaces are required. Bicycle parking is located on the property within the metal storage container on site. The applicant was requested to confirm number of bike parking spaces on site.

The Zoning Bylaw requires that every site used as a motel provides an off-street loading space, to facilitate delivery vehicles. As the gross floor area of the guest house is less than or equal to

2,800.00m<sup>2</sup>, one loading space is required. As there is no room on the property to host this space, a development variance permit is required.

### **Building Code Implications**

Currently, the building complies with the BC Building Code as a residential structure. As the rezoning is to facilitate a commercial use, the building must comply with Group C commercial use requirements within the building code. The applicant has been requested to obtain a code analysis to determine how this development meets commercial building code standards and make upgrades as required. A building permit will be required for any renovations.

### **ANALYSIS**

#### **OCP Policies**

##### *Land Use Designation*

The current land use designation of residential infill does not allow for commercial zoning. As such, any zoning amendments must align with the land use designation found within the Official Community Plan.

The property borders the residential infill land use designation to the north, west and east, with the Commercial Mixed Use and mixed land use designation to the south.

The “Mixed Land Use” designation encourages and retains commercial development and residential use; allowing for the implementation of the motel via text amendment instead of rezoning to a commercial zone. Forthcoming Official Community Plan updates are anticipated to redesignate this block of Penrith Avenue to mixed use, and as such this designation is aligned with the proposed long-term vision for the neighborhood.

The proposed mixed use land use designation is appropriate, as it permits commercial uses, while allowing the residential use to continue while remaining respectful to the surrounding residential neighbourhood. While the “Commercial Mixed Use” designation found along the Dunsmuir Core was initially considered, this land use did not allow for the guest house to be returned to residential use, should the tourist accommodation cease operation in the future.

##### *Community Benefit and Amenities*

Cumberland has limited tourist accommodation options, with vacation rentals and a hostel serving this purpose. During peak season, these options are usually fully booked meaning potential visitors must stay in neighbouring communities. This results in ancillary spending at restaurants, shops and other services occurring in those communities instead. The continued operation of this tourist accommodation allows visitors to stay closer to local businesses and spend money there.

The applicant has proposed a cash amenity contribution of \$5,000. Staff consider this amount to be appropriate in the context of the proposal and will recommend to Council that this contribution be allocated to frontage improvements along Second Street or Penrith Avenue, which are within the proposed five year capital plan for 2025.

#### **Proposed Text Amendment**

The proposed text amendment restricts the use to the long-established tourist accommodation, as other commercial zones permitting tourist accommodation would be incompatible with the

surrounding residential areas. For example, the VCMU-1 Zone, which permits motel use, also allows for restaurants, retail uses and micro-breweries, which will have a greater impact on the surrounding residential uses. The addition of motel to the R1-A zone for this property allows for the tourist accommodation to resume operations while restricting incompatible commercial uses.

**Development Variance Permit**

A loading space is appropriate for uses that require frequent deliveries, including restaurants and retail uses. The property has hosted a tourist accommodation use for many years without provision of a loading space. No new commercial uses or expansion of the tourist accommodation is proposed, scenarios which may increase the likelihood of delivery vehicles attending the property. As such, waiving the requirement for a loading space is supportable.

**Conditions of Rezoning**

Staff have not provided conditions on this rezoning proposal.

**PUBLIC NOTIFICATION AND CONSULTATION**

In accordance with the requirement in the Village’s Development Applications Procedures Bylaw No. 1187, 2023, the applicant is to host a public information meeting. As of the date of this report, the meeting has not occurred and is to be scheduled for early in 2025.

The applicant posted the required development application sign on the property in August 2024. In response, staff received one letter of support from a guest of the Cumberland Guest House, who advises that the operation provides an affordable tourist accommodation for their family’s annual visit to Cumberland.

It is anticipated that once further public notification and consultation occurs, additional comments will be received from the community.

**ALTERNATIVES**

1. THAT the Advisory Planning Commission recommend to Council to request the following changes to the development concept prior to proceeding with an Official Community Plan and Zoning Amendment Bylaw:
  - a) \_\_\_\_\_
  - b) \_\_\_\_\_
  - c) ....
  
2. THAT the Advisory Planning Commission recommend to Council to deny the rezoning application.

**STRATEGIC OBJECTIVE**

- Diverse & Healthy Community
- Sustainable Service Delivery & Asset Management
- Community Planning

## **FINANCIAL IMPLICATIONS**

The \$5,000 contribution is recommended to be put towards future road upgrades along Second Street and Penrith Avenue. Dedication of these funds to that project will reduce the cost of those required upgrades to taxpayers.

## **OPERATIONAL IMPLICATIONS**

The review of development applications, including Official Community Plan and rezoning applications are part of the regular services provided by Development Services.

## **CLIMATE CHANGE IMPLICATIONS**

The Cumberland Guest House is one of the few tourist accommodation options in the community, meaning tourists must commute from hotels elsewhere in the Comox Valley. Retaining tourist accommodation close to the village core and tourist attractions such as the community forest will reduce vehicle trips associated with tourism.

## **ATTACHMENTS**

1. Architectural Drawings and Site Plan from Avoyé Design, dated April 5 2024.

Respectfully submitted,

**S. McConville**

---

Seamus McConville  
Planner I

# GENERAL NOTES

## LEGAL NOTES

**ATTENTION OWNER(S), DEVELOPER, BUILDING INSPECTOR AND ALL CONTRACTORS:** BY ACCEPTING, DISTRIBUTING, AND/OR APPROVING THESE DRAWINGS FOR PERMIT, CONSTRUCTION CONTRACTS, BUILDING CONSTRUCTION OR ANY OTHER USE, YOU AGREE TO ACCEPT THE FOLLOWING RESPONSIBILITIES:

1. THE OWNER OF THE PROPERTY AND THE BUILDING DESCRIBED IN THESE PLANS, YOU ARE RESPONSIBLE TO ENSURE THAT THE BUILDER, THE GENERAL CONTRACTOR, AND ALL PARTIES WHO USE THESE PLANS ABIDE BY THE LEGAL REQUIREMENTS DESCRIBED IN THIS AND THE FOLLOWING SECTIONS.
2. WHERE YOU CHOOSE NOT TO HIRE A GENERAL CONTRACTOR OR TO ACT ON YOUR OWN BEHALF AS GENERAL CONTRACTOR, YOUR RESPONSIBILITIES AS OWNER/DEVELOPER IN THESE AND THESE DRAWINGS SHALL INCLUDE THOSE OF THE GENERAL CONTRACTOR.
3. WHERE THE USE OF CONSTRUCTION IS EXEMPT FROM REQUIRING A BUILDING PERMIT AND YOU CHOOSE NOT TO OBTAIN ONE, YOUR RESPONSIBILITIES AS OWNER/DEVELOPER IN THESE DRAWINGS SHALL INCLUDE THOSE OF THE BUILDING INSPECTOR.
4. FOR YOUR INFORMATION, AND ACCORDING TO PART 1, DIV. A, SECTION 1.1.3 OF THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION, "WHERE THE OWNER OF A BUILDING PERMIT HAS THE APPROVAL OF THE RELEVANT ORDINANCE AND SPECIFICATIONS FOR INSPECTIONS MADE BY THE AUTHORITY HAVING JURISDICTION SHALL IN ANY CASE BE THE OWNER OF SUCH BUILDING. THE FULL RESPONSIBILITY FOR THE WORK AND THE COST OF THE WORK, OR ANY PART THEREOF, SHALL REMAIN WITH THE OWNER OF SUCH BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE."
5. UNLESS OTHERWISE ADVISED UPON OR SPECIFIED IN THESE DRAWINGS, THE FOLLOWING DETAILS ARE YOUR RESPONSIBILITY:
  - FOR/ON APPLICABLE: CHIMNEYS, CEILING, EXTERIOR ACCESSIBLE, EXTERIOR, ETC.
  - FOR/ON: CEMENT AND CONCRETE, EXTERIOR ACCESSIBLE, EXTERIOR, ETC.
  - FOR/ON: ELECTRICAL ACCESSIBLE, EXTERIOR, ETC.
  - FOR/ON: INTERIOR ACCESSIBLE, EXTERIOR, ETC.
  - FOR/ON: MECHANICAL, ROOF AND WINDOW OPERA AND DETECTION.
6. THESE DRAWINGS ARE BASED FOR CONSTRUCTION ONLY AT 3284 SECOND STREET, CUMBERLAND BC LOT 1, BLOCK 8, DL 31, NELSON DISTRICT, PLAN 522 AND ANY ATTEMPT TO OBTAIN A BUILDING PERMIT TO CONSTRUCT THE BUILDING AT ANY OTHER ADDRESS OR PROPERTY LOCATION IS PROHIBITED ON THE BASIS OF COPYRIGHT VIOLATION.
7. THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE B.C. 2018. YOU ARE TO ACCEPT THE DESIGNER OF ANY AND ALL DISCREPANCIES BETWEEN THESE PLANS AND THE B.C. 2018. NO TIME CORRECTIONS MAY BE MADE.
8. SET PLANS PROVIDED IN THESE DRAWINGS ARE NOT INTENDED TO SHOW THE LOCATION OF BURIED SERVICE, GAS, ELECTRICAL AND COMMUNICATION SERVICE LINES, OR ANY OTHER BURIED INFRASTRUCTURE. YOU ARE TO BUILD TO THE CONTRACTOR PROVIDED THE NECESSARY SURVEYS SHOWING THE LOCATION OF ALL BURIED INFRASTRUCTURE ON THE PROPERTY.
9. WHERE ENGINEERING FLOOR SYSTEMS OF ANY ENGINEERED WOOD PRODUCTS ARE USED FOR STRUCTURAL MEMBERS, THE CONTRACTOR IS TO PROVIDE FRAMING LAYOUTS AND FRAMING MEMBER PROFILE DETAILS FROM A QUALIFIED TECHNICIAN AS REQUIRED BY A P. ENGINEER WHERE REQUIRED.
10. WHERE ENGINEERED ROOF TRUSS SYSTEMS ARE USED, THE CONTRACTOR IS TO PROVIDE TRUSS FRAMING LAYOUTS AND TRUSS MEMBER DETAILS FROM A QUALIFIED TECHNICIAN AND AS REQUIRED BY A P. ENGINEER.
11. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF THE DESIGNER, AND CONTROL REMAINS TO YOUR DEPARTMENT FOR PERMITTING RECORDS. THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR REVIEW OR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
12. **CONSTRUCTION:**
  1. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED AS A GUIDE ONLY, AND ANY OMISSION OR ERROR IN THE SPECIFICATIONS CONSIDERED AS THESE DRAWINGS DO NOT RELIEVE YOU OF ANY RESPONSIBILITY TO OBTAIN A QUALIFIED PROJECT IN A WORKMANLIKE MANNER.
  2. IT IS YOUR RESPONSIBILITY TO THOROUGHLY REVIEW THESE DRAWINGS AND SPECIFICATIONS PRIOR TO BEGINNING THE PROJECT, APPLYING FOR A BUILDING PERMIT, OBTAINING MATERIALS AND SUPPLIES, AND COMMENCING WORK ON THE PROJECT. THE FOLLOWING REVISIONS TO THESE DRAWINGS PROVIDED BY THESE PARTIES AGAINST THE DRAWING SET AND SPECIFICATIONS CONSIDERED WITHIN TO MAINTAIN CONSISTENCY AND ACCURACY. UPON OBTAINING MANUFACTURED MATERIALS AND SUPPLIES BASED ON THESE AND OTHER SPECIFICATIONS, YOU ASSUME LIABILITY FOR ERRORS AND OMISSIONS DUE TO INCONSISTENCY OR INCOMPLETE PLANS, ALL BEFORE AND/OR NECESSARILY BE ARE TO BE REPORTED TO AVOYE DESIGN IMMEDIATELY.
  3. YOU ARE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS, PROCEDURES AND PRECAUTIONS IN ACCORDANCE WITH STANDARDS OF PRACTICE. THIS INCLUDES ALL PERMANENT AND TEMPORARY STRUCTURES INVOLVED WITH THE CONSTRUCTION AND/OR DEMOLITION OF THE PROJECT, AS WELL AS ALL INDUSTRY STANDARD SAFETY MEASURES.
  4. YOU ARE RESPONSIBLE TO VERIFY ALL STRUCTURAL SPECIFICATIONS WITH THE RELEVANT SECTIONS OF THE B.C. 2018. REPORT ALL DISCREPANCIES IMMEDIATELY TO AVOYE DESIGN.
  5. IT IS YOUR RESPONSIBILITY TO PROVIDE FRAMING, ELECTRICAL, AND HVAC DRAWINGS AS MAY BE REQUIRED, IF ANY PART OF THESE DRAWINGS DEEMED FRAMING, ELECTRICAL, AND HVAC INSTALLATIONS, THEY ARE INTENDED AS A GUIDE ONLY.
  6. SET PLANS PROVIDED ARE TO SHOW TRACEBACK AND COMPLIANCE ONLY AND DO NOT REPRESENT ANY BURIED ELECTRICAL, GAS, WATER, OR COMMUNICATIONS SERVICE, OR ANY OTHER INFRASTRUCTURE. IT IS YOUR RESPONSIBILITY TO OBTAIN SURVEYS FROM A QUALIFIED SURVEYOR OR CIVIL ENGINEER, AND TO LOCATE AND MARK ALL SERVICES BEFORE EXCAVATING THE SITE.
  7. IT IS YOUR RESPONSIBILITY TO HAVE A SURVEYOR LOCATE ANY PART OF THE STRUCTURE THAT IS IN CLOSE PROXIMITY TO REQUIRED UTILITY SERVICES, TO ENSURE THAT THE STRUCTURE IS IN COMPLIANCE AND DOES NOT INTERFERE ON REQUIRED UTILITY SERVICES. HOODING/CANALS IN CLOSE PROXIMITY TO SERVICES ARE TO BE SURVEYED PRIOR TO PLACING THE CONCRETE, AND THE SURVEYOR IS TO VERIFY THAT THE LOCATION OF THE FOUNDATION WITH NEAREST SERVICE REQUIREMENTS.

## THE FOLLOWING APPLIES TO ALL PERSONS IN POSSESSION OF THESE DRAWINGS:

1. **INTELLECTUAL PROPERTY RIGHTS:**
  1. THE DESIGN AND DRAWINGS OF IS PROTECTED BY INTELLECTUAL PROPERTY COPYRIGHT LAW. VIOLATION OF THE COPYRIGHT IS PUNISHABLE BY CIVIL PROSECUTION.
  2. USE OF THE DESIGN AND/OR DRAWING SET FOR CONSTRUCTION OF THE BUILDING AT ANY LOCATION OTHER THAN 3284 SECOND STREET, CUMBERLAND BC LOT 1, BLOCK 8, DL 31, NELSON DISTRICT, PLAN 522 INCLUDING ACCEPTANCE WITH ZONING AND/OR BUILDING PERMIT APPLICATIONS IS PROHIBITED AND IS A VIOLATION OF THE AUTHOR'S COPYRIGHT LAW.
  3. ANY ATTEMPT TO ALTER, COPY, OR DISCLOSE THESE DRAWINGS TO THE PUBLIC THAT DOES NOT INCLUDE REAR THE NAME AND CHIEFSHIP OF THE DESIGNER, OR ANY ATTEMPT TO BRING IN THE TITLE, BLOCK, GENERAL NOTES, OR ANY REFERENCE TO THE BUILDING LOCATION IN THESE DRAWINGS IS PROHIBITED. THIS IS A VIOLATION OF INTELLECTUAL PROPERTY LAW AND IS PUNISHABLE BY CIVIL ACTION.
  4. THESE DRAWINGS MAY ONLY BE DISTRIBUTED AS AN INSTRUMENT OF SERVICE. REPRODUCTION OF ANY DRAWING SHEET IN THE DRAWING SET PRIOR TO DISTRIBUTION IS CONSIDERED A VIOLATION OF THE DRAWING SET LICENSE CLAUSE 4.3 AND IS NOT PERMITTED.
  5. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF AVOYE DESIGN. TO DO SO IS A VIOLATION OF INTELLECTUAL PROPERTY LAW. UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS INCLUDE ALL CORRECTIONS, REVISIONS, CLARIFICATIONS, AND ANY OTHER CHANGES MADE BY THE DESIGNER.
  6. THESE PLANS MAY ONLY BE DISTRIBUTED TO PARTIES WHO ARE INVOLVED AND/OR INVOLVED IN THE CONSTRUCTION OF THE DESIGN AT 3284 SECOND STREET, CUMBERLAND BC. THE MAY INCLUDE BUT IS NOT LIMITED TO MATERIAL SUPPLIERS AND SUPPLIERS, MANUFACTURERS OF ELECTRICAL, MECHANICAL, AND HVAC SERVICES, INTERIOR DESIGN, LANDSCAPE DESIGN, BUILDING AND DEVELOPMENT DEPARTMENTS HAVING JURISDICTION OVER 3284 SECOND STREET, CUMBERLAND BC, DEMOLITION COMPANIES OF THE PLANS TO PARTIES WHO HAVE NO STAKE OR INTEREST IN THE CONSTRUCTION OF THE DESIGN AT 3284 SECOND STREET, CUMBERLAND BC. A PROHIBITION.
  7. ANY DESIGN WORK BY 3RD PARTY DESIGNED BY ANY ARCHITECT OR CHANGES THIS DESIGN IN ANY WAY SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF AVOYE DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO THE WORK PROVIDED BY ENGINEERS, ARCHITECTS, DESIGNERS, AND LANDSCAPE DESIGNERS.
  8. AVOYE DESIGN IS NOT RESPONSIBLE FOR ERRORS AND OMISSIONS, OR ANY PROBLEMS ARISING FROM THE CONSTRUCTION OR ALTERATION TO THE PROJECT BASED ON THESE DRAWINGS, ARISING FROM UNAUTHORIZED MODIFICATION OF THE DRAWING SET INCLUDING THOSE UNDER CHANGES, 4.2, 4.3, 4.4, 4.5.
  9. USE OF THE DESIGN AND DRAWING SET IS COVERED BY A LICENSE GRANTED BY A THIRD PARTY CONTRACTOR WITH AVOYE DESIGN AND Mario Feherenburg & Sabrina LLOYD. THE LICENSEE MAY NOT BE TRANSFERRED TO ANOTHER PARTY WITH OUT THE WRITTEN CONSENT OF AVOYE DESIGN, AND IS TERMINATED UPON COMPLETION OF BUILD AT 3284 SECOND STREET, CUMBERLAND BC, LOT 1, BLOCK 8, DL 31, NELSON DISTRICT, PLAN 522 OR THE SALE OF THE PROPERTY.

## STRUCTURAL NOTES:

ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE B.C. 2018.

### FOUNDATION NOTES:

NO FOOTINGS SHALL BE PLACED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.

ALL EXTERIOR FOOTINGS ARE TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.

ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 100 KPa (200 PSF)

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:

25 MPa (3600 PSI) FOR WALLS, FOOTINGS, COLUMNS, PILLS AND GRADE BEAMS

25 MPa (3600 PSI) FOR FLOORS, EXCLUDING GARAGES AND CARPORTS

32 MPa (4700 PSI) FOR GARAGES AND CARPORTS

CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.

BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.

### WOOD FRAMING NOTES:

UNLESS OTHERWISE NOTED, EXTERIOR WALLS ARE 2x4 STUDS, INTERIOR PARTITION WALLS ARE 2x4 STUDS, AND INTERIOR PLUMBING/BEARING WALLS ARE 2x4 STUDS. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING, WHICH UNLESS OTHERWISE NOTED IS FLUSH TO THE FACE OF THE CONCRETE FOUNDATION WALL OR FACE OF THE ICF FORM BELOW. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF THE STUD.

LUMBER FOR JOISTS, RAFTERS, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE N.L.G.A. "STANDARD GRADING RULES FOR CANADIAN LUMBER".

UNLESS OTHERWISE SPECIFIED, STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT.

"ENGINEERED BEAM" DELINEATES ANY OF: LAMINATED STRAND LUMBER (LSL), LAMINATED VENER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) AT THE DISCRETION OF THE TECHNICIAN OR ENGINEER PROVIDING FLOOR FRAMING LAYOUTS AND DETAILS.

"T&J JOISTS" DELINEATES ANY JOISTS IN THE RANGE OF ENGINEERED JOIST LUMBER PRODUCTS AT THE DISCRETION OF THE TECHNICIAN OR ENGINEER PROVIDING FLOOR FRAMING LAYOUTS AND DETAILS.

ALL ENGINEERED FLOOR FRAMING LAYOUTS, ROOF FRAMING LAYOUTS, AND ENGINEERED LUMBER LINTELS AND BEAMS SHALL BE SPECIFIED BY A QUALIFIED TECHNICIAN OR ENGINEER. ALL FASTENING AND CONNECTION DETAILS SHALL BE PROVIDED BY THE MANUFACTURER.

PROVIDE SOLE FLOOR FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS, UNLESS SPECIFIED OTHERWISE.

ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESURE TREATED FOR GROUND CONTACT/MOISTURE EXPOSURE.

### PRE-FABRICATED WOOD TRUSSES:

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ESTABLISHED AND ACCEPTED ENGINEERING PRACTICES. MANUFACTURER SHALL PROVIDE DESIGN DRAWINGS BEARING THE SEAL OF A REGISTERED STRUCTURAL ENGINEER. DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO MANUFACTURE.

## CONTACT INFORMATION:

**OWNER:**  
MARIO FEHERENBURG & SABRINA LLOYD  
250-898-9353

**DESIGNER:**  
AVOYE DESIGN - ROD AVOYE  
250-871-0316

**BUILDER/PROJECT MANAGER:**  
MARIO FEHERENBURG & SABRINA LLOYD  
250-898-9353

## PROJECT INFORMATION:

**CIVIC ADDRESS**  
3284 SECOND STREET, CUMBERLAND BC

**LEGAL DESCRIPTION**  
LOT 1, BLOCK 8, DL 21, NELSON DISTRICT, PLAN 522

## BYLAW REVIEW:

**MUNICIPALITY - VILLAGE OF CUMBERLAND**  
**BYLAW - 029**  
**CURRENT ZONE - R-10**  
**PROPOSED ZONE - VCMU-1**

### REQUIRED SETBACKS (METERS)

FRONT MAXIMUM	1
REAR	4.5
FLANKING MAXIMUM	1
HEIGHT	15
MAX. LOT COVERAGE	75%



PENRITH AVE VIEW



SECOND STREET VIEW



CUMBERLUND GUEST HOUSE

NO. OF SHEETS	1
NO. OF PAGES	1
NO. OF SHEETS	1
NO. OF PAGES	1
NO. OF SHEETS	1
NO. OF PAGES	1

## REVISION TABLE

NO.	DATE	DESCRIPTION

REVIEWED FOR OFFICIAL SEALS & STAMPS

AVOYE DESIGN  
1000 10th Street, West Vancouver, BC V8V 2K7  
250-871-0316  
www.avoypedesign.com

NO.	DATE	DESCRIPTION

AVOYE DESIGN  
1000 10th Street, West Vancouver, BC V8V 2K7  
250-871-0316  
www.avoypedesign.com

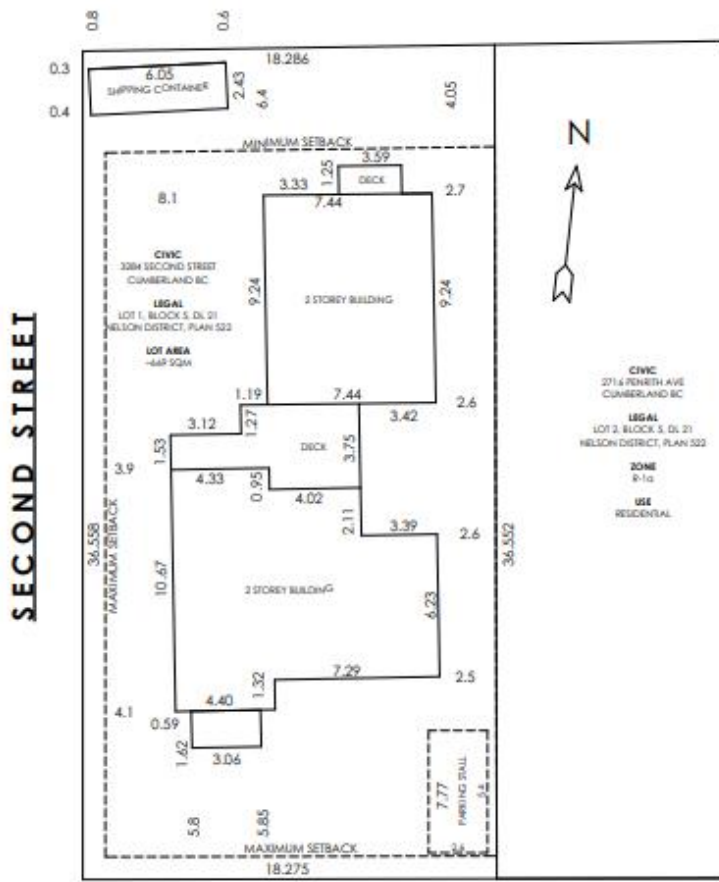
Mario Feherenburg & Sabrina LLOYD  
250-898-9353  
www.mariolloyd.com

COVER SHEET

G1

<p><b>CVIC</b> 308 SECOND STREET CUMBERLAND BC</p> <p><b>LEGAL</b> LOT 3, DL 21 NELSON DISTRICT, PLAN 12497</p> <p><b>ZONE</b> R-1a</p> <p><b>USE</b> RESIDENTIAL</p>	<p><b>CVIC</b> 2715 HANRYPORT AVE CUMBERLAND BC</p> <p><b>LEGAL</b> 946 EASTLEY 1/2 OF LOT 12, BLOCK 5, DL 21, NELSON DISTRICT, PLAN 522</p> <p><b>ZONE</b> R-1a</p> <p><b>USE</b> RESIDENTIAL</p>	<p><b>CVIC</b> 2717 HANRYPORT AVE CUMBERLAND BC</p> <p><b>LEGAL</b> THE WESTERY 1/2 OF LOT 11, BLOCK 5, DL 21, NELSON DISTRICT, PLAN 522</p> <p><b>ZONE</b> R-1a</p> <p><b>USE</b> RESIDENTIAL</p>
---	--	--

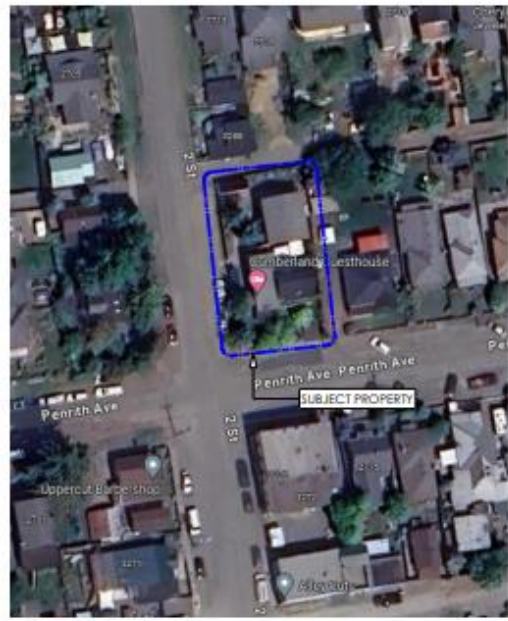
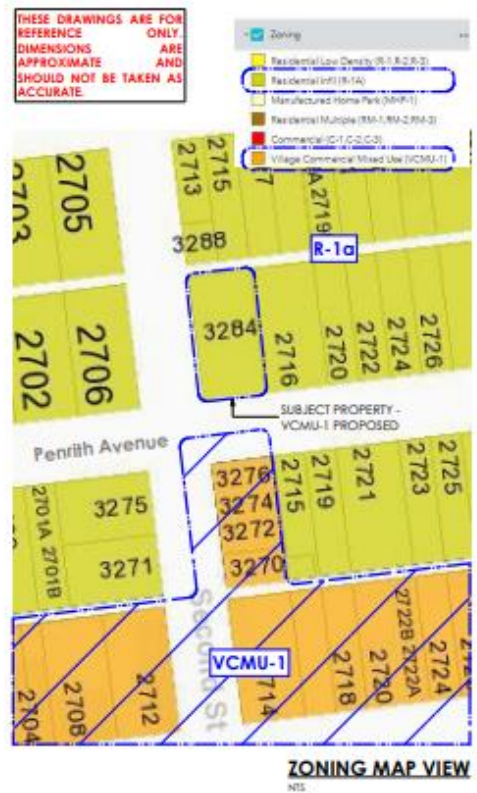
**LANE**



**PENRITH AVE**

**PARKING REQUIREMENTS**

Zoning Bylaw References	Staff Parking - 2 Staff		Guest Parking		Totals		Provided	Shortfall
	Min. Staff Parking	Max. Staff Parking	Min.	Max.	Min.	Max.		
Vehicles Table 6.3.4	0.5 per Employee	0.3 Per Suite + 4	0.75 per Guest Room	0.9 per Guest Room	1	4.54	1	6.75
Bicycles Table 6.4.1	0.5 Per Employee	0.05 per Suite + 8	0.75 per Employee	0.05 per Suite + 8	1	8.9	1	6.75
	<b>Total</b>							

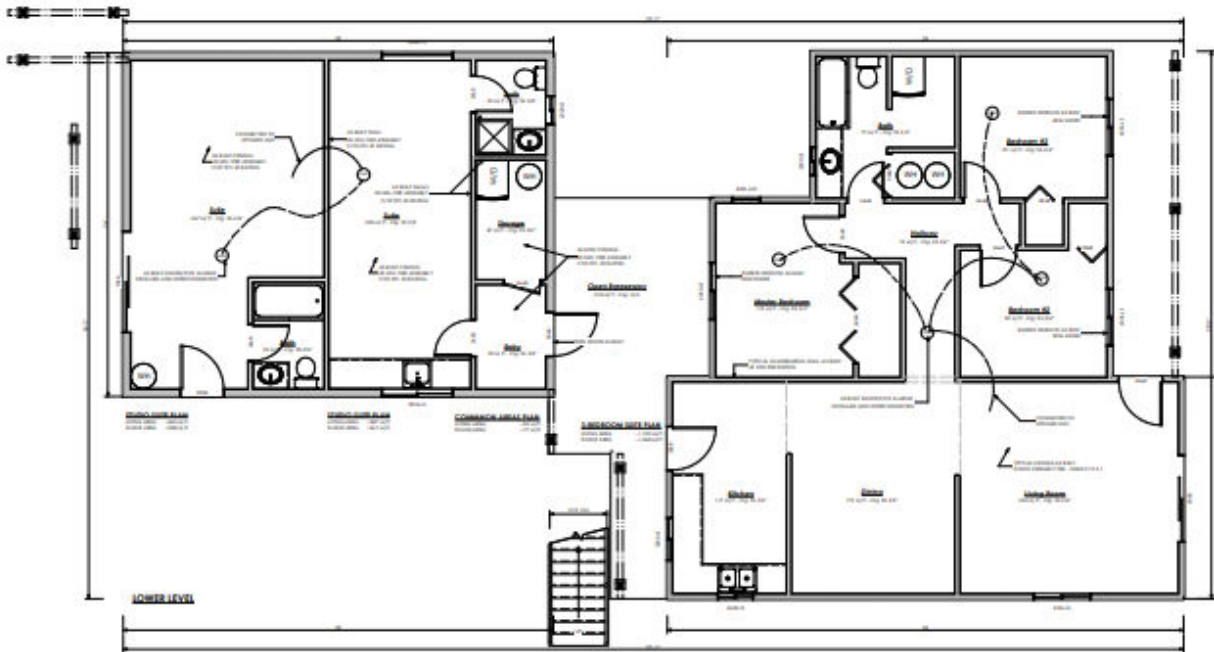


**GOOGLE SATELLITE VIEW**

RESERVED FOR OFFICIAL SEALS & STAMPS

REVISION TABLE	
NO.	DESCRIPTION

CIVIC CONSULTANTS LTD.  
 1000 WESTERN AVENUE, SUITE 100  
 VANCOUVER, BC V6C 3R8  
 TEL: 604-271-1111  
 WWW.CIVICCONSULTANTS.COM



**BUILDING CODE REVIEW:**  
BRITISH COLUMBIA BUILDING CODE 2024

**BUILDING OCCUPANCY:**  
RESIDENTIAL - HOTEL

**SECTION 9.8 - STAIRS ETC.**

9.8.2.1 - ALL EXTERIOR STAIRS EXCEED 900MM WIDTH

9.8.6 - LANDING REQUIREMENTS ARE ASSUMED TO HAVE BEEN IN COMPLIANCE UNDER PREVIOUS PERMITS.

**SECTION 9.9 - MEANS OF EGRESS**

9.9.10 - ALL BEDROOM WINDOWS WERE IN PLACE UNDER ONE OR MORE PRIOR BUILDING PERMITS AND APPROVED FOR EGRESS.

9.9.3 - ALL EXIT DOORS WERE IN PLACE UNDER ONE OR MORE PRIOR BUILDING PERMITS AND APPROVED AS EXITS. AS THE BUILDING OCCUPANCY HAS NOT CHANGED, NEITHER HAVE THE REQUIREMENTS UNDER THIS SECTION.

9.9.4.1.1) & 9.9.9 - ALL EXISTING EXIT DOORS SERVE ONLY ONE DWELLING UNIT, AS WAS THE CASE WHEN ORIGINALLY BUILT.

**SECTION 9.10**

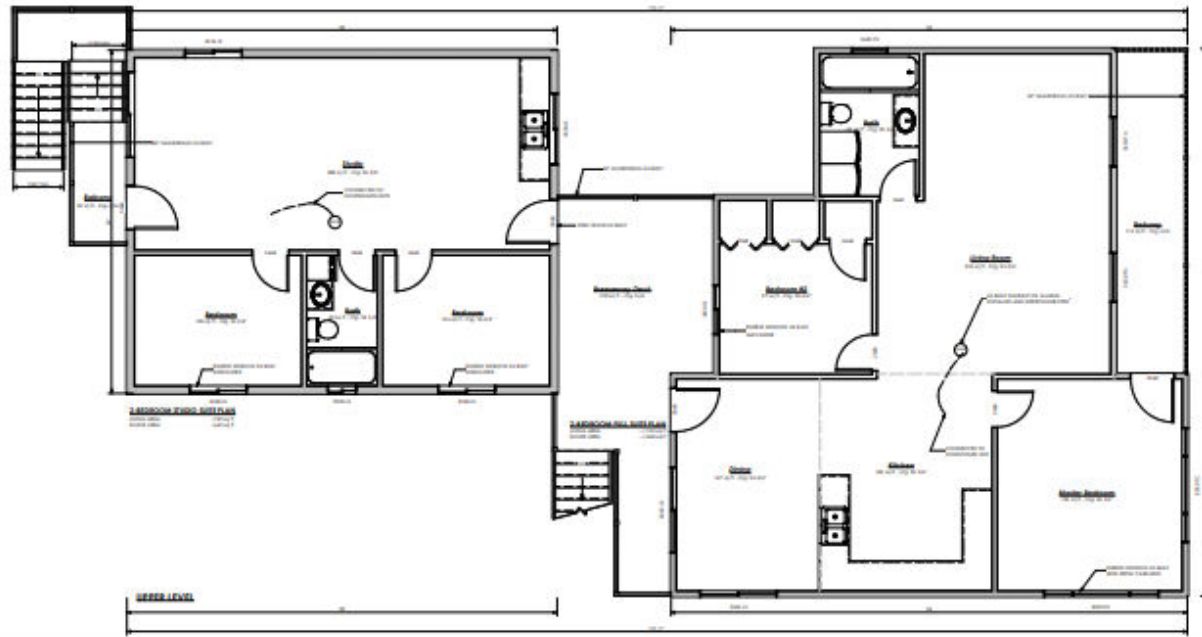
9.10.9.14.1) & 3), 9.10.9.14.4) - THE BUILDING COMPLIED WITH THESE REQUIREMENTS UNDER PREVIOUS BUILDING PERMITS.

9.10.14 - AS PER THE TABLES PROVIDED WITH THE BUILDING ELEVATIONS, ALL EXPOSED BUILDING FACES COMPLY WITH THE TABLES FOR UNPROTECTED GLAZED OPENINGS. ALL EXTERIOR WALLS ARE CLAD WITH STUCCO OR CEMENT FIBER SIDING, PROVIDING NON COMBUSTIBLE SIDING WHETHER REQUIRED OR NOT

**SECTION 9.11**

9.11.1 - REQUIRED STC RATINGS HAVE BEEN MET UNDER PREVIOUS BUILDING PERMITS.

**THESE DRAWINGS ARE FOR REFERENCE ONLY. DIMENSIONS ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS ACCURATE.**



**1ST FLOOR PLAN**

N75

DATE	DESCRIPTION

RESERVED FOR OFFICIAL SEALS & STAMPS

**COMMENTS**

**REVISION TABLE**

NO.	DATE	DESCRIPTION



137/FLOOR PLAN

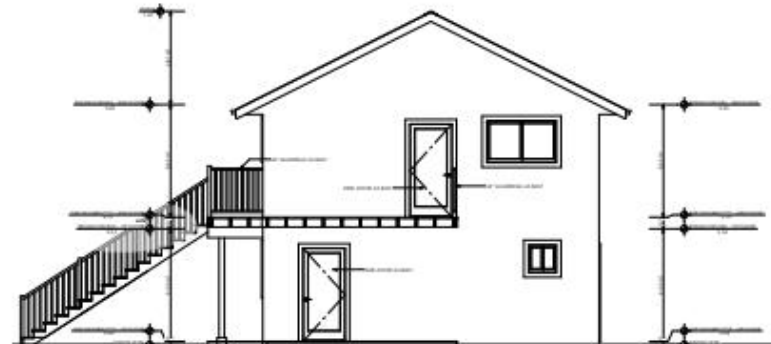


THESE DRAWINGS ARE FOR REFERENCE ONLY. DIMENSIONS ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS ACCURATE.



**NORTH SIDE ELEVATION - AS SHOWN**  
1/2" = 1'-0"

Building Level	Building Level Location (Approximate)				Building Level Location (Approximate)				Building Level Location (Approximate)			
	Section	Location	Area	Volume	Section	Location	Area	Volume	Section	Location	Area	Volume
1	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000
2	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000



**SOUTH SIDE ELEVATION - AS SHOWN**  
1/2" = 1'-0"

Building Level	Building Level Location (Approximate)				Building Level Location (Approximate)				Building Level Location (Approximate)			
	Section	Location	Area	Volume	Section	Location	Area	Volume	Section	Location	Area	Volume
1	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000
2	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000



**EAST SIDE ELEVATION - AS SHOWN**  
1/2" = 1'-0"

Building Level	Building Level Location (Approximate)				Building Level Location (Approximate)				Building Level Location (Approximate)				Building Level Location (Approximate)			
	Section	Location	Area	Volume	Section	Location	Area	Volume	Section	Location	Area	Volume	Section	Location	Area	Volume
1	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000
2	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000	100-100-0000

REVISION TABLE

RESERVED FOR OFFICIAL SEALS & STAMPS

REVISION TABLE

NO.	DATE	DESCRIPTION



Professional information and contact details for the drafter or engineer.