

## Thatch Properties Partnership

Helliwell + Smith • Blue Sky Architecture Inc.

Ron McMurtrie and Associates,  
Consulting Engineers,  
Wastewater System Specialists.

Payne Engineering Geology



The Thatch - Hornby Island  
Rezoning Submission  
May 2009

# Table of Contents



The Thatch Beachfront and Pier

- 1. Proposal**
  - Application Proposal
  - Bylaw Amendments
  - Community Benefits
  - Site Context Plan & Site Plan for Proposed Development
- 2. Background**
  - Overview
  - Site History
- 3. Site & Area Context**
  - Site Description and background
  - Existing Neighbourhood
  - Existing Land Uses
  - Site Access
  - Existing Utility Servicing
  - Existing Site Plan
- 4. Islands Trust Policies & Guidelines**
  - Official Community Plan
  - Zoning Bylaw
- 5. Project Vision & Principles**
  - Hornby Island Community Planning Policy
  - A new vision for the Thatch
  - Project Principles
  - Economic Benefits to Community
- 6. Design Rationale**
  - Site Planning
  - Architecture
  - Landscape
  - Civil Engineering
- 7. Parking**
  - Current Parking
  - Proposed Parking
  - Ownership and Zoning
  - Site Plan showing parking and access
- 8. Sustainability**
- 9. Zoning Overview**
- 10. Appendices**
  - Appendix A: Site Plans and Renderings
  - Appendix B: Background Reports

# 1. Proposal

The Thatch Properties Partnership is proposing a redevelopment of the current Thatch Resort to include a pub/restaurant of 3,000sf using some of the existing nonconforming footprint of the current larger facility, a liquor store attached to the pub/restaurant and 15 accommodation units in one and two story triplex forms to be owned as part of a strata with managed vacation rentals.

## Application Proposal

We are proposing a site specific ammendment to the Land Use Bylaw and the OCP to allow for a strata of 15 privately owned accomodation units that may also be used as short-term vacation rentals, as well as a restaurant/ pub with an attached liquor store and office. We are maintaining the existing zoned density, height restrictions and setbacks, with the exception of existing non-conforming pub/restaurant setbacks.

## OCP and Bylaw Ammendments

The Thatch is currently a Commercial Centre Development Permit Area as described by the Hornby Island Land Use Bylaw 9.16. The proposed development has been designed to respect the current guidelines - it ensures that the form and character of the development is compatible with the atmosphere of the island community and blends with the aesthetic qualities of the natural surroundings. As the proposal is within the aspirations of the Hornby Island Land Use Bylaw 9.16., we propose a site specific ammendment that allows a strata of 15 privately owned accomodation units that will also be in a managed rental pool for short term vacation rentals as well as a restaurant/ pub with a liquor store and office.

This proposal also asks for a site specific setback regulation that conforms to the nonconforming ocean setback of the existing pub/ restaurant.

This proposal will ask for a site specific change in the Official Community Plan to allow for a strata of 15 privately owned accomodation units that will also be in a managed rental pool for short term vacation rentals as well as a restaurant/ pub with a liquor store and office.

This proposal also asks for a site specific change to allow for attached or joined dwelling units. The 15 accomodation units are proposed to be in 5 one and two story triplex buildings.

We are requesting an ammendment to the OCP to create a new land use designation for the subject property and specifiially addresses policies 6.5.2.8 and 6.5.2.1.

## Community Benefits

The proposal will benefit the island community in four ways: economic, cultural, environmental, and aesthetic quality. The proposal will act as an economic

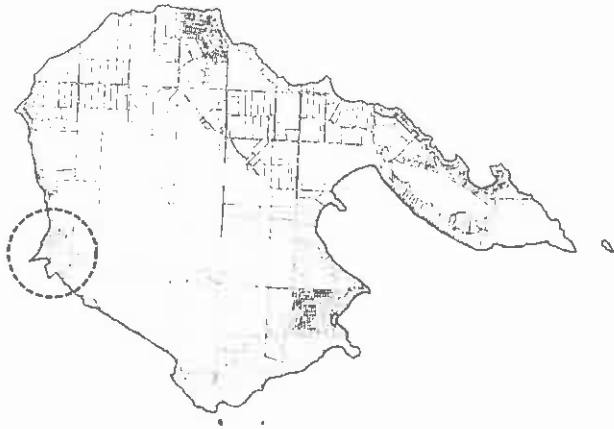
generator creating first in construction, then in year-round employment and year-round visitors. Currently the site is inactive except for the summer and the businesses on site are forced to close because of the lack of customers. The proposed buildings and landscaping will also create a noise buffer, sheltering other community members from pub/restaurant noise. By moving accomodation indoors from the existing campground, noise will also be more controled. The Thatch has been an important cultural node for the island for many years and with proposed development it will improve in its role as a community asset for hosting shared cultural and entertainment events and activities. The environmental focus of the design is to ensure improvement of healthy living conditions for residents, visitors, and native wildlife by the employment of many sustainable strategies including sensitive building massing and parking layout, green roofs throughout, natural materials, energy and water efficiency, use of natural materials, and enhancement of the site with native planting. The architectural quality of the site will be enhanced by creating buildings with thoughtful and sensitive massing and detailing, an important consideration as the Thatch is the first built forms that are seen from the ferry when people arrive on Hornby.

## Site Context Plan

The site is located in on the south-west shore of the Hornby Island, east of Shingle Spit on Shingle Spit Road by the ferry landing. The proposal includes a commercial building on the waterfront, and five triplex residential buildings of one and two stories.

Summary of the Building Statistics				
Proposed	Height	Size	Setbacks	Parking
Commercial Building	26.2 ft max (8m)	3000 sf	existing non-conforming	53
Residential Buildings	26.2 ft max (8 m)		- 15m from sea - 6m front, ext. side, rear	
-building 1-2-3		3000sf	- 3 m interior side	3
-building 4-5-6		3000sf	- 1m roof overhang extension (see section 6 for details)	3
-building 7-8-9		3000sf		3
-building 10-11-12		3000sf		3
-building 13-14-15		3000sf		3
Pump House	26.2 ft max (8m)	120sf	same as residential	-

# 1. Proposal



128



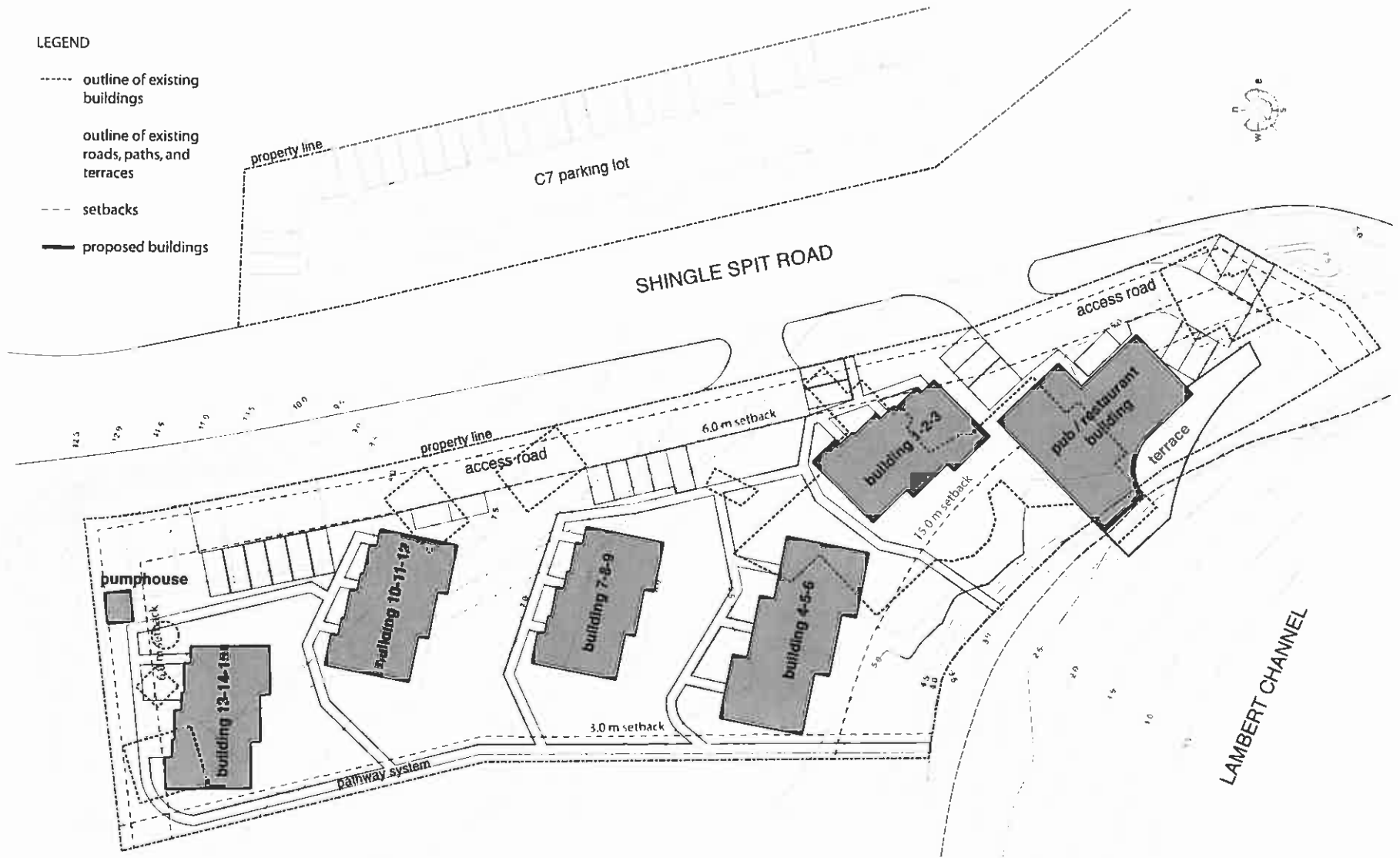
## Site Context Plan

# 1. Proposal

## LEGEND

- outline of existing buildings
- outline of existing roads, paths, and terraces
- - - setbacks
- proposed buildings

129



Site Plan of Proposed Development

# 2. Background

## Overview

The Thatch Resort is located on Shingle Spit directly to the northwest of the ferry landing for Hornby Island. It is the first group of buildings that visitors and residents see when they arrive on Hornby by public ferry, and as such, acts as a gateway to the island. Shingle Spit is a gravelly beach that extends into the north end of Lambert Channel. The Spit has been identified as a sparsely vegetated zone in the Community Plan. There have been no archeological sensitive areas identified on the Thatch site.

## Site History

The Thatch Resort was built in 1953. The original resort included 12 cabins on Shingle Spit, a pub and restaurant and a campground. After 18 years the property was divided between the Spit Cabins which became the Shingle Spit Resort Ltd., a co op property, and the restaurant/pub campground and two rental cabins. Over the next 13 years the Thatch changed hands five times. John Ross purchased the property in 1984 and has owned it for over 25 years. During this time there have been many changes to the resort including an expansion to the restaurant and commercial areas in 1990.

130



The Thatch Resort



# 3. Site & Area Context

## Site Description and Background

The Thatch sits on a 1.4 acre (61,665 sq. ft.) oceanfront site with a water lease. It is directly west of the ferry landing on Hornby Island and east of Shingle Spit. The Thatch has a lease for parking area of 1/2 acre (22,135 sq ft.) across from Shingle Spit Road on the east side of the site.

The Thatch has been a social heart for Hornby Island since 1953. Presently, the Thatch has accommodation for 14 families, with rental cabins, rooms, campground and staff housing. It has a pub of 2200 sq. ft., a restaurant of 2200 sq.ft., liquor store, credit union/retail, propane sales/retail, laundromat, commercial/ office space of 800 sq. ft., mechanical electrical space of 800 sq. ft., tennis courts, tourist info, and marine moorage. The current site coverage is 15%, while the zoning allows for 40% site coverage.



Aerial View

## Existing Neighbourhood

The Thatch Resort is the first set of buildings that visitors and the community see as they arrive on the island and as such acts as a gateway to Hornby Island. Its current zoning is Comprehensive Commercial (C3) Zone (Hornby Island Resort), Commercial Parking (C7) Zone and Marine Services (M4) Zone. Permitted uses in the C3 Zone are Retail store, Pub, Restaurant, Laundromat, Personal Service, Visitor Accommodation Units, Office and Accessory Uses including Accessory Residential.

Directly to the west of the Thatch is the Shingle Spit Resort, a co op property of 12 cabins that is zoned Compact Residential (R2) Zone. The owners in this co op have stated that they would much prefer visitor accommodation in residential homes than in a camp ground.

To the north are freehold properties with single family homes, zoned as Compact Residential (R2) Zone. To the east is a large property which is zoned C7 and R3. The C7 zoning provides additional parking for the Thatch.



Existing Rental Cabins

# 3. Site & Area Context

## Existing Land Uses

The Thatch Resort currently operates as a seasonal restaurant and pub building of 7,716 sq. ft., including office, commercial and residential functions (two rental rooms) with an additional building of 1,640 sq. ft. of office and commercial. In addition there are two rental cabins of 580 sq. ft. and 610 sq. ft. and a staff cabin of 800 sq. ft., a camp ground facilities and a tennis court. Present site coverage is 15%, although 40% is allowed in current zoning.

The resort is used by visitors to the island as well as locals on the island. Many community events are held at the Thatch including Friday Night Jazz, Canada Day celebrations and Labor Day Wave Off.

Over the past few years due to a changing economy as well as changing and aging demographics on the island, the Thatch Resort has seen a decline in business. Winter tourist activity is almost nonexistent and commercial operations close in the winter.

## Site Access

Currently there are two access points from Shingle Spit Road, on the south end of the site.

Our new site plan proposes two accesses from Shingle Spit Road, further away from the ferry landing.

## Existing Utility Servicing

The site has BC Hydro power, well water and septic field. A study has been done to plan for the new development for adequate water supply and septic services.

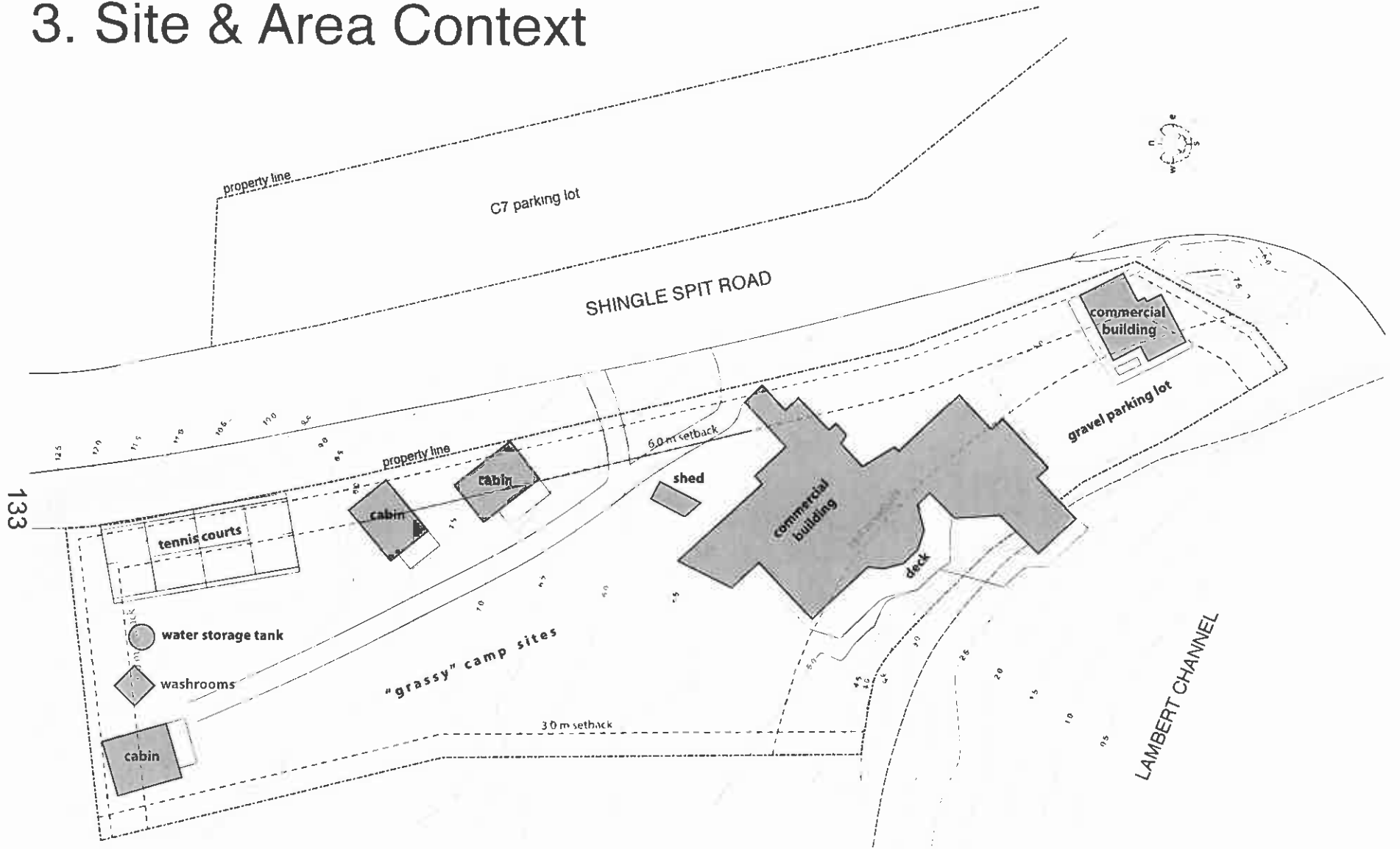
See Appendix B



132

Friday Night Jazz

# 3. Site & Area Context



Existing Site Plan

# 4. Islands Trust Policies and Guidelines

## Official Community Plan

The Official Community Plan recognizes the Thatch Resort as one of three centers on the island for general commercial use.

6.5.1.1. The existing commercial locations for retail and personal services (as shown on Schedule B) of one major centre (Co-op) and two lesser centres (Ford Cove and Shingle Spit) for general commercial uses and one centre (Syzygy) for limited commercial use associated with a bakery shall be supported.

The Community Plan states that

6.5.2.7 Small resorts and lodges with cabins, hostels, camping facilities, or dormitories used only for transient accommodation are considered appropriate on non-Agricultural Land Reserve acreage upon site specific zoning only.

6.5.2.8 Facilities zoned for the provision of accommodation of the traveling public shall not be converted to privately owned residences or used for time-shared multiple ownership.

This proposal will ask for a site specific change in the Official Community Plan to allow for a strata of 15 privately owned accommodation units that will also be in a managed rental pool for short term vacation rentals as well as a restaurant/pub with a liquor store and office.

This proposal also asks for a site specific change to allow for attached or joined dwelling units. The 15 accommodation units are proposed to be in 5 one and two story triplex buildings.

We are requesting an amendment to the OCP to create a new land use designation for the subject property and specifically addresses policies 6.5.2.8 and 6.5.2.1.

## Zoning Bylaw

The Thatch Resort current zoning is Comprehensive Commercial (C3) Zone (Hornby Island Resort), Commercial Parking (C7) Zone and Marine Services (M4) Zone.

Permitted uses in the **C3 Zone** are Retail store, Pub, Restaurant, Laundromat, Personal Service, Visitor Accommodation Units, Office and Accessory Uses including Accessory Residential.

Permitted Density is for:

Two visitor accommodation units are permitted per lot, and the floor area of each visitor accommodation unit must not exceed 65 m<sup>2</sup> (700 ft<sup>2</sup>).

9.16.3 Not more than one accessory residential dwelling is permitted on each lot.

9.16.4 Lot coverage must not exceed 40% of any lot.

Permitted uses in the **C7 Zone** are Parking of motor vehicles.

Permitted uses in the **M4 Zone** are Marina Seaplane moorage and anchorage, Marine navigational aids, Government wharves and breakwaters, Boat rental and sales, Fish buying and packing station, Marine fuel sales and Accessory uses.

This proposal will ask for a site specific zoning amendment in the Land Use Bylaw to allow for a strata of 15 privately accommodation units that will also be in a managed rental pool for short term vacation rentals as well as a restaurant/pub with a liquor store and office.

This proposal also asks for a site specific setback regulation that conforms to nonconforming ocean setback of the existing pub/ restaurant.

# 5. Project Vision & Principles

## Hornby Island Community Plan Principles

"The key principles behind the development of this Plan are based on the mandate of the Islands Trust Act, "to preserve and protect, in cooperation with municipalities and the government of the Province, the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally." Based on that mandate, the objectives of the Hornby Island Community Plan are somewhat complex and focus on two main priorities. A first priority is to provide a balance between preservation of the natural environment and development associated with human settlement and economic activity. A second priority is to preserve the unique personality of the community while providing for its needs and those of its visitors in a manner and at scale that does not overburden the limited resources of the Island or its residents."

## A New Vision for The Thatch Resort

135 The Thatch Resort has been an integral part of Hornby Island community life since it was established in 1953. It has been home to visitors and residents and has hosted countless community events, including New Years Day Swims, Canada Day Celebrations, Friday Night Jazz and Labour Day Wave Off to name a few. It is also the dining room and pub for the community, a place where anyone can have a dinner on the waterfront and watch the sunset. However, due to a changing economy as well as a changing and aging demographics on the island, the Thatch Resort has seen a decline in business over the past few years. Winter tourist activity is almost nonexistent and commercial operations close in the winter. With increased real estate prices, and declining jobs, Hornby Island has had difficulty attracting and supporting young families on the island. By revitalizing the Thatch Resort we propose to provide increased economic opportunity and jobs for the island and generate economic vitality that will be a catalyst for economic stimulation for the island.

## Project Principles

- **Economic:** To provide viable year round jobs in tourism that follow principles being developed by the Hornby Island Community
- **Cultural:** To revitalize the Thatch Resort as a community asset for shared events.
- **Quality:** Set high standards for residential and commercial

development.

- **Sustainable Design:** To incorporate the best of sustainable and green building technology in site development and building practice.

## Economic Benefits to Community

The redevelopment of the Thatch will boost year-round economic activity both on the site and on the entire island as well, stimulating the economy on Hornby beyond its border with increased in job opportunities and visitor traffic; the redevelopment of the Thatch will itself provide employment during its construction. The Thatch will be a commercial centre that will contribute to a broader community by providing employment, acting as an informal gathering space, and bringing tourist revenue to the island.

The proposed Thatch Resort would be viable for year round operations. The 15 accommodation units proposed as homes and short term vacation rentals, with an onsite manager will increase tourists to the island and the resort. In the off season accommodation would allow for small retreats and conventions that could use the pub for meeting space.



New Years Day Swim at the Thatch

# 6. Design Rationale

## Site Planning

The 1.4 acre site with its natural slope to the sea, breathtaking vistas, wonderful light orientation and history has determined the site planning. The current location of the Thatch Resort has determined the proposed use and placement of the pub/ restaurant and residential functions. The proposed housing will provide a sound buffer of the pub/restaurant to the adjacent residential properties.

We are proposing two access points to the development from Shingle Spit Road, one closest to the ferry for the pub/restaurant and a separate one to the north for the residential buildings. The parking on the C7 site to the east of Shingle Spit Road will remain with 44 spaces. There will be 15 on site parking spaces for the residents and 9 on site parking spaces for the pub.

We have maintained some of the original nonconforming footprint of the pub/ restaurant. The building is reduced in size from 6,716 sq. ft. to 3,000 sq. ft., with a portion of the building mass moved to the east side of the site, towards the ferry landing and away from the residential neighbours. We are proposing to demolish the existing commercial building on the east side of the property and integrate the office and liquor store function into the new building.

A careful study of water supply and sewage disposal has been done by Payne Engineering Geology and Ron McMurtrie and Associates, Consulting Engineers, Wastewater System Specialists. See Appendix B.

We are proposing 15 residential units designed as triplexes. All units are approximately 1000 sq. ft. (93 sq. m.) with two bedrooms and two bathrooms. They all have on grade access and private outdoor terraces. The buildings have been sited and designed to step down with the site to maintain view lines and fit into the natural topography.

Care has been taken to reduce the impact of the car. All units have pedestrian access with one parking space within a minimum of 90 feet (27.5 meters).

In terms of noise control, the residential properties through the nature of their massing and their location on the site and the landscaping will create a softer transition - a "noise buffer" - that shelters surrounding recreational and residential neighbours from pub/restaurant noise, thus containing all noise pollution on site.

## Architecture

The buildings will be a mix of Hornby Island and Contemporary West Coast style in form, materials and colours. The design intent is to create buildings that are harmonious with and integrate into the natural landscape. The Pub/ Restaurant and residential units have been designed to have a similar architectural vocabulary and palette of materials. As a gateway to the island, the grass roof of the existing pub will be duplicated and introduced into the residential buildings.

The architecture has been developed in an effort to connect all of the building types in a sympathetic and varied way. Particular attention has been paid to roof forms. Both from the sea and from Shingle Spit Road, the roof lines will create a cohesive image. The curving roof forms will capture natural light through large windows, and varied roof heights allow for clerestory windows and flowing roof lines. Low landscape roofs at entrances reduce the scale of the buildings and create a natural living landscape throughout the site. The residential units on the southwest beachside of the site are one story, reducing the mass of the buildings from the ocean side.

The Pub Building plan curves with the shoreline. Its form rises towards the residential part of the site, away from the east side and the natural rock outcrop on the site. A large low terrace in front of the pub will further moderate the massing of the building from the ocean side.

# 6. Design Rationale

## Landscape Architecture

The landscape design approach to this beautiful island site will be to enhance and recreate a soft and naturally organic landscape of indigenous and drought resistant plants.

Green roofs will be part of the architectural program supporting ornamental grasses, succulents and native groundcovers. Native sea grasses and driftwood logs will be installed on the southern edge of the site to create a soft and informal buffer between the semi private and public realm.

Driving surfaces will be constructed with permeable surfaces to reduce water run off.

## Civil Engineering

137 All road and utility works will be designed and constructed in accordance with all applicable regulatory authorities including the Ministry of Transportation, Islands Trust, Ministry of Health and the BC Building and Plumbing Code.

### Proposed Roads:

New 6 meter wide crowned road along the east side of the site suitable for residential and fire truck access. Roads will have a maximum grade of 10%.



Blue Sky House at Whaling Station Bay  
Hornby Island

# 7. Parking

## Current Parking

About 70 parking spaces are currently available for the Thatch, of these 38 parking spaces are on site and the rest are loosely laid out in the lot across the road.

## Proposed Parking

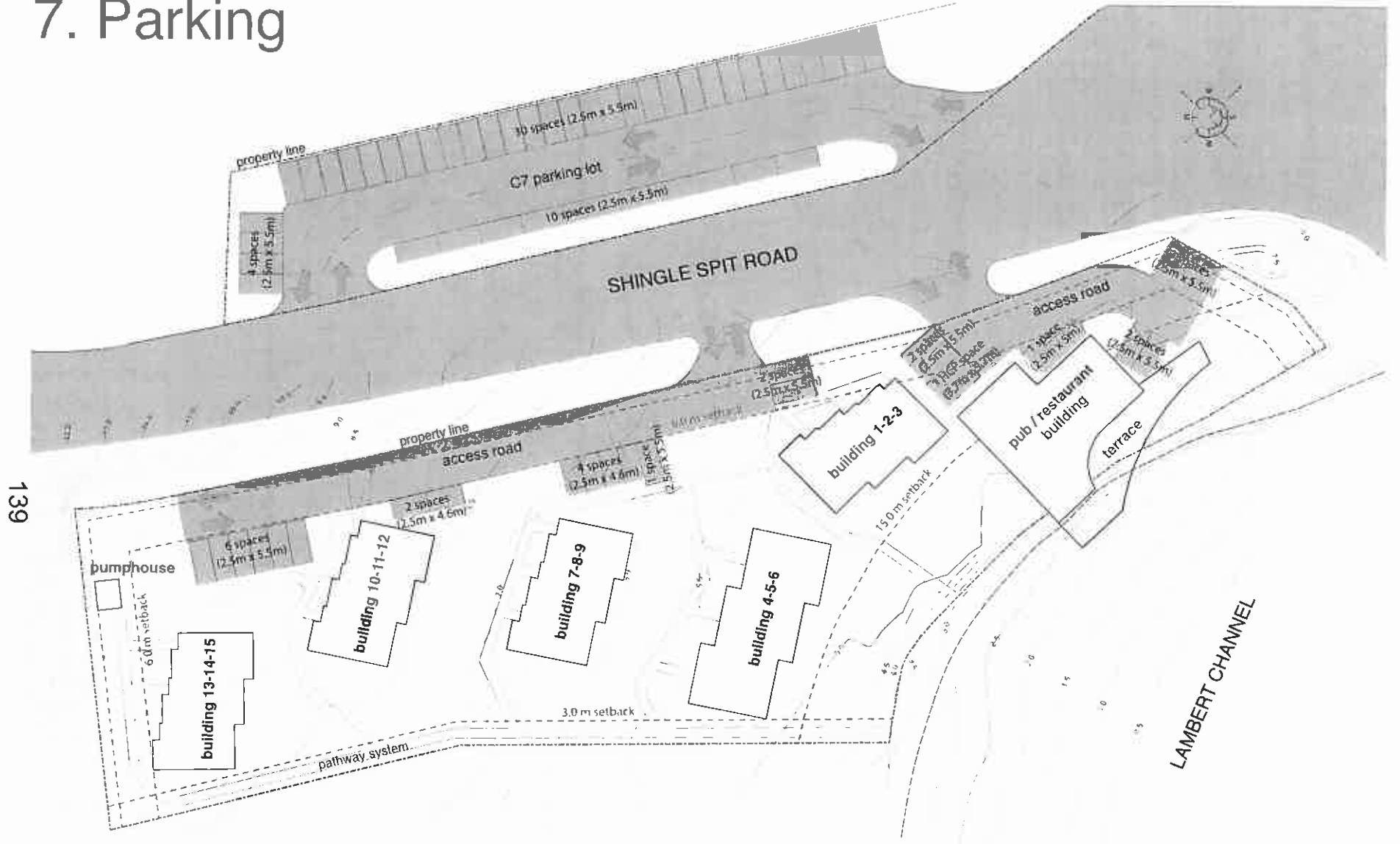
A total of 68 parking spaces will be provided on site.

Parking Summary		
residential parking	1 parking space per unit	15 spaces
commercial parking	1 parking space per 2 restaurant seats	53 spaces
<b>total:</b>		68 spaces

## Ownership and Zoning

24 parking spots will be located on the Thatch site, the remainder 44 spots is located on the leased site across Shingle Spit Road (1/2 acre; 22,135 sf) . This long-term lease has in effect for 6 years and will guarantee the viability of this parking arrangement. The lot across the street will continue as C7 zone.

# 7. Parking



139

Site Parking and Access Plan

# 8. Zoning Overview

The proposal seeks to rezone the Thatch to a strata property under the Strata Property Act with 15 accomodation units homes with short term vacation rental status and a 70 seat pub/ restaraunt with a retail liquor store and office.

The specific Zoning requirements will be created in consultation with Islands Trust planners as well as input from the local community and approving agencies.

140

Existing Zoning	Proposed Development
<b>Residential Setbacks:</b> -15.0m setback from present natural sea boundary for building envelope walls and structure -6.0m setback from a front , exterior side, or rear lot line -3.0m setback from an interior side lot line -1.0m allowable extension into side and rear setback with roof overhangs	- per existing zoning
<b>Commercial Setbacks:</b> • same as residential setbacks	- use existing non-conforming setbacks of present pub/restaurant.
<b>Site Coverage:</b> 40%	retain 40% per zoning Lot Size: 61,700 sq ft (5732.12sq m) Residential: 14,245 sq ft 23% (1323.4 sq m) Commercial: 4,985 sq ft 9% (463.1sq m) Total Site Coverage: 32%
<b>Parking Existing:</b> <b>Existing:</b> about 70 spaces total: 38 spaces on site; 30 +/- loose parking across the road <b>Zoning:</b> • residential: 1 space per unit - 15 spaces • commercial: 1 space per 2 seats - 53 spaces • Total: 68 spaces	15 spaces 53 spaces 68 spaces total Roadway width: 6m
<b>Land Use:</b> <b>On Site:</b> C3 - retail, pub, restaurant, laundromat, personal service, visitor accomodation units, office and accessory uses including accessory residential. <b>Across Road:</b> C7- parking of motor vehicles <b>Marine:</b> M4- marina seaplane moorage and anchorage, marine navigational aids, government wharves and breakwaters, boat rental and sales, fish buying and packing station, marine fuel sales and accessory uses	- to additionally allow privately owned residences that can also be rented out on short term basis. - as existing - as existing

# 9. Sustainability Approach

Environmental sustainability will be a focus for the redevelopment of the Thatch Resort. Various strategies will be explored to assure that the potential impact on the environment will be minimized, while providing healthy living conditions for residents, visitors, and local wildlife.

- Site Selection - a previously developed site with existing infrastructure services.
- Neighbourhood – enhance public access to the waterfront and maintain pub/ restaurant as public gathering place.
- Transportation – site is at ferry landing and accessible to walk on visitors as well as bike and car access on the island. The site is also at the end of Ford's Cove walking trail for bike and pedestrian access.
- Density – compact low rise development
- Site Disturbances – enhancing natural systems and removing hazard trees
- Storm water management – provide permeable surfaces for roadways and parking, green roofs and limited use of hard surfaces
- Green roofs – a portion of each building roof area will be a green roof to reduce heat build up, add natural habitat and slow storm water run off
- Habitat – implement pet control measures, create habitat with indigenous planting
- Water efficiency – use drought resistant indigenous planting, low flush toilets and low water plumbing fixtures
- Orientation – south facing windows for passive solar, cross ventilation using natural air flow through buildings
- Energy - energy efficient heating, appliances and high performance window glazing
- Materials – maximize use of durable locally sourced materials, use of formaldehyde-free and low VOC products
- Site lighting – use of solar powered exterior lighting. Minimize glare towards neighbours and the sky

141



**Wakefield Beach Homes, Sechelt** by Helliwell + Smith Blue Sky Architecture

and public park allotment that allows easy access to the seashore.

Awards:

- Green Builder Magazine Dec 2009
- The Green Builder Home of the Year Award - Wakefield Beach Homes, Sechelt
- Georgie - Environmental Consideration and Energy Efficiency.
- Canadian Wood Council, BC Wood Works Design Award for Best Multi Family Development
- Coastal Living Magazine Award, Best Community Planning

# 10. Appendix A



View along Shingle Spit Road

142



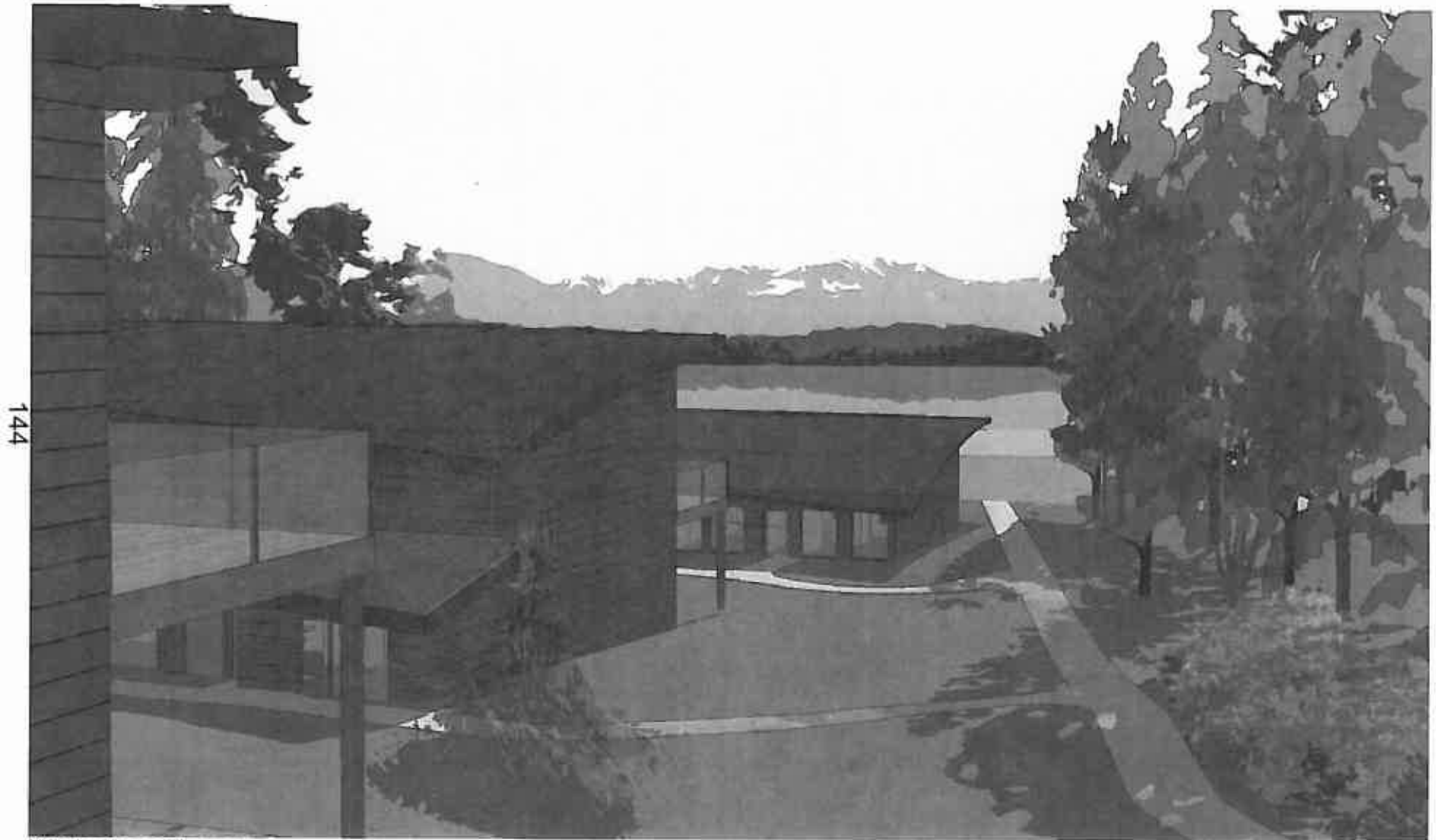
View from the southwest

# 10. Appendix A



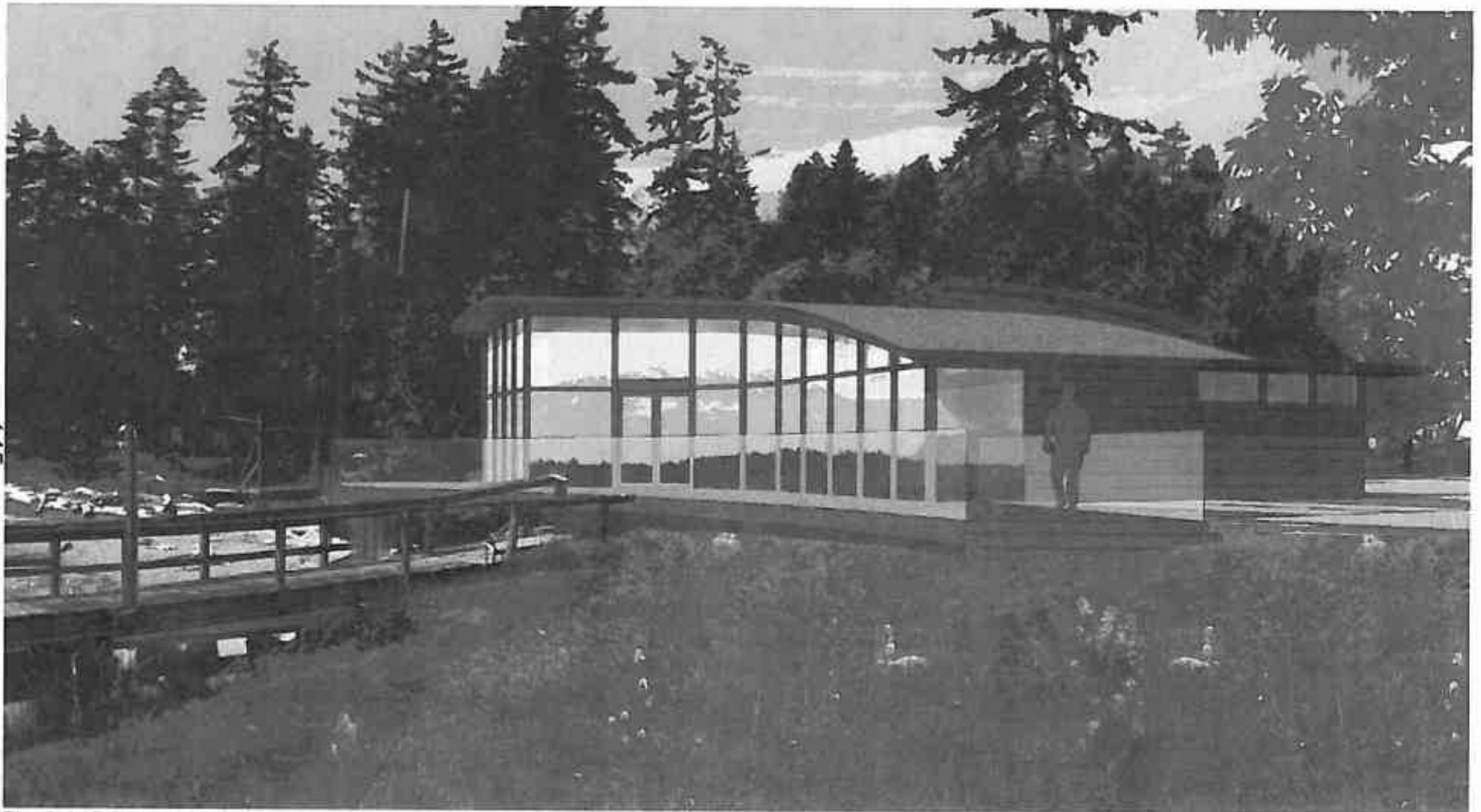
View from Shingle Spit Road and Ferry Landing

# 10. Appendix A



View looking south on site

# 10. Appendix A



145

The Pub/ Restaurant

# 10. Appendix A



146

View along Shingle Spit Road

# 10. Appendix A



Views along Shingle Spit Road

# 10. Appendix A



10. Appendix A

