



**DISTRICT OF SECHELT
REGULAR MEETING OF COUNCIL
AGENDA**

**Wednesday, September 11, 2024, 3:30 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform**

PLEASE NOTE:

The public is welcome to attend meetings in person or by electronic communications, as follows:
Zoom: <https://zoom.us>, join Meeting ID: 860 0003 1041 and Password: SEPT2024
Phone: 1-778-907-2071, with Meeting ID: 860 0003 1041 and Password: 75253217

Pages

1. LAND ACKNOWLEDGEMENT	
The District of Sechelt is located on the traditional and unceded territory of the shíshálh Nation. We respect the histories, language and culture of the people of the shíshálh Nation, whose presence continues to enrich this community.	
2. CALL TO ORDER AND DECLARATION OF CONFLICT	
3. ADOPTION OF AGENDA	
4. BUSINESS ITEMS	
4.1 Official Community Plan and Zoning Amendments for 63 Townhomes - 5926 Shoal Way	3
a. Official Community Plan Amendment Bylaw No. 492-38 <i>For Consideration of First Reading</i>	37
b. Zoning Amendment Bylaw No. 580-15, 2024 <i>For Consideration of First Reading</i>	39
4.2 UBCM Black Bear Cub Conflict Response Resolution	42
5. CLOSED SESSION	
It has been determined that the Council meeting be closed to the public as the subject matters relate to the following sections of section 90 of the <i>Community Charter</i> :	
Section 90 (1):	
(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;	

(c) labour relations or other employee relations;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

“That the meeting be closed to the public pursuant to Sections 90 (1) (a), (c), (e), (i), (k) and (l) of the *Community Charter*.”

5.1 CALL TO ORDER AND DECLARATION OF CONFLICT

5.2 ADOPTION OF CLOSED AGENDA

5.3 Section 90 (1) (a) and (c)

5.4 Minutes of the July 24, 2024 Closed Council Meeting
Sections 90 (1), (a), (c), (i), (k) and (l)

5.5 Minutes of the July 19, 2024 Closed Council Meeting
Sections 90 (1) (a), (c) and (l)

6. ADJOURNMENT

REQUEST FOR DECISION

TO: Council **MEETING DATE:** September 11, 2024
FROM: Tyson Baker, Senior Development Planner
SUBJECT: Official Community Plan and Zoning Amendments for 63 Townhomes - 5926 Shoal Way
FILE NO: 3360-2024-04

RECOMMENDATIONS

1. That first reading of Official Community Plan Amendment Bylaw No. 492-38, 2024 be considered.
2. That Council consider Official Community Plan Amendment Bylaw No. 492-38, 2024 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*.
3. That Council refer Official Community Plan Amendment Bylaw No. 492-38, 2024 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7 Official Community Plan Consultation.
4. That first reading of Zoning Amendment Bylaw No. 580-15, 2024 be considered.
5. That prior to consideration of adoption, the applicant shall:
 - a. Enter into a section 219 covenant to be registered on the property title to require an agricultural buffer be established along lands abutting the Agricultural Land Reserve. The covenant will specify the landscaping and fencing requirements for the buffer area, along with the ongoing maintenance obligations for the property owners.
 - b. Enter into a section 219 covenant to be registered on the property title to require an Environmental Sensitive Area be established and protected.
 - c. Enter into a section 219 covenant to be registered on the property title to require a Road Reservation Agreement for the extension of Reef Road and a lane through the property.
 - d. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
 - e. Pay an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing

Reserve Funds, or pay Amenity Cost Charge fee if bylaw is in place at the time of third reading.

PURPOSE

To present to Council with an Official Community Plan (OCP) and rezoning amendment application for a property located at 5926 Shoal Way for a new townhouse development consisting of 63 dwelling units. OCP and Zoning Bylaw amendment bylaws for first reading are attached for Council’s consideration.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

DISCUSSION

Proposal/Summary

The applicant is proposing to construct 63 townhouse dwellings in 13 buildings with various unit sizes ranging from 109.6 to 139.4m² (1,180-1,500 ft²) on the subject property. The intent of the different unit sizes is to cater to a diverse range of housing needs, from young people to families, seniors or others. A breakdown of the number of bedrooms per unit type or provided below:

Unit Type	Quantity	Gross Floor Area	Number of Bedrooms
Unit A	29	109.6 m ² (1,180 ft ²)	2
Unit B	10	121.7 m ² (1,310 ft ²)	3
Unit C	13	132.8 m ² (1,430 ft ²)	3
Unit D	11	139.4 m ² (1,500 ft ²)	4
Total	63	7,655.2 m² (82,410 ft²)	2-4 (Range)

The location of the subject property is located within the Urban Containment Boundary identified within the OCP, which was created to limit urban sprawl and to focus development on the town centre, neighbourhood centres and areas that have existing infrastructure. The subject property is located close to Kinnikinnick Elementary School, community recreational facilities, greenspace, and bus routes.

As part of the updated draft Transportation Master Plan, staff have identified Reef Road as an important secondary north-south connection. Reef Road would be built to a local road standard and service many of the local residents in the area while Fairway Avenue would be a collector

standard road. Due to the importance of this north-south connection, it may be part of a District of Sechelt capital infrastructure project to be completed in the future. As part of this development, road dedication of approximately 4,401 m² (26.6%) of the site would be required to allow Reef Road to be extended north from Shoal Way through the site before veering northwest to connect to Gale Avenue South which would eventually connect to Ripple Way to the north.

There will also be a small urban lane as part of this dedication proposed to run parallel to the Reef Road extension. Reef Road would have a 20-metre cross section which is typical of a standard urban street.

Approximately 3,470.50 m² (21%) of the site will be in an environmentally sensitive area (habitat protection) covenant and will be used as a natural wetland habitat. Additionally, due to the subject property abutting lands in the Agricultural Land Reserve (ALR), the applicants would be creating an agricultural buffer that is approximately 984.9 m² (6%) of the site which would act as landscape screen along the eastern and a portion of the northern property lines, mitigating or reducing impacts on adjacent ALR properties and current or potential future farm uses. Furthermore, this agricultural buffer will be registered as a section 219 covenant, informing potential residents of the buffer as well as ensuring the strata maintains the buffer. The covenant would be in place in perpetuity and would meet section 8.7 of the OCP.

Overall, the proposal is consistent to other development occurring in the area, most notably the recently approved (February 2024) townhouse development located at 5981 Shoal Way (117 townhouse dwellings), as well as recent subdivisions occurring along Ripple Way. Overall, staff support the proposed development.

Legislative Context

Because the proposal is not consistent with the Official Community Plan (OCP), an OCP amendment is required to change the land use designation to permit such a use. Public Notice and a public hearing will be required, as per section 464 of the *Local Government Act*.

Background

Table 1 – Application Information

Applicant	CityState Consulting Group
Owner	1352952 B.C. LTD., INC.NO. BC1352952
Civic Address	5926 Shoal Way
Legal Address	LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125
Size of Properties	16,559.91 m ²
OCP Designation	Residential
Zoning Designation	R-2 – Low Density Residential
DP Areas	DPA 5 – Steep Slopes

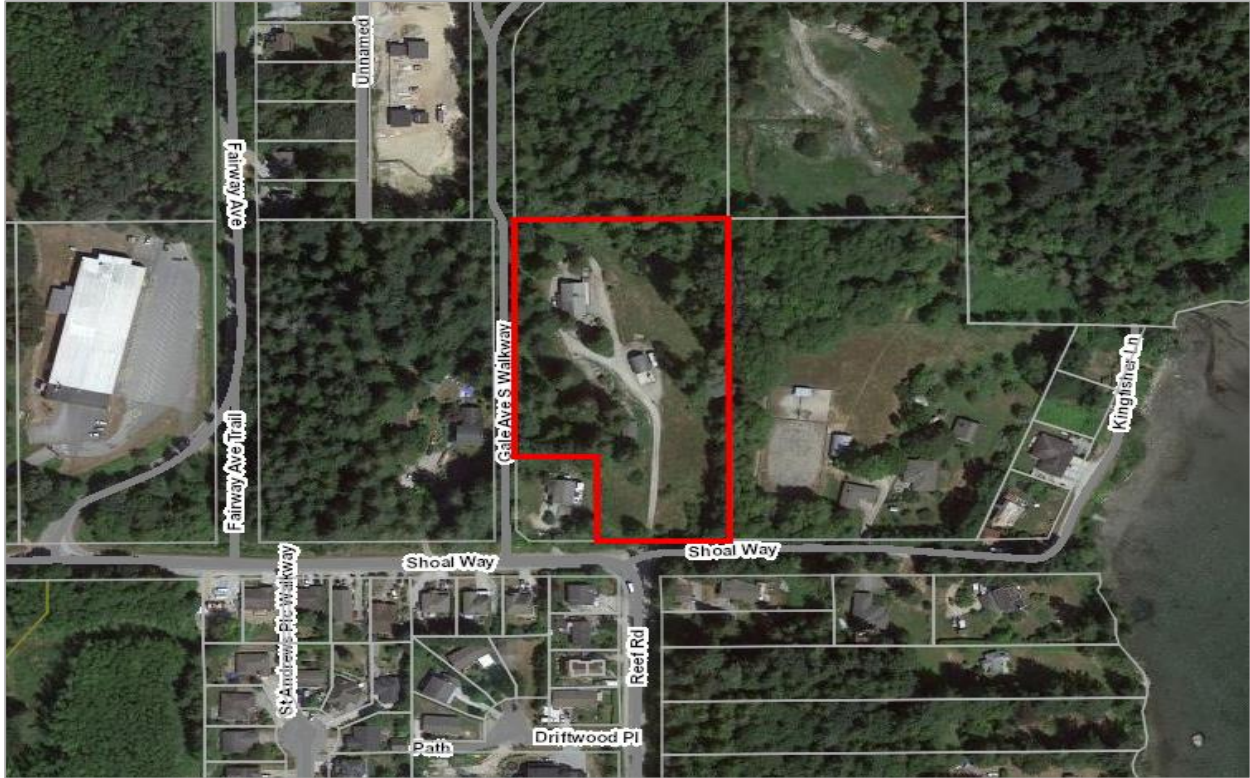


Figure 1 – Subject Property Location

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

The proposed development’s density is not supported in the Residential designation. Therefore, an amendment to the Official Community Plan (OCP) will be required to increase the permitted density within Residential designation on this particular lot. The amendment will include increasing the following:

Regulation	Permitted	Proposed
Units per Hectare (UPH)	35	38

Zoning Bylaw

The property is currently zoned Low Density Residential (R-2) which does permit up to four townhouses. Therefore, to achieve 63 townhouses on the subject party, the site would need to be rezoned to Medium Density Residential (R5). Additionally, there will be site-specific amendments for the proposal regarding reducing setbacks, visitor parking and increasing density. These site-specific amendments are as follows:

Regulation	Permitted	Proposed
Units per Hectare (UPH)	35	38

Parking (Visitor)	13	1
Front Lot Line Setback	5.0m	1.5
Exterior Lot Line Setback	3.0m	1.5m
Any Setback from a Lane	5.0m	0.0m

These requests are required due to the lands being either dedicated or protected from development. The applicant is justifying the reduction in on-site visitor parking spaces by noting that there will be approximately 33 on-street parking spaces abutting the site.

SUSTAINABILITY PLAN IMPLICATIONS

- 1. Social Sustainability and Community Well Being
- 3. Environmental Sustainability
- 6. Sustainable Community Growth and Development
- 7. Leadership in Sustainability

STRATEGIC PLAN IMPLICATIONS

- 2. Housing
- 5. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

COMMUNICATIONS

Public Notice and a Public Hearing would be required for this application at a later date, subject to Council’s support for the application. If approved by Council, a Public Hearing would be advertised in the newspaper, District website and social media.

Respectfully submitted,

Tyson Baker
Senior Development Planner

Attachments:

- 1 – Letter of Intent
- 2 – Architectural Design Package
- 3 – Landscape Design Package

Bylaws for Readings:

- OCP Amendment Bylaw No. 492-38, 2024
- Zoning Amendment Bylaw No. 580-15, 2024

Attn: Mr. Ian Holl, Manager, Development Planning
 Planning and Development Services Division
 District of Sechelt
 2nd Floor, 5797 Cowrie Street
 Sechelt, BC V0N 3A0

June 7, 2024

Dear Mr. Holl,

Re: Letter of Intent for OCP Amendment & Rezoning Application (5926 Shoal Way)

On behalf of 1352952 B.C. Ltd. (the “Owner”), CityState is pleased to present a joint OCP Amendment and Zoning Amendment application for 5926 Shoal Way (the “Site”). The intent of the proposed bylaw amendments is to facilitate the development of 13 slab-on-grade buildings comprised of 63 Townhouse units.

The proposed development includes a combination of unit sizes ranging from two to four bedrooms, meant to meet the needs of families and the local workforce. It also proposes protection of a 0.86 ac Environmental Protection Area.

The purpose of this letter is to provide an overview and planning rationale for our application for staff and Council’s consideration. Our project team is listed below. Any correspondence related to this application can be directed to the applicant, CityState Consulting Group.

Role	Company / Individual(s)	Contact	Email
Owner	1352952 B.C. Ltd.	James Liu	jamesliu@royalpacific.com
Applicant	CityState Consulting Group	Aidan Shirley	aidan@citystate.ca
Planner	CityState Consulting Group	Aidan Shirley	aidan@citystate.ca
Architect	Aplin & Martin Consultants	Homayoun Rad	hrad@aplinmartin.com
Landscape Architect	Ekistics	Joe Zhou	zhou@ekistics.ca
Arborist	Diamond Head Consultants	Mike Coulthard	mike@diamondheadconsulting.com
Biologist	Diamond Head Consultants	Mike Coulthard	mike@diamondheadconsulting.com
Surveyor	Aplin & Martin Consultants	Homayoun Rad	hrad@aplinmartin.com
Civil Engineer	Gwaii Engineering	Josh Bartley	jbartley@gwaiieng.com
Geotechnical Engineer	GeoPacific Consultants	Matt Kokan	kokan@geopacific.ca

Sincerely,



Aidan Shirley
 Development Manager, CityState Consulting Group

BACKGROUND

The Site is 16,548 m² (4.09 ac) and is surrounded by vacant land to the north and Single-Detached Dwelling uses to the south, east, and west. There is also a 10 m unopened road allowance to the west of the site, just east of 5960 Shoal Way. The property is improved with one Single-Detached Dwelling built circa 1994 and multiple small, accessory structures.

The north portion of the Site is encumbered by a Provincially protected network of streams and wetlands. Many of these features are man-made and will be protected in their existing condition as part of the proposed development. It is anticipated that this area will remain as part of the Site to be owned by the strata corporation, as it provides little useful value to the District of Sechelt (the “District”). The Owners are open to discussing the future ownership of this area if the District feels differently.

CityState, the Owners, and the project’s design team participated in a pre-application meeting with Ian Holl, Sven Koberwitz, and Meghan Lee on September 8, 2023, and have corresponded continually with District staff since then to compile an application that meets the District’s vision for redevelopment. We hope that this application can be considered promptly by Council for Permission to Proceed.

It should be noted that this is CityState’s third application in West Porpoise Bay, following active applications for 5981 Shoal Way and 5875 Reef Road. These three projects are separately owned and CityState’s involvement in each project is limited to a consulting capacity.

LAND USE

OFFICIAL COMMUNITY PLAN

District of Sechelt Official Community Plan Bylaw No. 492, 2010 (the “OCP”) designates the Site as Residential. OCP [policy 5.6](#) states that “intensive residential use [including] ground-oriented attached housing forms such as townhouses or row houses” may be considered for Residential-designated lots. Generally, these lots must have an area over one acre or be compatible with surrounding uses to be considered for such uses. These sites are allowed the provisions of Density Level 4, as defined by [Figure 17](#), which include:

- Max. 0.75 FAR
- Max. 35 UPH
- Max. 3 storeys

Updates to Figure 17 have been proposed by staff and granted first and second readings by Council. Proposed [District of Sechelt Official Community Plan Amendment Bylaw No. 492-35, 2023](#) (the “OCP Density Updates”) contemplates increasing the maximum Floor Area Ratio (“FAR”) to 1.00 and removing the Units Per Hectare (“UPH”) limitation for the Residential designation. If the OCP Density Updates are adopted by Council and enacted prior to adoption of the subject bylaw amendment application, the proposed development would not require an OCP Amendment. CityState has previously stated our support for the OCP Density Updates, as they will enhance consistency between District land use policy and Council’s stated desires for housing forms in new developments.

ZONING

District of Sechelt Zoning Bylaw 580, 2022 (the “Zoning Bylaw”) designates the Site as [Residential Two Zone — Low Density \(R2\)](#). To facilitate the proposed development, we propose to amend the zoning designation to [Residential Five Zone — Medium Density \(R5\)](#). We believe that the regulations of the R5 zone provide an appropriate baseline for the proposed development, except that the following site-specific regulations are requested and required:

1. Maximum density is 38 Dwelling Units per ha;
2. Minimum Setback from a Lot Line abutting private property or a Highway other than a Lane is 1.5 m;
3. Minimum Setback from a Lot Line abutting a Lane is 0.0 m;
4. Minimum number of off-street Parking Spaces for visitor use is 1.

A site-specific regulation for Lot Width may be required should staff interpret the application of this term differently than assumed.

PROJECT STATISTICS

A full summary of the proposed development’s statistics is outlined below. Red font indicates the need for a site-specific regulation to accommodate the proposed development.

Specification	Bylaw Requirement	Proposed	Δ
Lot Area	≥4,000 m ²	16,548 m ²	+12,548 m ²
Lot Width	≥20 m	128.02-199.34 m	+108.02 m
Lot Coverage	≤50%	23%	-27%
Units Per Hectare (UPH)	≤35	38	+3
Unit Count	≤58	63	+5
2-bedroom	-	29	-
3-bedroom	-	23	-
4-bedroom	-	11	-
Gross Floor Area (GFA)	≤9,929 m ²	7,656 m ²	-2,273 m ²
Floor Area Ratio (FAR)	≤0.60	0.46	-0.14
Building Height	≤10.5 m	10.5 m	-
Vehicle Parking	≥139	126	-12
Resident	≥126	126	-
Visitor	≥13	1	-12
Bicycle Parking	≥76	77	+1
Long-term	≥63	63	-
Short-term	≥13	14	+1
Front Lot Line Setback	≥5.0 m	0.0-1.5 m	-5.0 m
Side Lot Line Setback (Interior)	≥1.5 m	1.5 m	-
Side Lot Line Setback (Exterior)	≥3.0 m	1.5-5.0 m	-1.5 m
Rear Lot Line Setback	≥5.0 m	0.0-6.0 m	-5.0 m

LOCATION & DEVELOPMENT CONTEXT

The Site is located north of Shoal Way at the north end of Reef Road. Active development applications in the neighbourhood include 117-unit and 49-unit Townhouse projects (also managed by CityState), three Subdivision applications totalling 71 new lots north of Ripple Way, and a two-lot Subdivision application south of the Site on Reef Road. The prevalence of large lots in the neighbourhood which are designated Residential or Special Infill in the OCP presents an opportunity for future multi-family infill development.

The Site is located within walking distance of excellent amenities, including Kinnikinnick Elementary School, Sunshine Coast Arena, Suncoast Racquet Club, Blue Ocean Golf Club, Little Scholars Child Care, Sechelt Life Community Church, several sports fields, and abundant passive and activated public park space. The Site is ideally situated to promote a vibrant, well-rounded quality of life.

HOUSING NEEDS

UNIT TYPOLOGIES

[Figure 29](#) of the *Sunshine Coast Housing Needs Report* (“SCHNR”) states that 75% of Sechelt dwellings are single-detached dwellings, while [Table 8](#) shows that 68% of Building Permits issued by the District from 2015-2019 were for single-family dwelling units. Housing trends in Sechelt show that the market for Single Detached Dwellings continues to outpace multi-family housing forms, despite the marked need for smaller unit sizes (see [Table 40](#)) and considerable affordability gap between detached and attached typologies (see [Table 15](#)).

The proposed development includes four unique unit layouts ranging from 109.6-139.4 m² (1,180-1,500 ft²). These include 29 two-bedroom units, 23 three-bedroom units, and 11 four-bedroom units. These units will provide opportunities for larger household typologies (typically 2+ individuals) to establish roots in Sechelt with room to grow into a family-sized unit. The selection of unit sizes represents the most balanced unit mix of CityState's three applications in West Porpoise Bay (the other two being located at [5981 Shoal Way](#) and [5875 Reef Road](#)). The 29 two-bedroom units will complement Phase 1 of our development at 5981 Shoal Way, which delivers 28 compact two-bedroom units targeted towards the middle-income workforce, including teachers, first responders, tradespeople, and healthcare workers. The 34 three- and four-bedroom units are similar to those provided at 5875 Reef Road and are targeted at family-oriented households who cannot afford a detached housing unit or prefer the community of a multi-family development.

We believe that these housing typologies complement the surrounding form and character while delivering much-needed densification in an amenity-rich neighbourhood.

HOUSING TENURES

All units in the proposed development are market ownership units. This reflects the desire that families and young professionals have to enter the housing market when considering the Sunshine Coast as their long-term home.

DESIGN

SITE LAYOUT

District staff indicated at the outset of the project that the northward extension of Reef Road through the Site and adjacent properties to Ripple Way would be required as a condition of staff support for redevelopment of the Site. A road alignment that meets District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 ("SDCSS Bylaw") standards and aligns continuously with Reef Road to the south and Gale Avenue South to the north set the foundation for a Site Plan that includes the 13 proposed Townhouse buildings. Through further discussions with District staff, the Site Plan was revised to maximize building frontages and a friendly streetscape along Reef Road, requiring vehicle access from a rear lane or strata road. The dedications of Reef Road and public lane access to Buildings 1-10 significantly impacted the proposed development and necessitates site-specific zoning regulations 2-4 listed in the ZONING sub-section of this letter. Further description of the proposed road dedications is discussed in the ACCESS & TRANSPORTATION section of this letter.

ARCHITECTURE

Aplin & Martin Consultants is the Architect of record for the project. The enclosed Architectural Plans & Drawings include a Site Plan, Project Statistics, Floor Plans, Roof Plans, and Building Elevations. Renderings will be provided prior to consideration of the project by Council or Advisory Planning Commission ("APC").

All units in the proposed development are three storeys, including a private, enclosed garage on the ground floor and two storeys of living space above. Each unit will also have a self-contained rooftop patio to provide useable outdoor space for residents. The dimensions of these spaces will be confirmed at the Development Permit stage of the project and are expected to meet Development Permit Area ("DPA") #7 guidelines for minimum patio and balcony provisions per bedroom in each unit.

The high-level Architectural inspiration for this project is a modern, West Coast-inspired theme, with coastal colours and materials and varied roof lines. The OCP provides guidelines for the form and character of new multi-family developments within DPA #7. Detailed design considerations will be made at the Development Permit stage of this project to meet these guidelines.

LANDSCAPING

A Landscape Plan prepared by Ekistics includes a mix of native, drought-tolerant plant species. Several proposed plant species are also pollinator-friendly and/or suitable for planting in rain gardens, underscoring the project's sustainability principles.

Several areas throughout the site are proposed for social activation, including meandering pathways, benches, rain gardens, play areas, and features such as fountains and trellises.

AMENITIES

Private patio and balcony spaces will be provided in accordance with DPA #7 guidelines. Due to the separation of the development areas caused by the requisite road allowances, common amenity areas are limited to the small social nodes mentioned in the LANDSCAPING sub-section of this letter. It is not anticipated that more substantial common amenity spaces would be well used; such spaces would also increase purchase and operational costs for residents, decreasing the affordability of the proposed units.

ACCESS & TRANSPORTATION

ROAD EXTENSIONS

We understand that the District is currently undertaking a Transportation Master Plan review and update in consultation with Stantec. District staff have suggested that a new vision is forthcoming for the neighbourhood road network in West Porpoise Bay, which includes a northward extension of Reef Road to connect to Gale Avenue South at Ripple Way, reducing long-term traffic flow along Shoal Way. The enclosed Site Plan shows a 20 m cross-section for Reef Road based on the [SR-5](#) (“Urban Local Road”) standard in the SDCSS Bylaw, which District staff indicated to be the appropriate cross-section for this road.

The proposed road dedications, including Reef Road and the parallel public lane to the east, comprise a total of 4,401 m², or approximately 27% of the Gross Site Area. District staff have stated that these road allowances should be constructed by the Owner and dedicated to the District. The enclosed Site Plan shows the extent of the proposed roadworks, up to the west side of the adjacent 10 m unopened road allowance. Preliminary cost estimates for these roadworks are in the order of millions of dollars. Approximately 236.59 m² (2,546.62 ft²) of land from the adjacent property at 5960 Shoal Way is required to complete the full 20 m road width to the north property line of the Site. The Owner will not negotiate directly with the owner of this property, as it creates an undue burden, financially and temporally, for the proposed development. It is expected that the 10 m half-road provision will be sufficient to allow two-way vehicle travel for the foreseeable future until the District acquires the remaining 10 m from the neighbouring owner. A 10 m half-road provision was previously deemed acceptable for the Links Street extension required for our project at 5981 Shoal Way. The District already owns the 20 m road allowance needed to complete the road connection northward to Ripple Way.

VEHICLE ACCESS

Vehicle access to the proposed development will be from the Reef Road extension to the north and from either Reef Road or the proposed laneway to the south. Twenty-two of the proposed units (18 on the west side of the Site and four on the east side of the Site) are accessed directly from a private site road. A Trip Generation Report will be completed and provided prior to a Public Hearing (if required) or third reading. The requirements for a full Traffic Impact Study are not met based on the number and typological classification of units in the proposed development.

PARKING

All units in the proposed development include two enclosed parking spaces for private resident use. The availability of 33 on-street parking spaces renders the provision of off-street visitor parking spaces redundant and burdensome, especially given that the utilization of these parking spaces is not expected to reach capacity. These 33 parking spaces include three accessible parking spaces designed in accordance with [sections 3.4 and 3.5](#) of the Zoning Bylaw. One off-street accessible visitor parking space is located adjacent to the proposed public lane in the eastern portion of the Site to ensure accessibility to all units. The siting of required parking spaces for visitor use within the Reef Road right-of-way (“ROW”) requires a site-specific zoning regulation for the proposed development. Parking spaces within public road ROWs will not be marked for the exclusive use of visitors to the proposed development. Rather, all 33 parking spaces will be available to all potential users, which is expected to account for the shortage of visitor parking on the Site.

PUBLIC TRANSPORTATION

The subject site is located ±33 m and ±129 m from northbound and southbound bus stops, respectively. These stops are served by the number 3 bus route, running from Sechelt Arena to the Downtown core. Service is infrequent, running approximately every 1.5 hours. Inquiries to BC Transit regarding the frequency of service and quality of bus stop infrastructure remain without response.

ACTIVE TRANSPORTATION

A variety of amenities are accessible within walking distance, including a school, daycare, church, parks, and recreational facilities. The proposed development is also a 10-minute bicycle ride from the centre of Downtown. Reef Road was recently widened to accommodate a new bike line, which will enhance cyclist safety and connectivity to the site.

Provision of 14 short-term bicycle parking spaces and enclosed long-term bicycle parking within garages encourages active transportation and exceeds the 13 short-term bicycle parking spaces required under [section 3.7.4](#) of the Zoning Bylaw.

SERVICING

UTILITIES & ELECTRICAL

A Conceptual Site Servicing Plan has been prepared by Gwaii Engineering. Underground water, sanitary, drainage, and electrical mains are proposed under Reef Road and the proposed lane ROW. Two Pad-Mounted Transformers (“PMTs”) are proposed—one on either side of Reef Road. Final, detailed servicing drawings will be completed at the Development Permit stage.

WASTE COLLECTION

Forty-one (65%) of the proposed units are accessed from a public lane ROW, while the other 22 units (35%) are accessed from private site roads. It is possible that a combination of public and private waste collection contracts will be required to serve the proposed development. This will be determined at the Development Permit stage when considerations such as phasing and road accesses are finalized. If private collection is necessary, CityState will engage AJM Disposal Services Ltd. (“AJM”) to provide feedback with respect to waste collection and staging. At present, the proposed development is designed to allow for curbside collection to the east of Reef Road and a common collection area on the west side of Reef Road.

POSTAL SERVICE

One community mailbox is proposed on each side of Reef Road, each adjacent to a public road ROW. Final locations will be determined pending input from Canada Post.

ENVIRONMENT

MATURE TREES

An Arborist Report and Tree Inventory Plan completed by Diamond Head Consultants identifies 54 Protected Trees on the Site, as defined under [section 2](#) of *District of Sechelt Environmental Management and Protection Bylaw No. 484, 2009* (the “Environmental Management and Protection Bylaw”). No off-site Protected Trees are expected to be impacted by the proposed development. In total, 17 Protected Trees (31%) are identified for retention, while 37 (69%) must be removed to accommodate the proposed development and roadworks. Of the 37 Protected Trees proposed for removal, 14 (38%) are within a proposed public road ROW, and a further nine (24%) have a Tree Protection Zone which encroaches into a proposed public road ROW. These 23 trees are exempt from the Environmental Management and Protection Bylaw under [section 5\(f\)](#) of same. Only 14 Protected Trees (38% of removed trees; 26% of total Protected Trees) must be removed for the sole purpose of accommodating the proposed development. [Section 14\(a\)](#) of the Environmental Management and Protection Bylaw requires that Replacement Trees are planted at a 1:1 ratio. Native tree replanting will occur within the proposed development (see Landscape Plan). A cash-in-lieu contribution may be required, depending on the caliper of proposed tree plantings.

ENVIRONMENTAL PROTECTION AREA

A 0.86 ac area towards the north end of the Site is Provincially protected due to the presence of two man-made ponds, one wetland complex, and several man-made ditches. A Watercourse Assessment Report completed by Diamond Head recommends that the minimum setbacks required under the Riparian Areas Protection Regulation (“RAPR”) are applied to these features. Aside from the demolition of existing structures, no works are proposed in this area. The area will be protected by covenant and fenced off from public access. It is anticipated that this area will remain as part of the Site to be owned by the strata corporation, as it provides little useful value to the District—although this is ultimately subject to decision by Council.

ENERGY EFFICIENCY

Until May 1, 2023, the District required that new buildings meet or exceed Step 1 of the *BC Energy Step Code* (the “Step Code”). Thereafter, the Provincial government mandated that all new buildings meet or exceed parameters equivalent to Step 3 of the Step Code. The proposed development conforms to these requirements, as also stipulated under [section 20.1](#) of *District of Sechelt Building Bylaw No. 409, 2003*.

GEOTECHNICAL

[Schedule E1](#) of the OCP identifies localized areas of the Site to be within DPA #5 (Steep Slopes). A Geotechnical Investigation Report was completed by GeoPacific Consultants following a site visit in January 2023. The report assessed the feasibility of multiple wood frame townhouse structures with at-grade paved parking. Nine solid stem auger test holes were advanced to depths of 4.6 m below grade. Static groundwater was not encountered during the investigation and is expected to be present well below proposed development grades. The report states that some imported fill is likely to be required during re-grading and that “the proposed redevelopment is feasible, provided the recommendations outlined in this report are incorporated into the overall design and construction.”

ARCHAEOLOGY

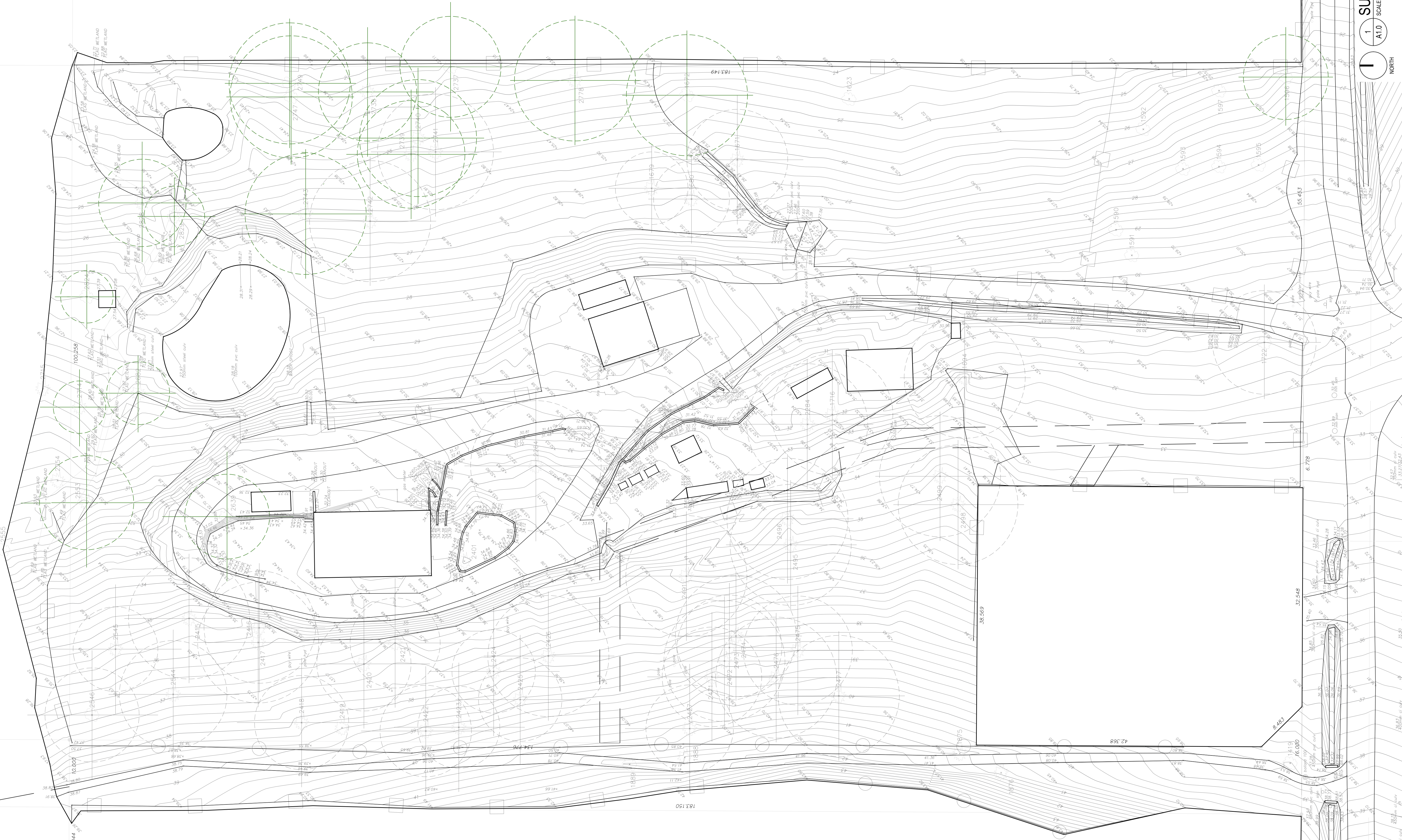
A Data Request has been submitted to the BC Archaeology Branch to confirm the absence of recorded archaeological findings on the Site. The results of this data request will be provided to the District once received. It is expected that the subject application will be referred to the shísháhl Nation (the “Nation”) for comment. CityState and the Owner will consider input from the Nation upon receipt.

PUBLIC CONSULTATION

CityState and the Owner are committed to early and ongoing engagement. We employ a mix of methodologies to engage neighbours and solicit feedback about our projects. It is expected that a combination of in-person and online engagement methods will be used throughout the lifetime of this project.

CONCLUSION

The enclosed joint OCP Amendment and Zoning Amendment application for 63 Townhouse units represents a considerable contribution to address Sechelt’s housing needs. Careful consideration has been taken to design a project that delivers a balanced mix of two-, three- and four-bedroom unit sizes, geared towards families and everyday workers. The proposed development also delivers public road and utility extensions and protection of a 0.86 ac Environmental Protection Area. We appreciate your review of our application and are available to respond to comments or questions at any time. We look forward to presenting this proposal to Council and APC. Correspondence related to this application can be directed to Aidan Shirley, Development Manager, at aidan@citystate.ca.



REV	DATE	DESCRIPTION	DR	RV
1	MAY 17 24	ISSUED FOR REZONING	VD	JHHR

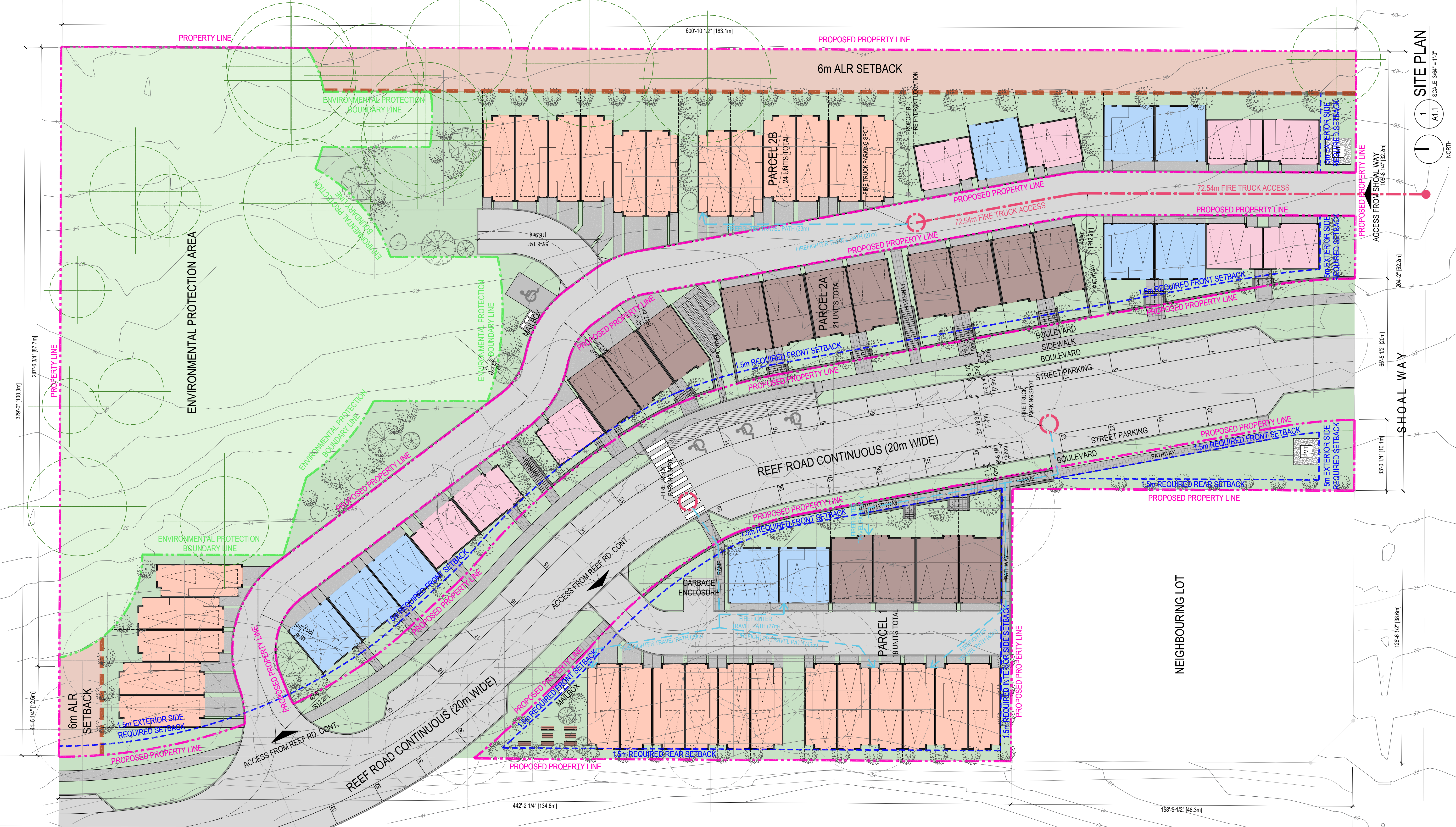
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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 5926 SHOAL WAY
 SECHELT, BC V0N 3A6

SHEET TITLE:
SURVEY PLAN

SCALE 3/64" = 1'-0"	REVISION 1
DRAWING NO. A1.0	PROJECT NO. 22-2020



SITE PLAN
SCALE: 3/64" = 1'-0"
1 A1.1
NORTH

REV	DATE	DESCRIPTION	DR	RV
JUN 06 24		ISSUED FOR REZONING APPLICATION	VD	JHM/R

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHLT, BC V3N 3A6

SHEET TITLE:
SITE PLAN

SCALE	REVISION
3/64" = 1'-0"	0
DRAWING NO.	PROJECT NO.
A1.1	22-2020

UNIT TYPE LEGEND

UNIT TYPE LEGEND

- TYPE A:** 15'-0" (4.6m) x 41'-0" (12.5m)
- TYPE B:** 23'-10" (7.3m) x 26'-0" (7.9m)
- TYPE C:** 28'-0" (8.5m) x 21'-3" (6.5m)
- TYPE D:** 18'-0" (5.5m) x 30'-6" (9.3m)

UNIT AREA CALCULATIONS

UNITS	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TYPE A	1,180 SF	540 SF	1,720 SF	29
TYPE B	1,310 SF	500 SF	1,810 SF	10
TYPE C	1,430 SF	420 SF	1,850 SF	13
TYPE D	1,500 SF	370 SF	1,870 SF	11
TOTAL NUMBER OF UNIT:				63
VISITOR PARKING REQUIRED:	63 UNIT x 0.2 STALL = 12.6 STALLS			
33 STREET PARKING SPOTS (3 ACCESSIBLE STALLS)				

PROJECT STATISTICS

LOT INFO	ADDRESS	5926 SHOAL WAY, SECHELT, BC V0N 3A6
	PID	025-894-811
	LEGAL DESCRIPTION	LOT B, BLOCK 7, PLAN BCP10125, DISTRICT LOT 1471, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPBCP10126

		EXISTING	PROPOSED
LAND USE	ZONING	RESIDENTIAL TWO ZONE - LOW DENSITY (R2)	RESIDENTIAL FIVE ZONE - MEDIUM DENSITY (R5)
	OCP DESIGNATION	RESIDENTIAL	RESIDENTIAL
	DEVELOPMENT PERMIT AREAS	STEEP SLOPES (DPA #5); MULTIPLE FAMILY RESIDENTIAL (DPA #7)	

		SQUARE METRES	SQUARE FEET
SITE STATISTICS	GROSS LOT AREA	16,547.92	178,120.33
	MINUS: ROAD DEDICATIONS	4,401.22	47,374.32
	NET SITE AREA	12,146.70	130,746.01
	ENVIRONMENTAL PROTECTION AREA	3,470.50	37,356.20
	ALR SETBACKS	984.90	10,601.35
	DEVELOPABLE AREA	7,691.30	82,788.46

		ZONING REGULATION	PROPOSED
DEVELOPMENT STATISTICS	LOT COVERAGE (BUILDINGS)	50% (8,273.96 m ²)	23.2% (3,831.32 m ²)
	LOT COVERAGE (BLDGS., DRWY., PRKG.)	50% (8,273.96 m ²)	29.0% (4,800.95 m ²)
	FLOOR AREA RATIO	0.60 (9,928.20 m ²)	0.46 (7,656.14 m ²)
	UNIT COUNT	Max. 58	63
	BUILDING HEIGHT	10.5 m	10.5 m

		ZONING REGULATION	PROPOSED		
			PARCEL 1	PARCEL 2A	PARCEL 2B
LOT DIMENSIONS	LOT WIDTH	Min. 20m	128.02m	162.76m	199.34m
	LOT DEPTH	N/A	Min. 0m Max. 40.54m	Min. 9.00m Max. 16.00m	Min. 17.22m Max. 100.28m

		ZONING REGULATION	PROPOSED		
			PARCEL 1	PARCEL 2A	PARCEL 2B
SETBACKS	SETBACK: FRONT	5.0 m	1.5m	1.5m	0m
	SETBACK: SIDE (INTERIOR)	1.5 m	1.5m	0m	N/A
	SETBACK: SIDE (EXTERIOR)	3.0 m	5.0m	5.0m	1.5m - 5.0m
	SETBACK: REAR	5.0 m	1.5m	0m	6.0m (ALR)

		ZONING REGULATION	PROPOSED
PARKING	RESIDENTIAL USE	63 UNITS x 2 SPACES = 126 SPACES	126 SPACES
	VISITOR USE	63 UNITS x 0.2 SPACES = 13 SPACES	1 SPACE
	TOTAL PARKING SPACES	139 SPACES	127 SPACES

1	JUN.06.24	ISSUED FOR REZONING APPLICATION	VD	JH/R
REV	DATE	DESCRIPTION	DR	RV

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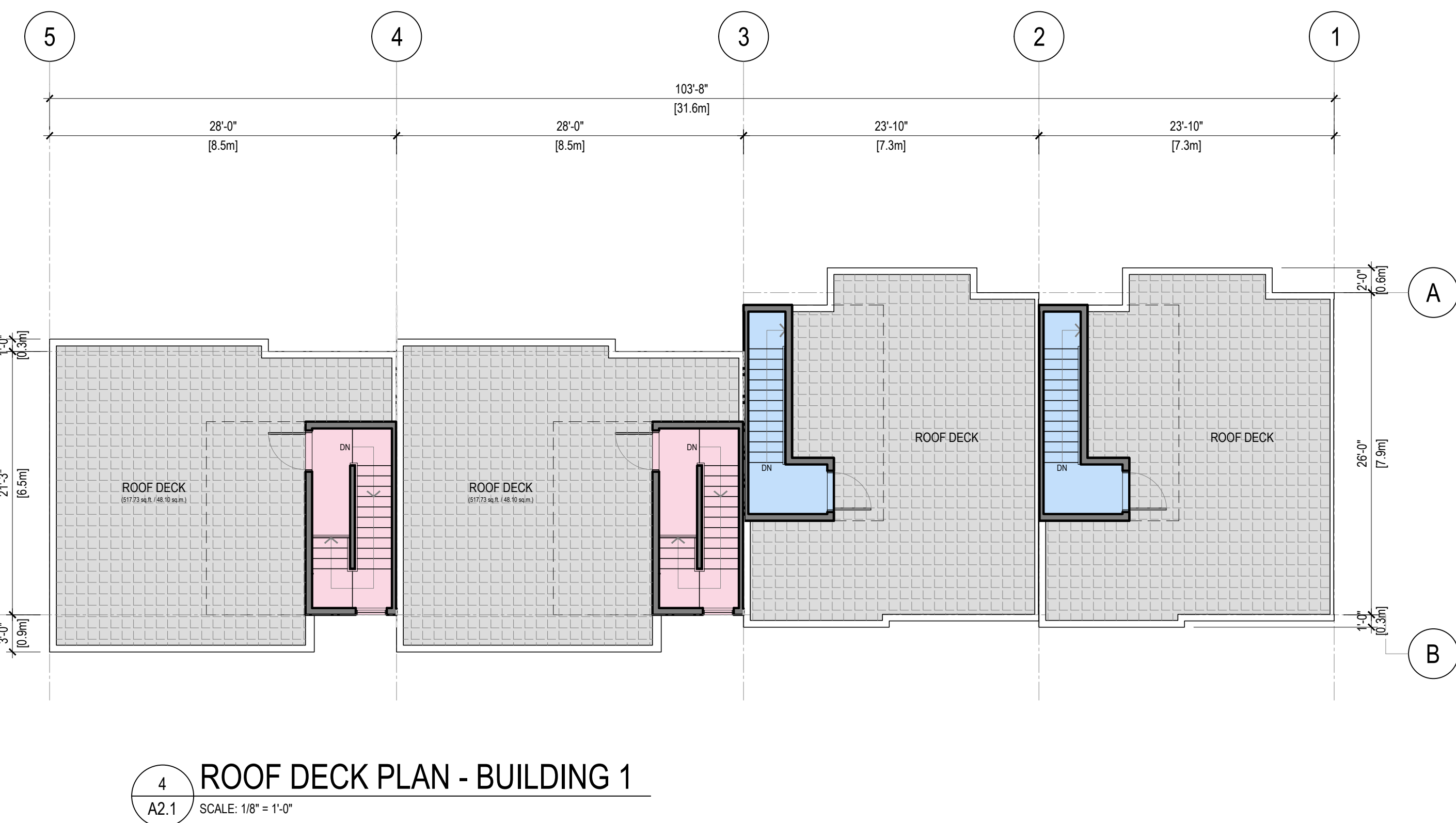
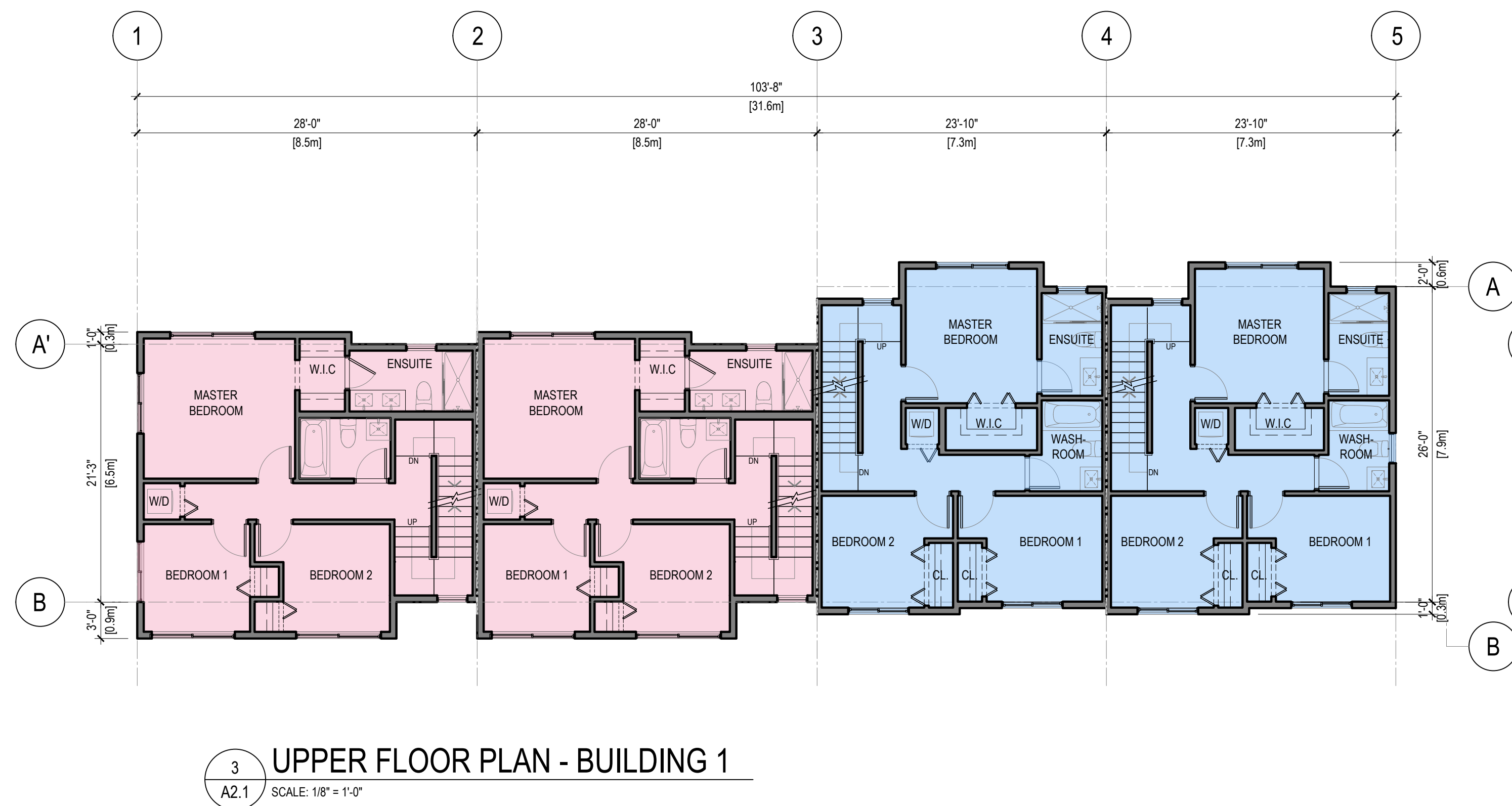
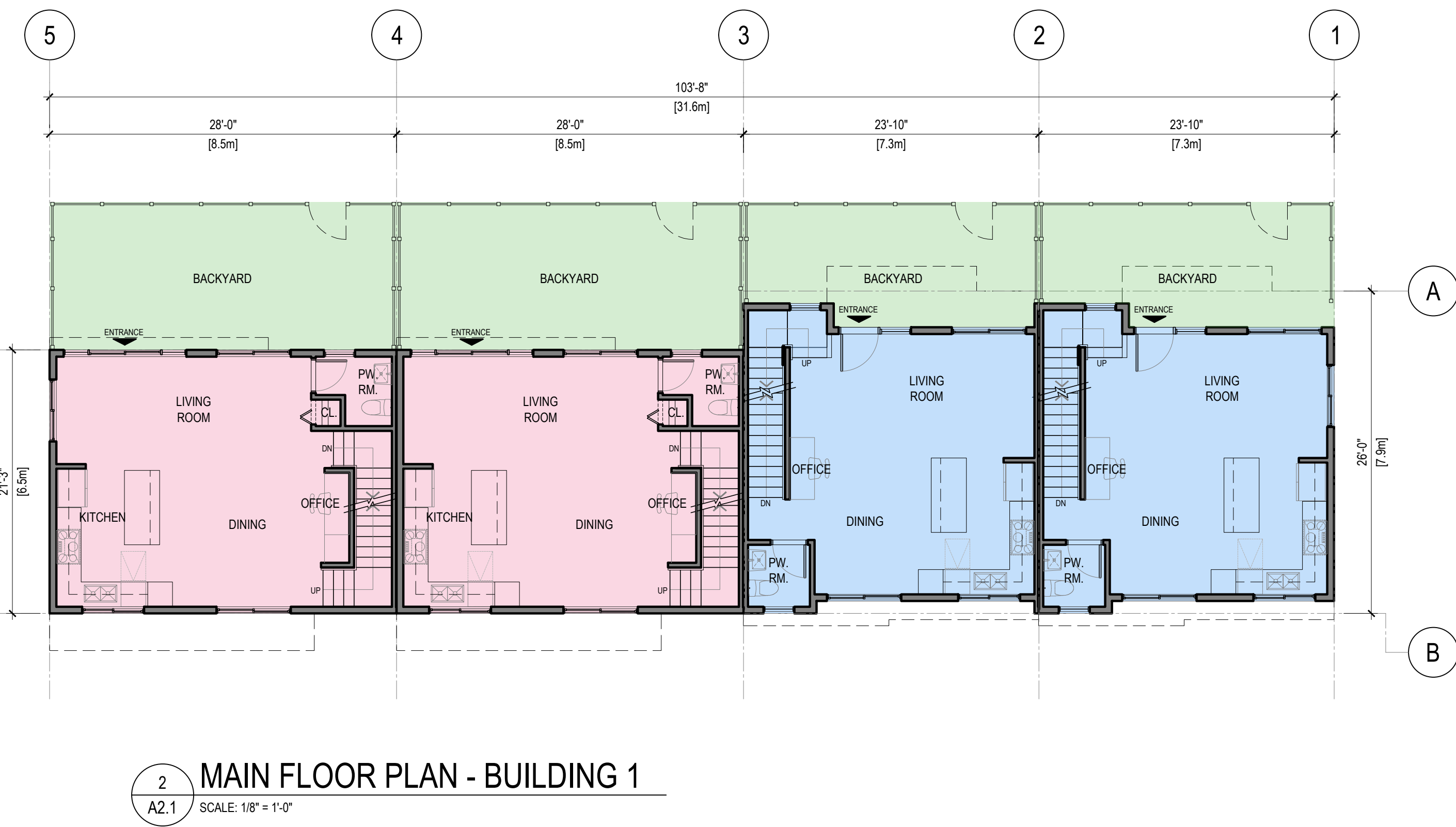
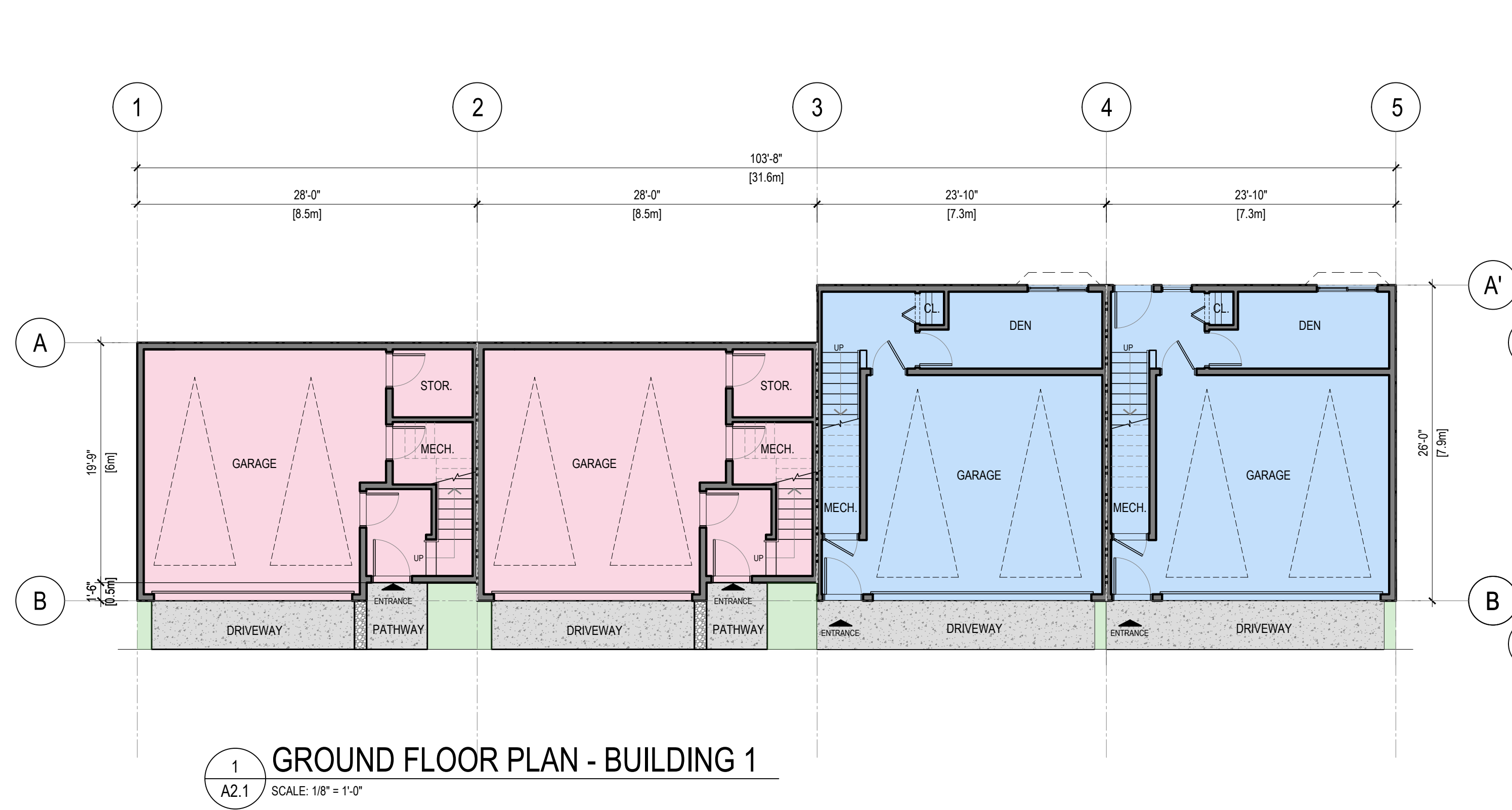
PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:

PROJECT STATISTICS

SCALE	N/A	REVISION	1
DRAWING NO.	A1.2	PROJECT NO.	22-2020



REV	DATE	DESCRIPTION	DR	RV
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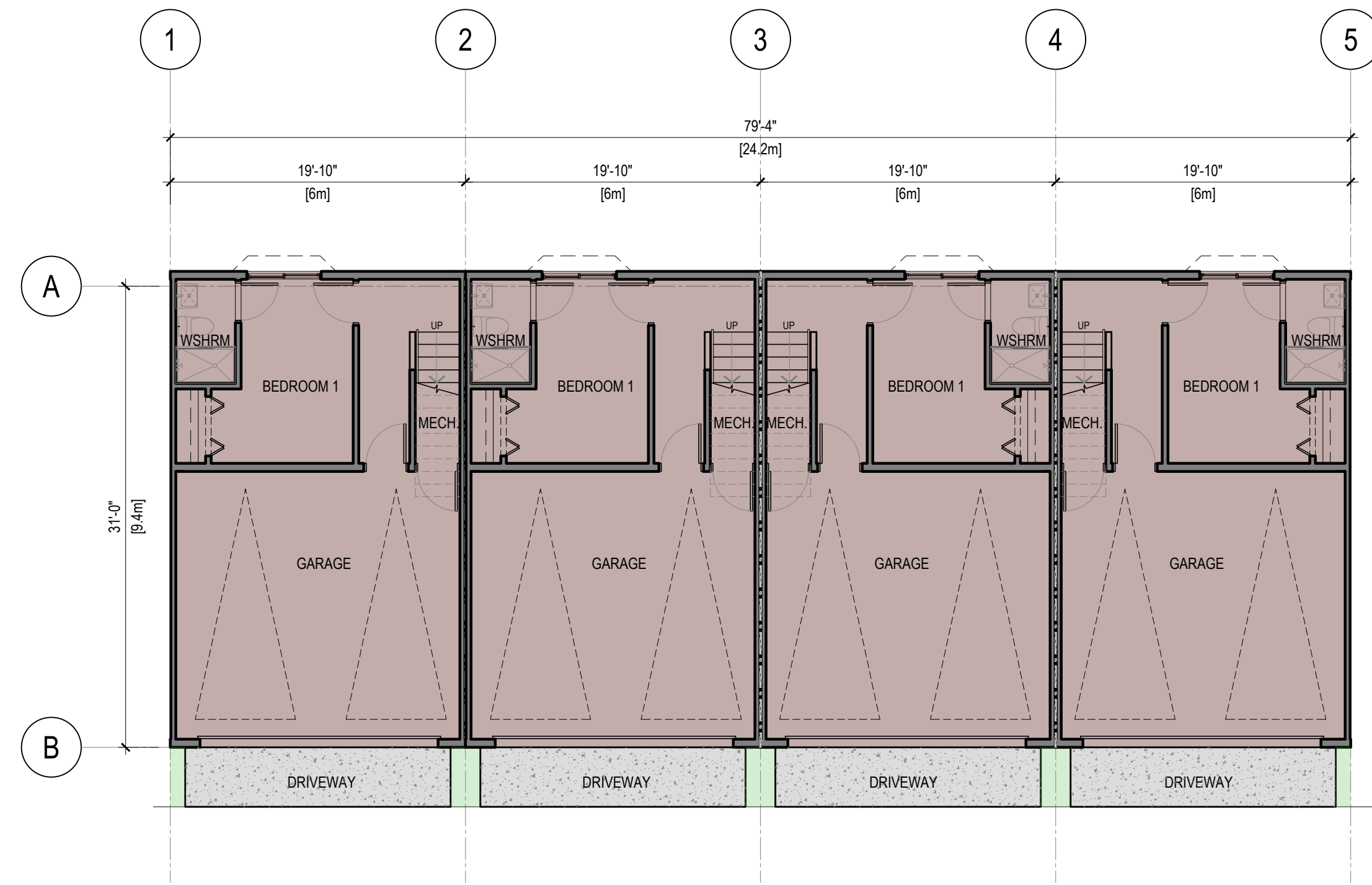
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PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING 1
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.1	22-2020



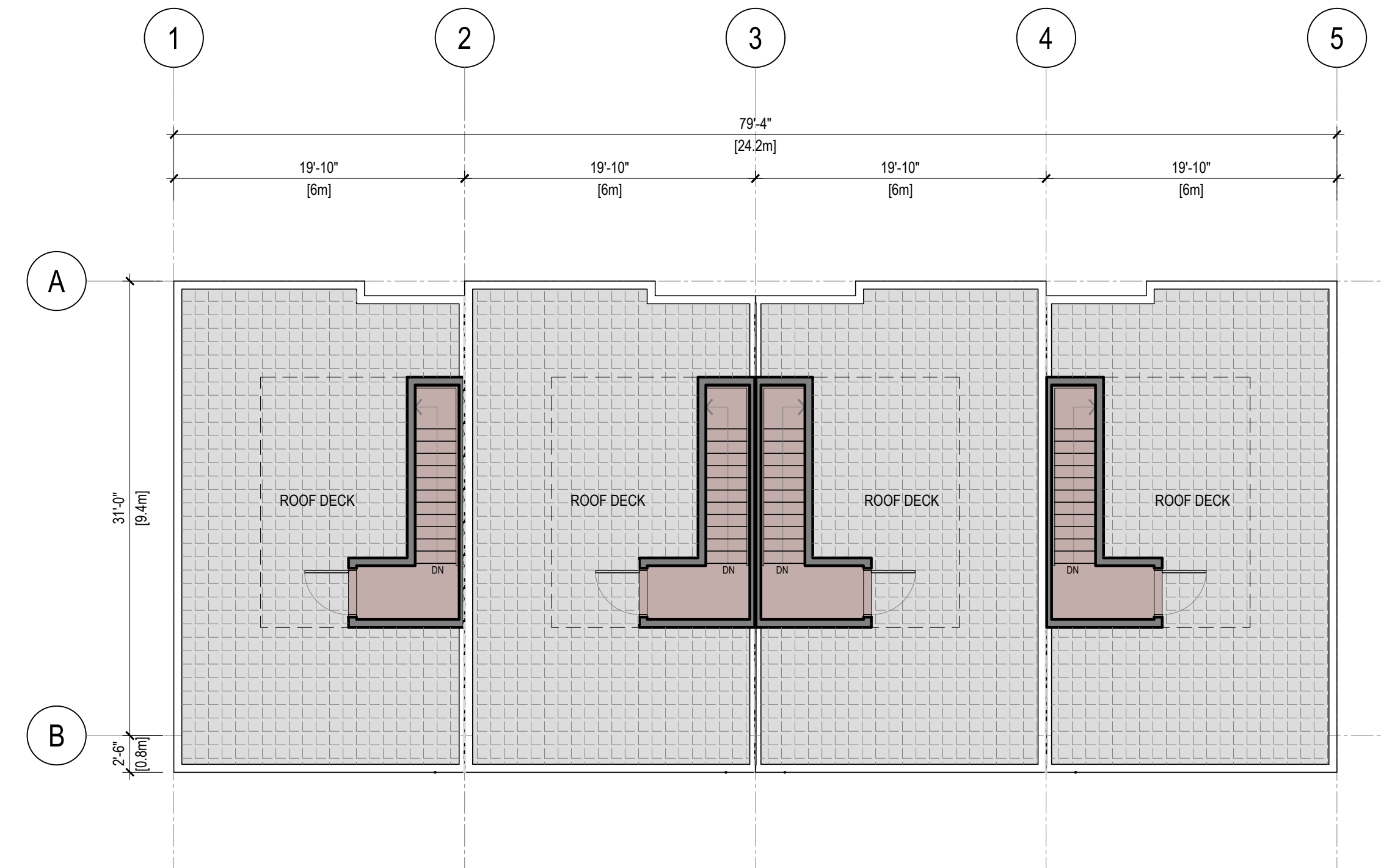
1 GROUND FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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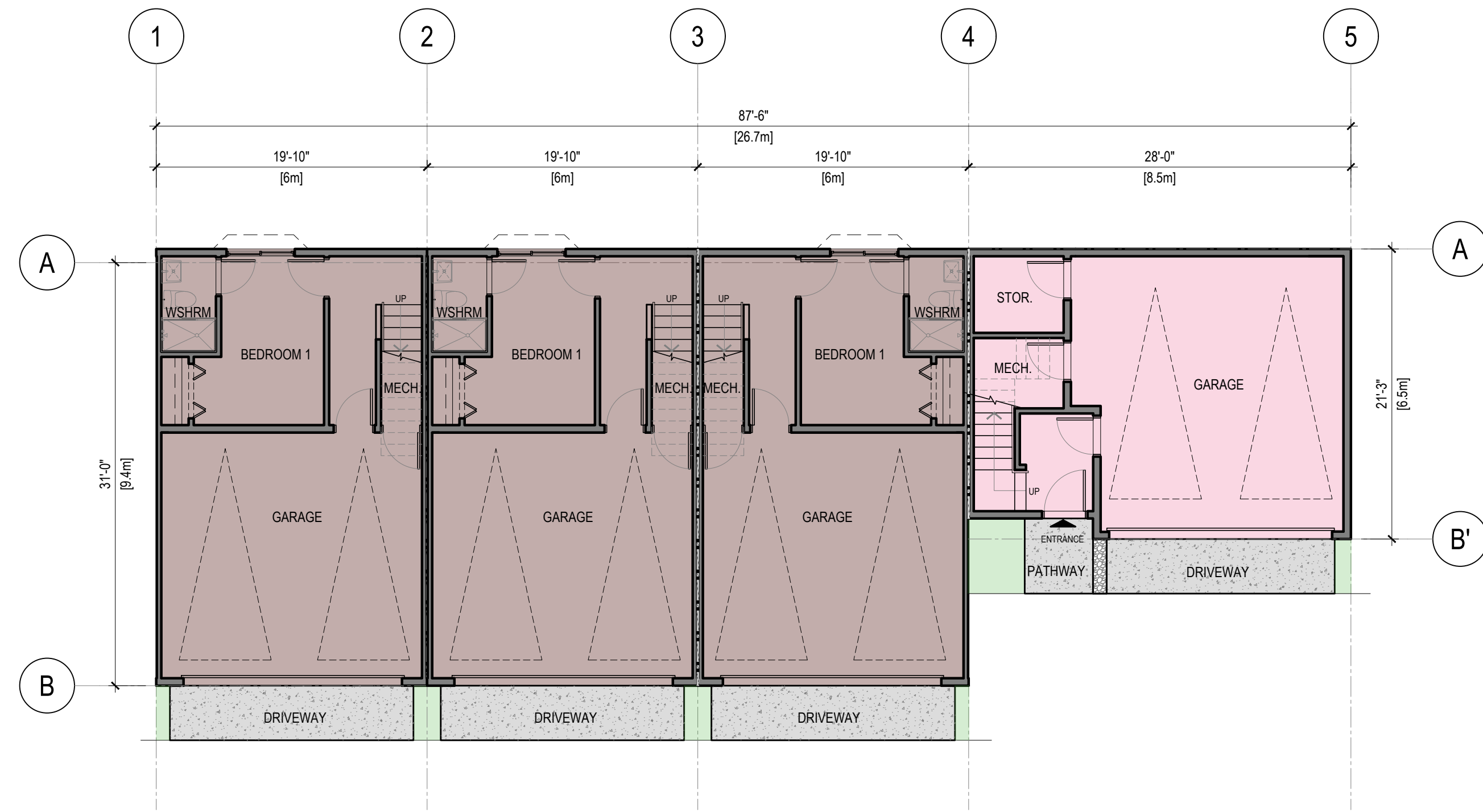
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

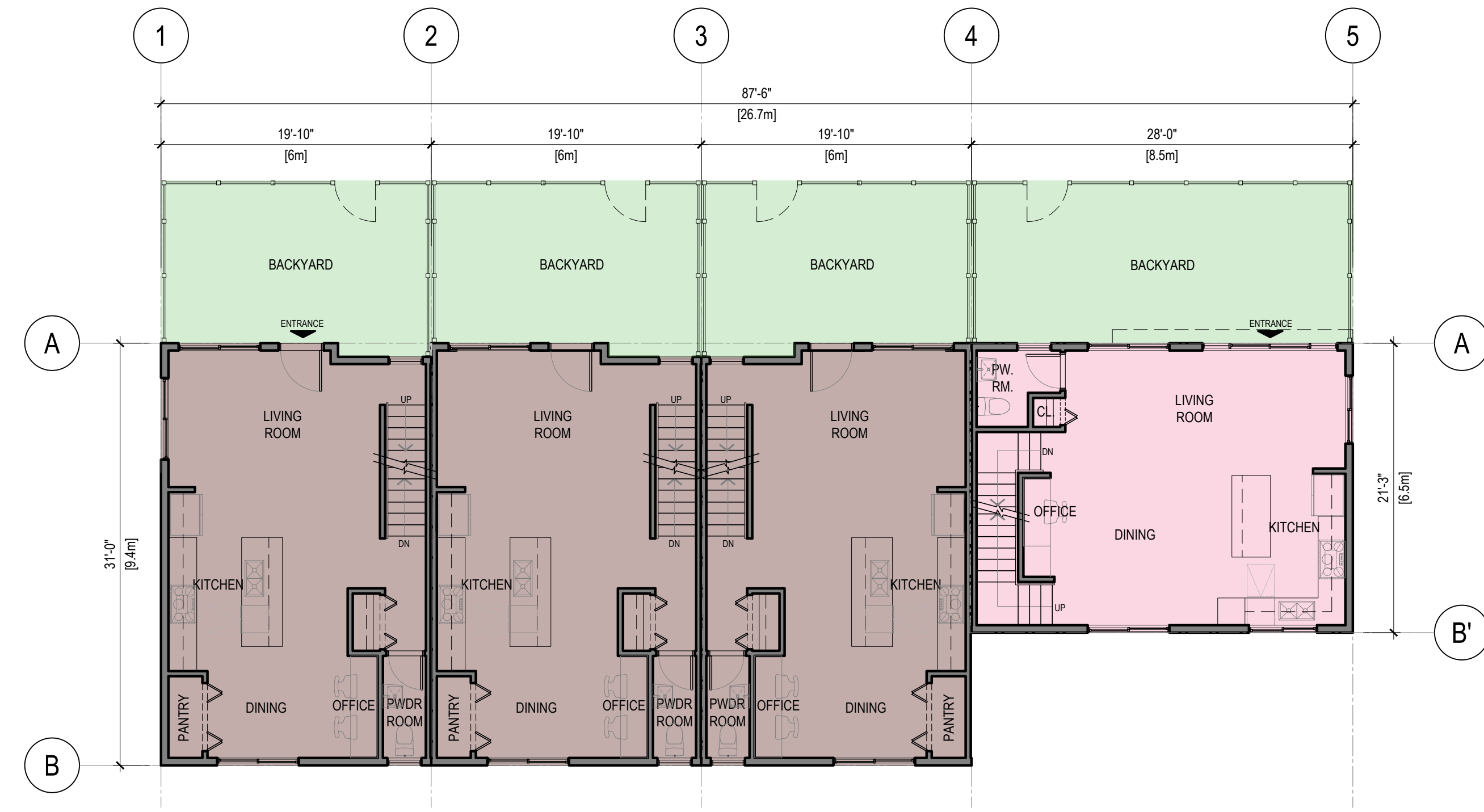
5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING
2&3
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.2	22-2020



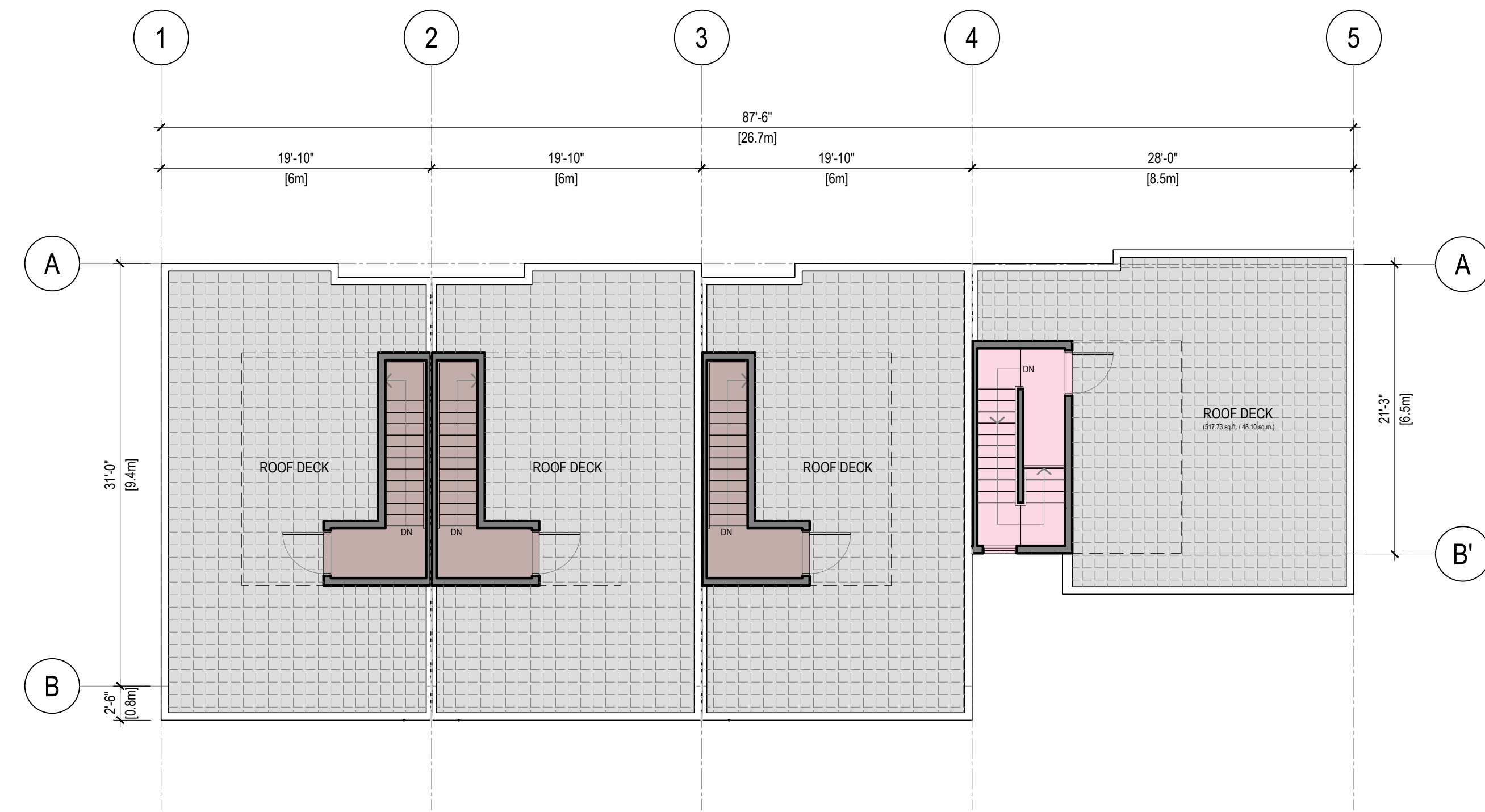
1 GROUND FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JHHR

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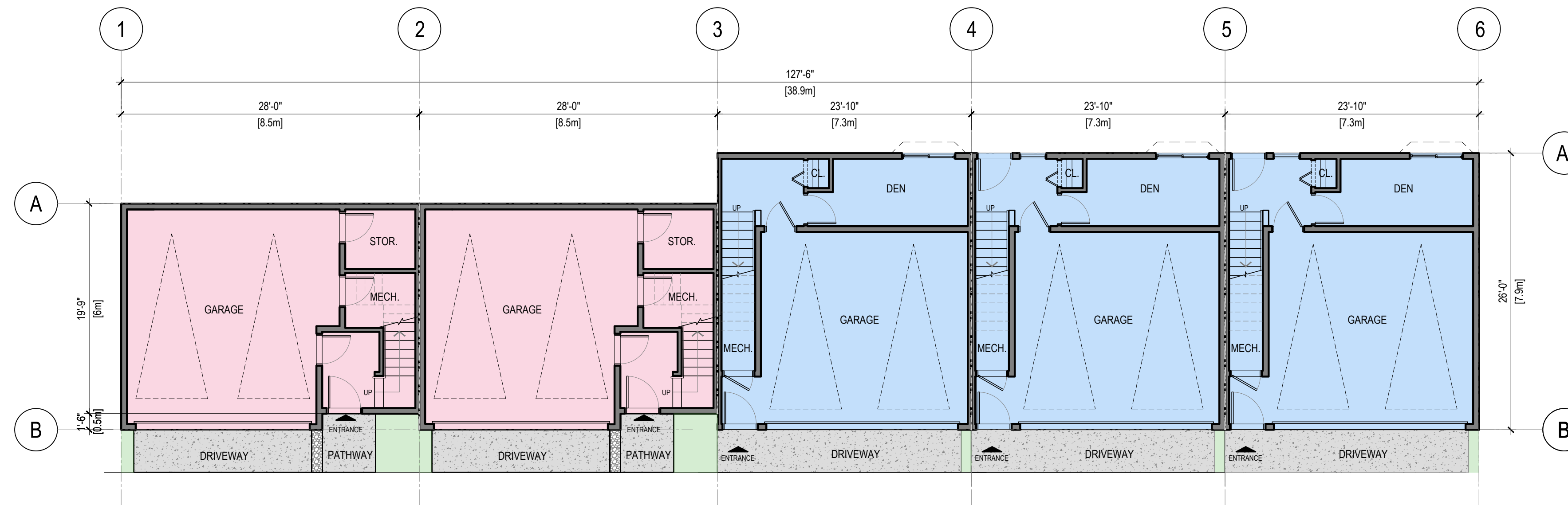
PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V3N 3A6

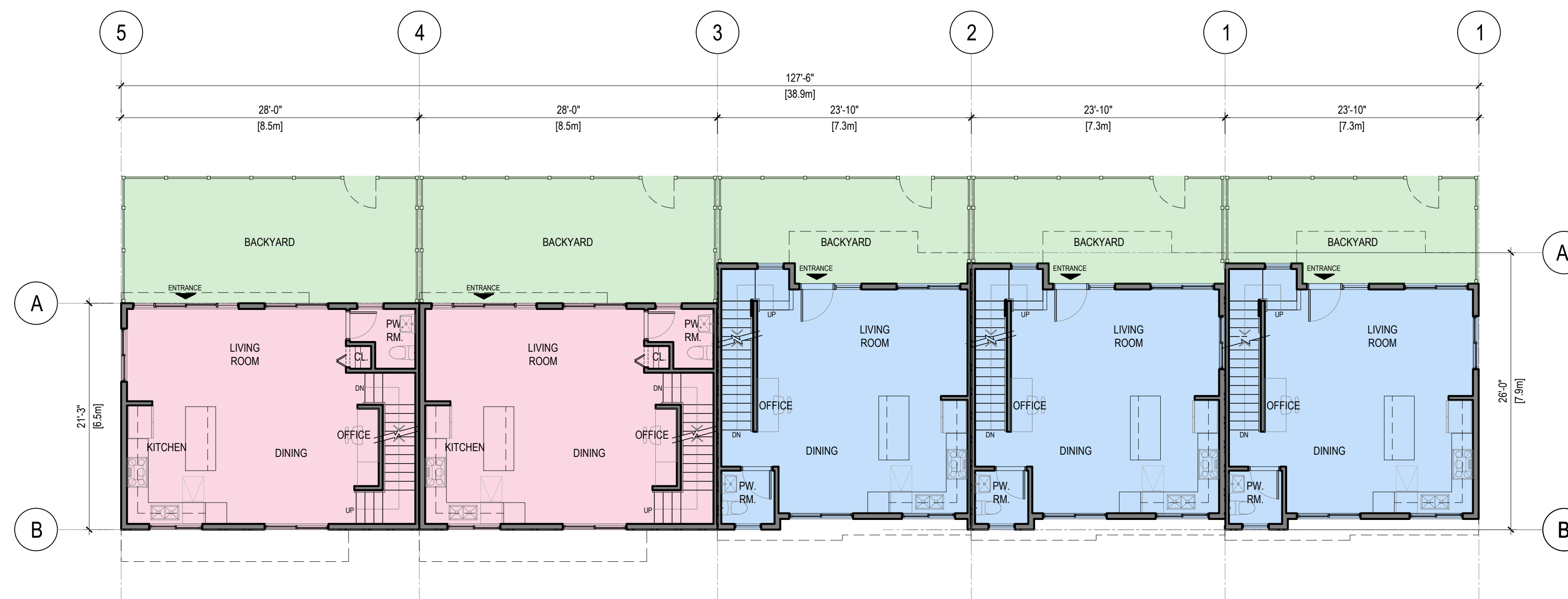
SHEET TITLE:

**BUILDING 4
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.3	22-2020



1 GROUND FLOOR PLAN - BUILDING 5
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 5
SCALE: 1/8" = 1'-0"

0 MAY 17 24 ISSUED FOR REZONING APPLICATION VD J/H/R

REV	DATE	DESCRIPTION	DR	RV

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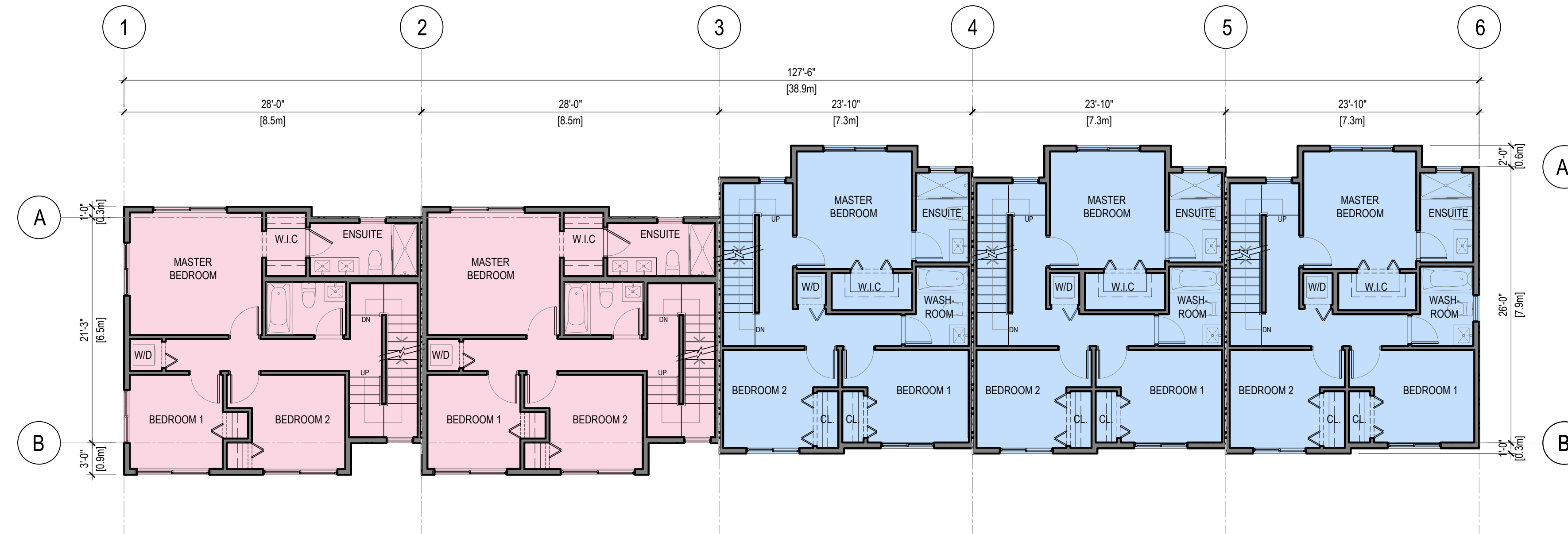
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

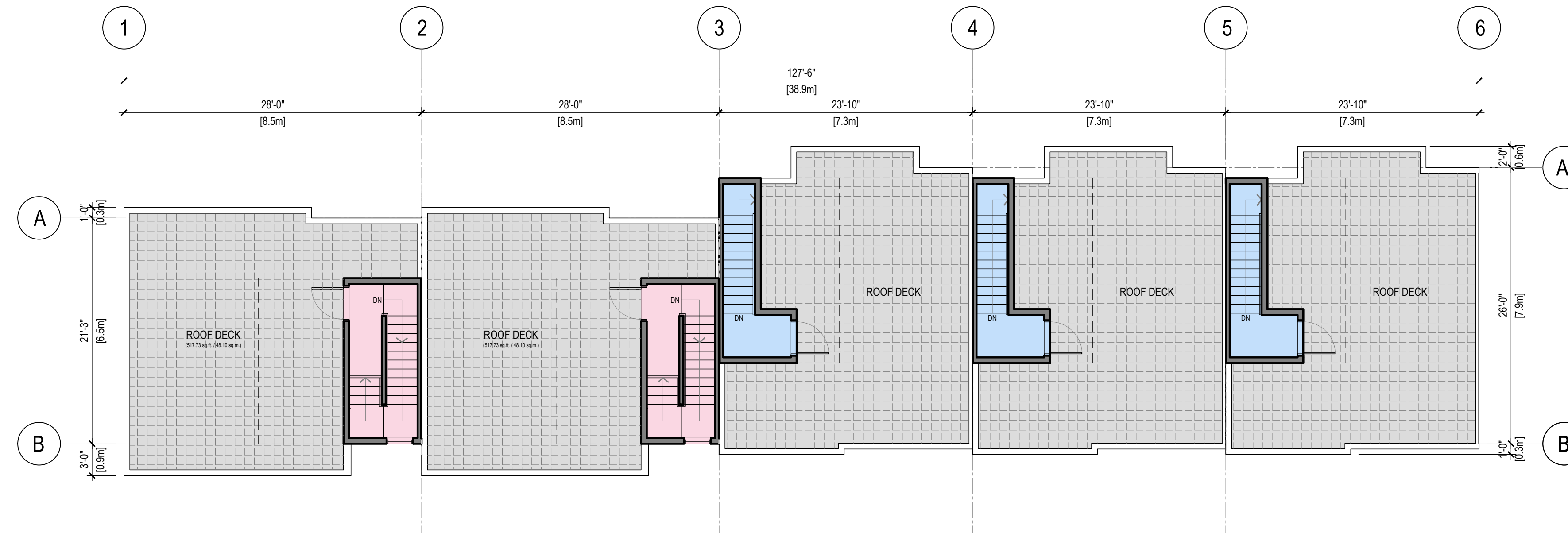
5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 5
FLOOR PLAN**

SCALE: 1/8" = 1'-0"	REVISION
DRAWING NO. A2.4	PROJECT NO. 22-2020



1 UPPER FLOOR PLAN - BUILDING 5
SCALE: 1/8" = 1'-0"



2 ROOF DECK PLAN - BUILDING 5
SCALE: 1/8" = 1'-0"

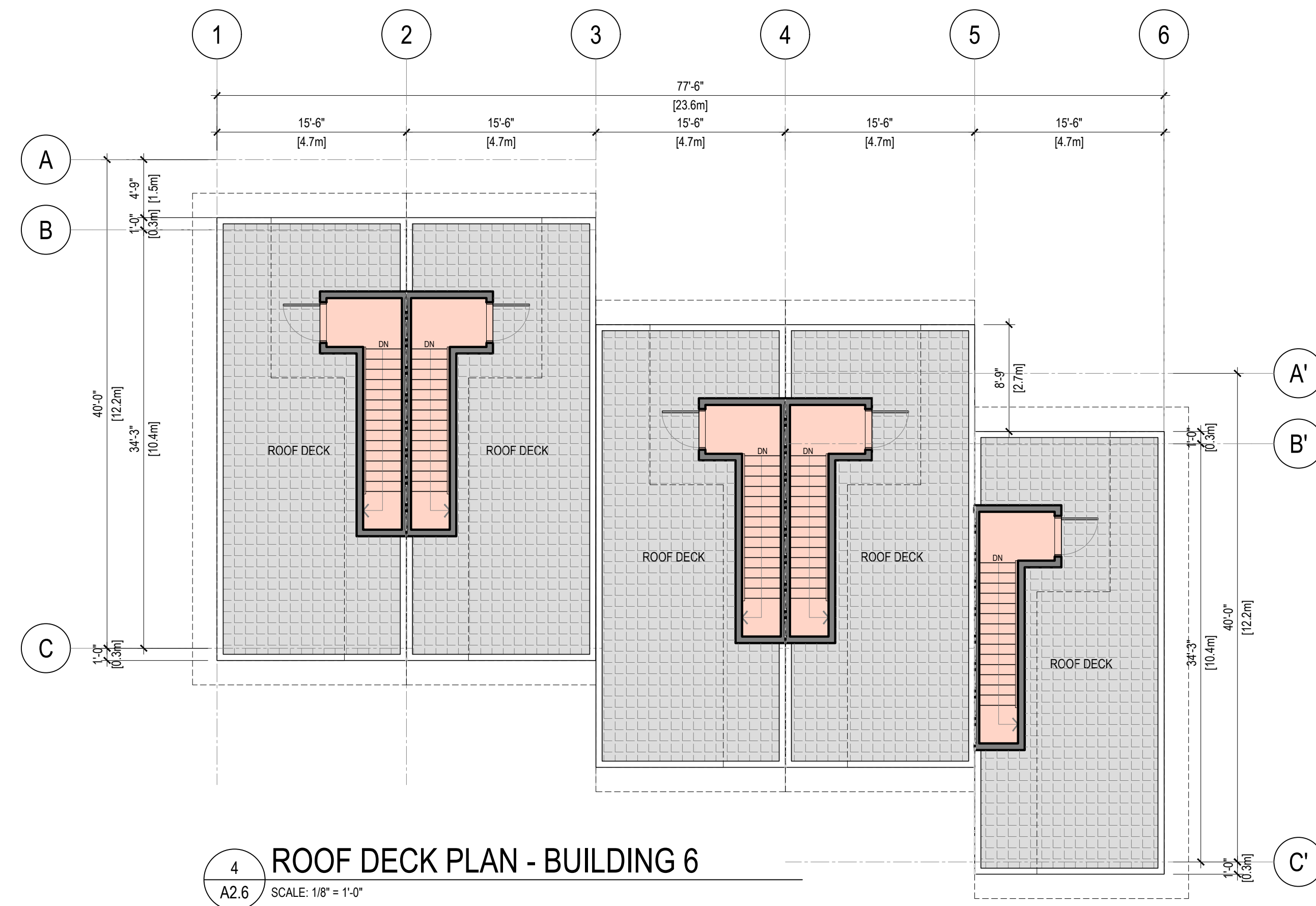
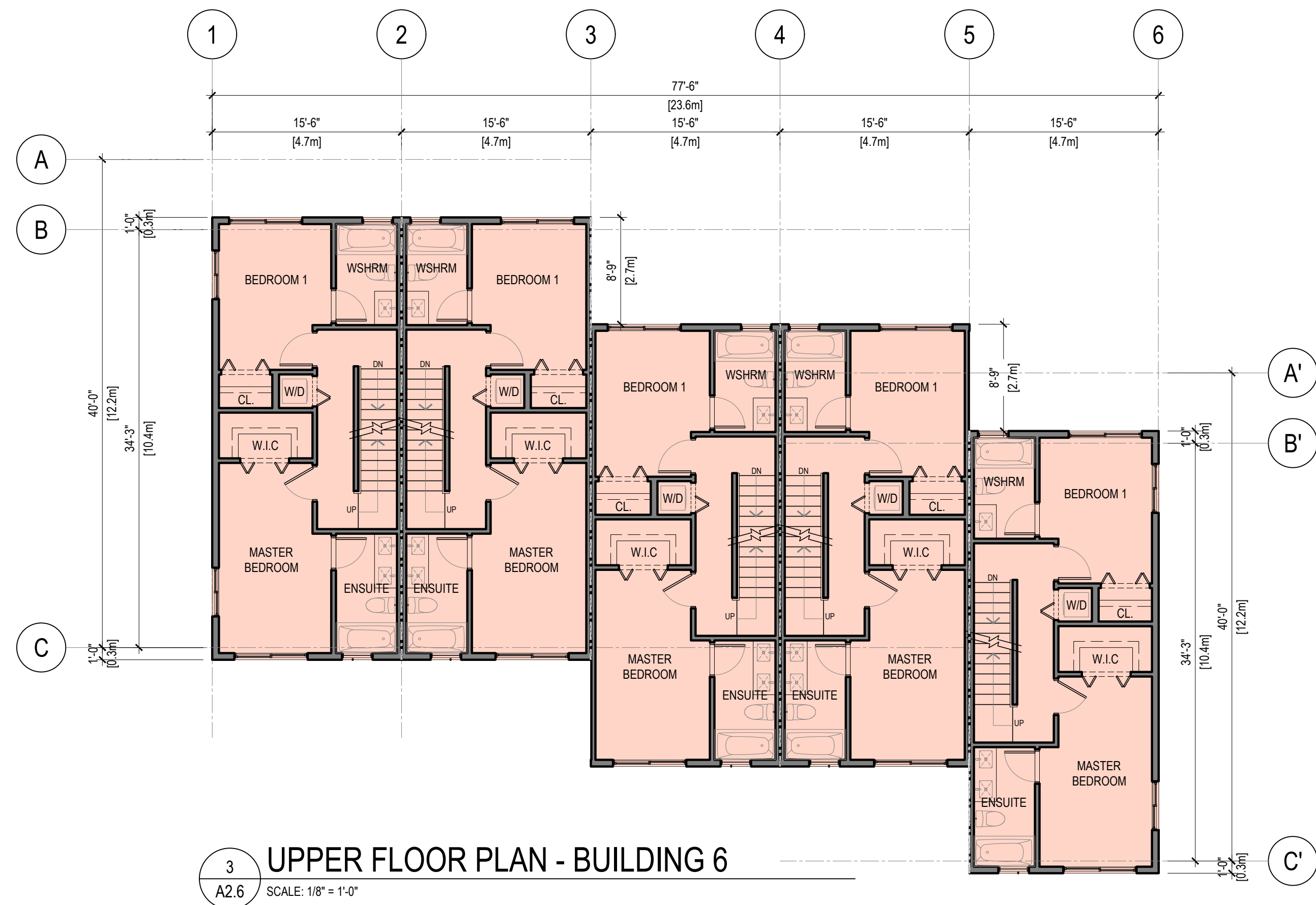
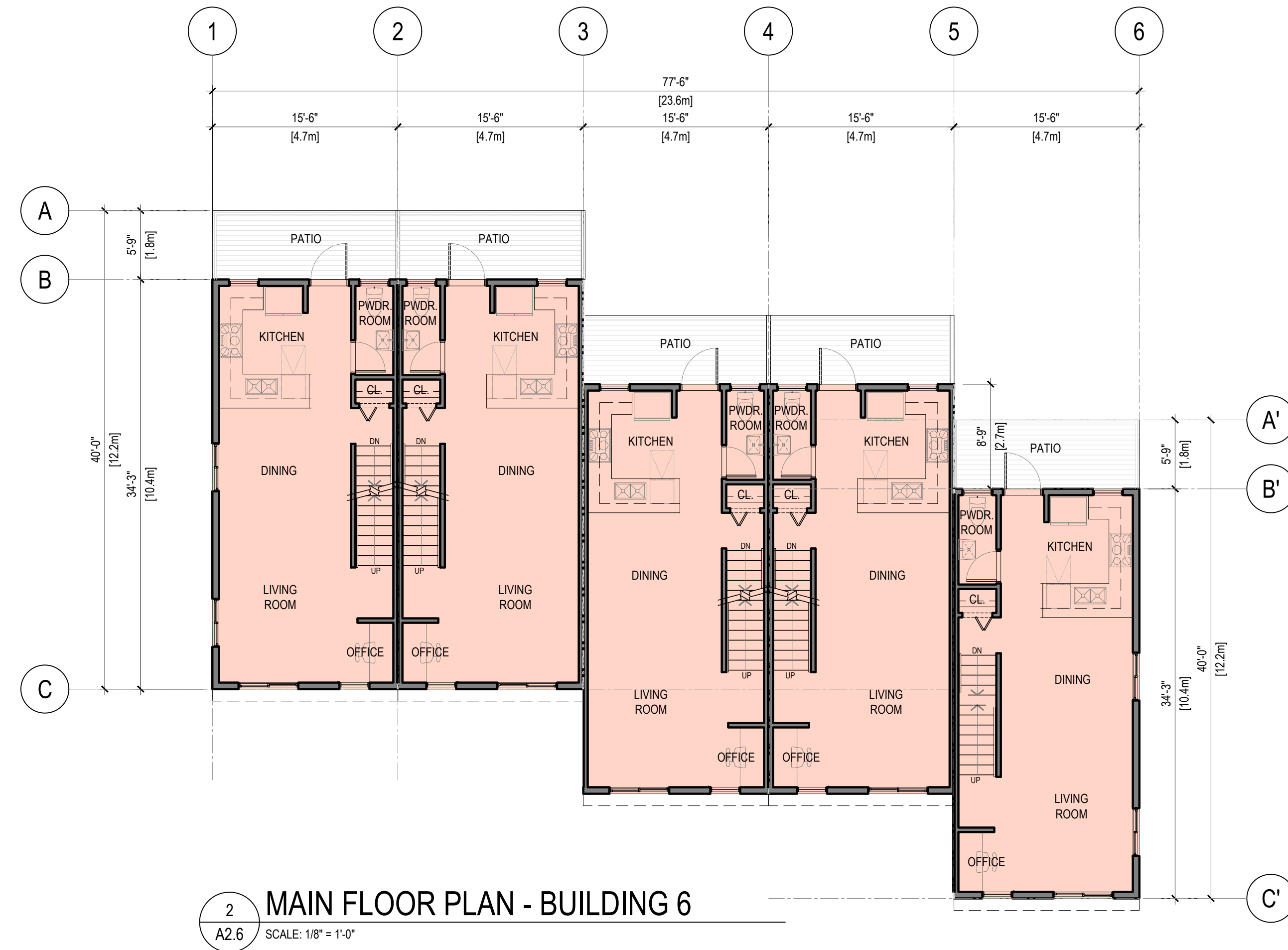
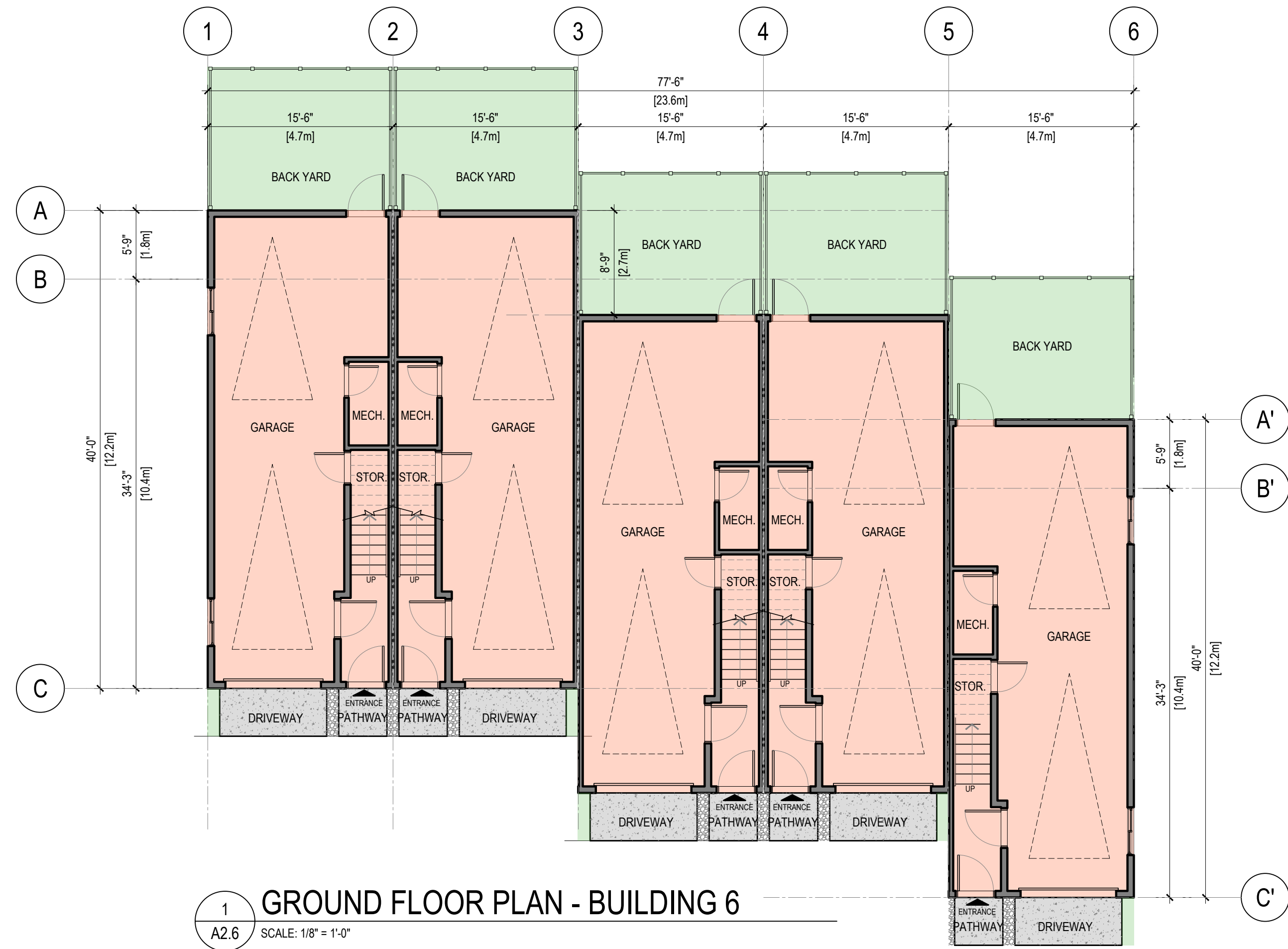
0	MAY 17 24 ISSUED FOR REZONING APPLICATION	VD	JHHR	
REV	DATE	DESCRIPTION	DR	RV
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 5
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.5	22-2020



REV	DATE	DESCRIPTION	DR	RV
0	MAY.17.24	ISSUED FOR REZONING APPLICATION	VD	JHHR

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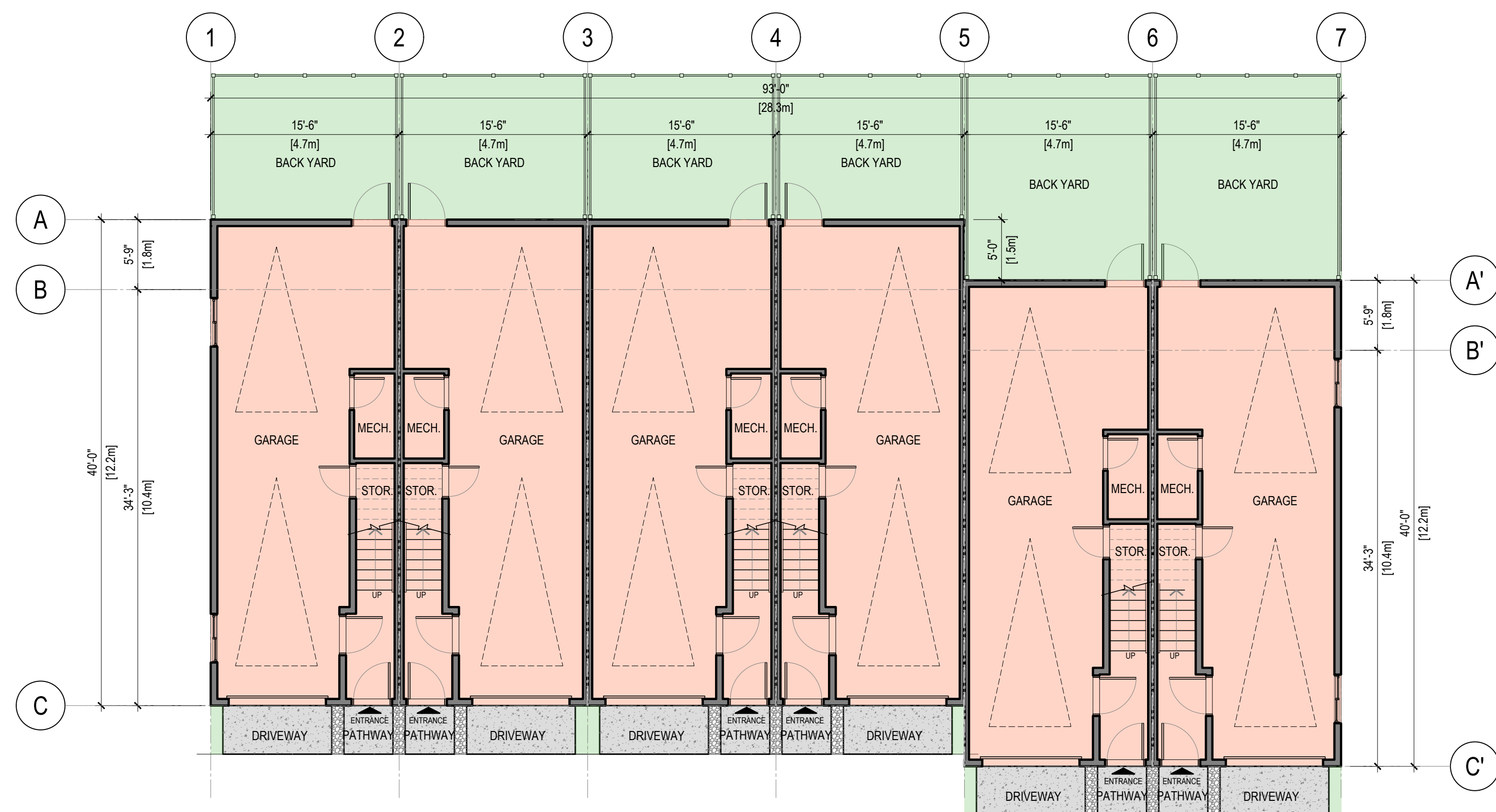
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

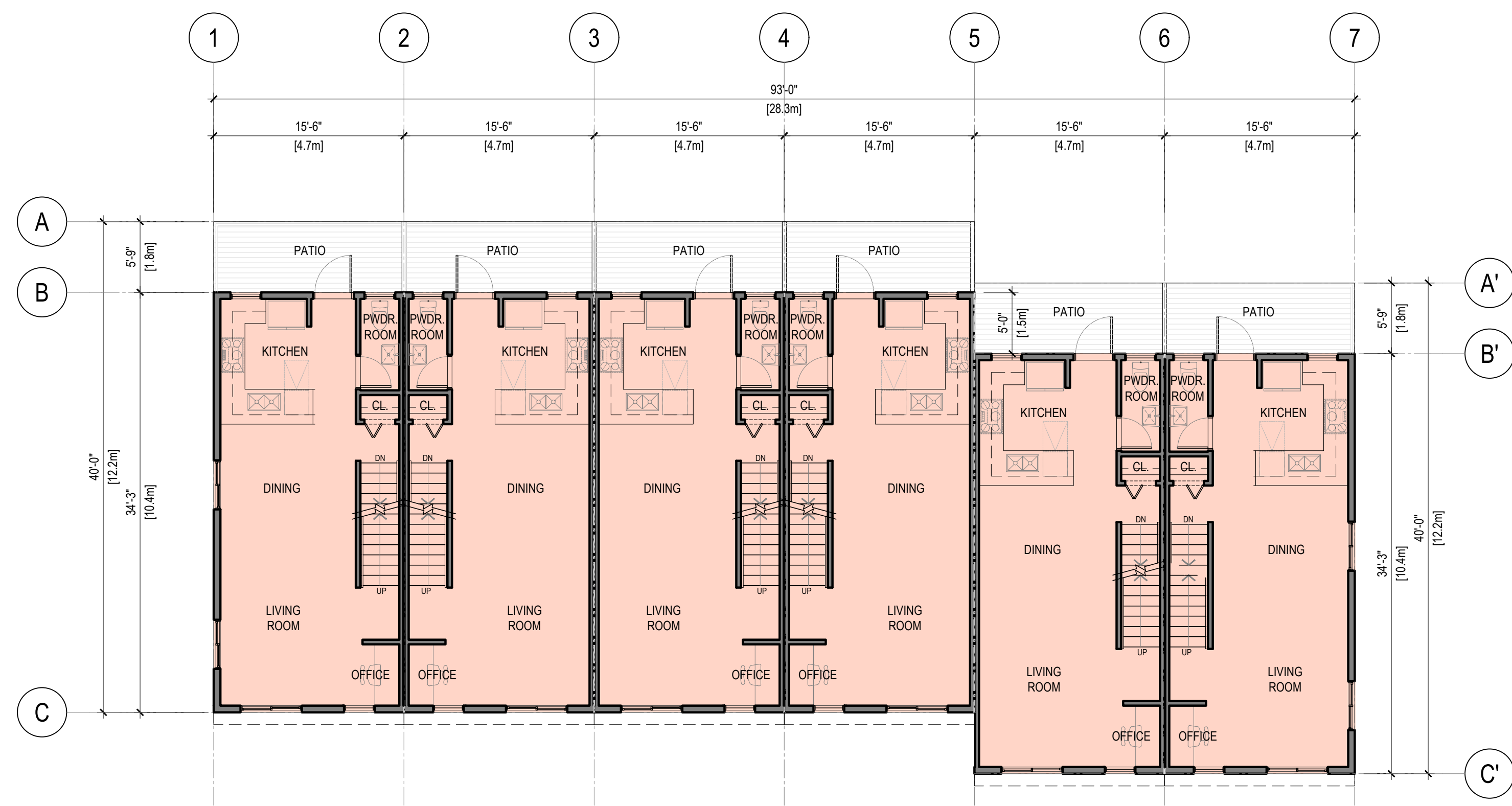
5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 6
FLOOR PLAN**

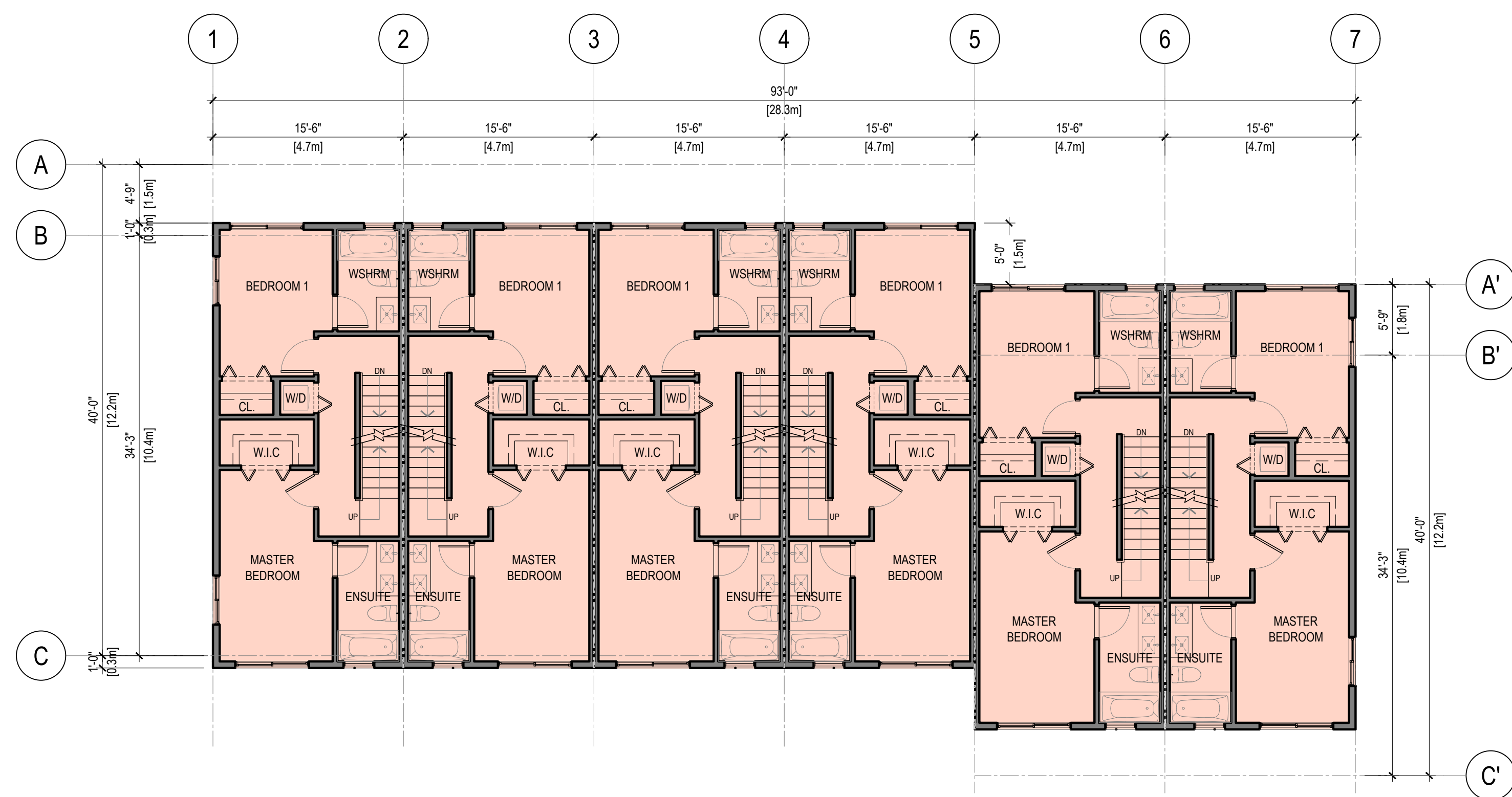
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.6	22-2020



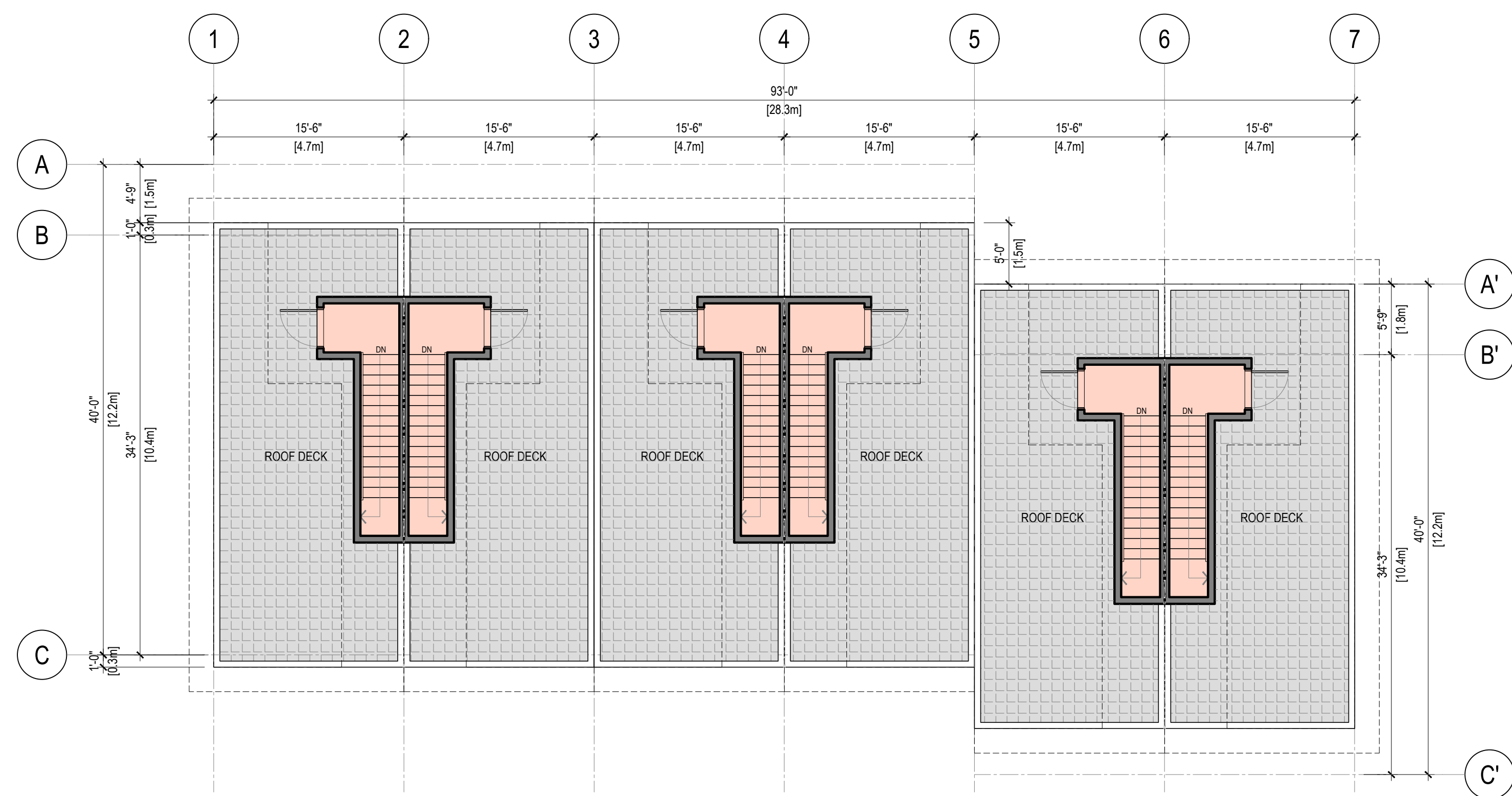
1 GROUND FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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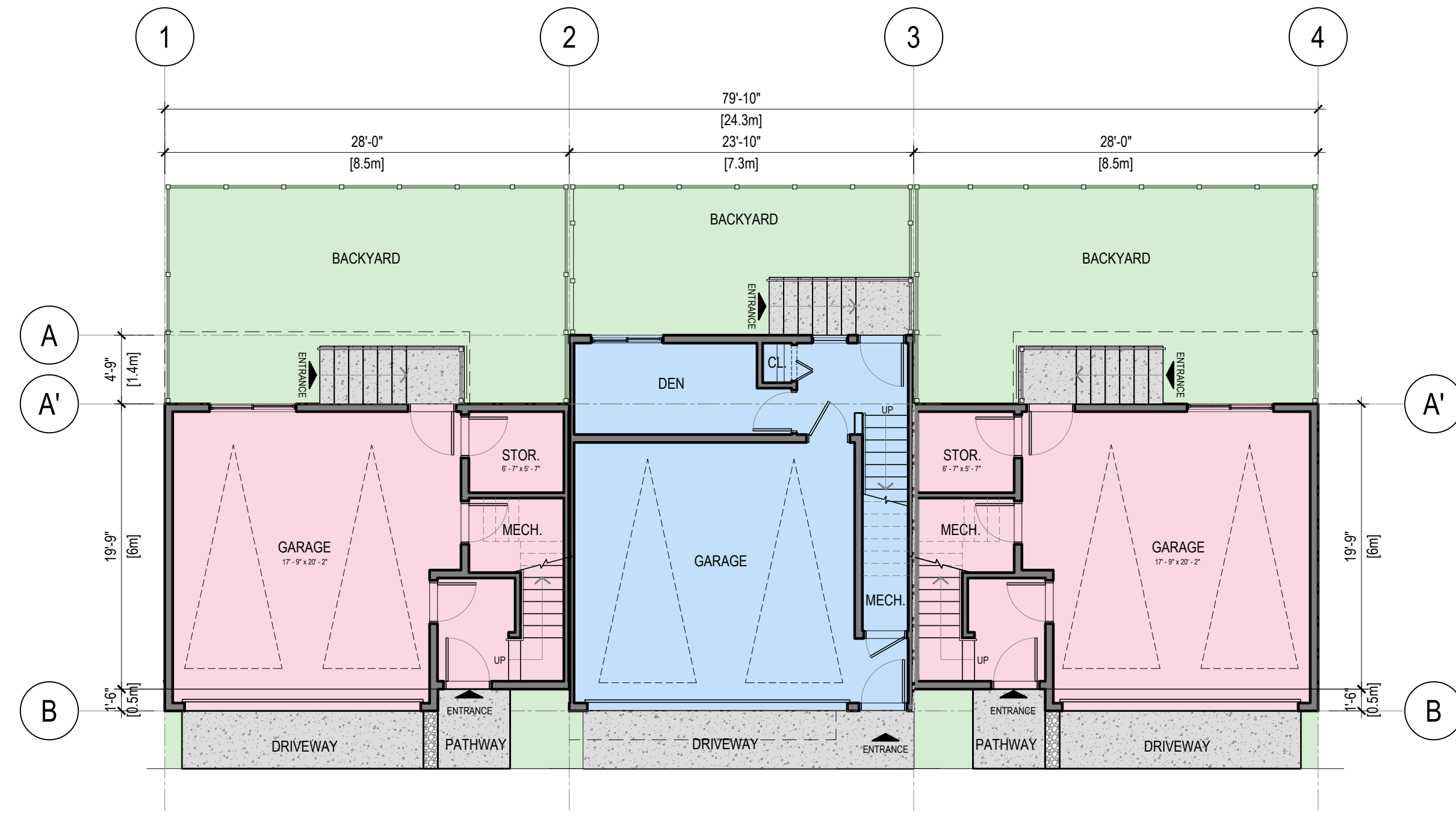
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PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

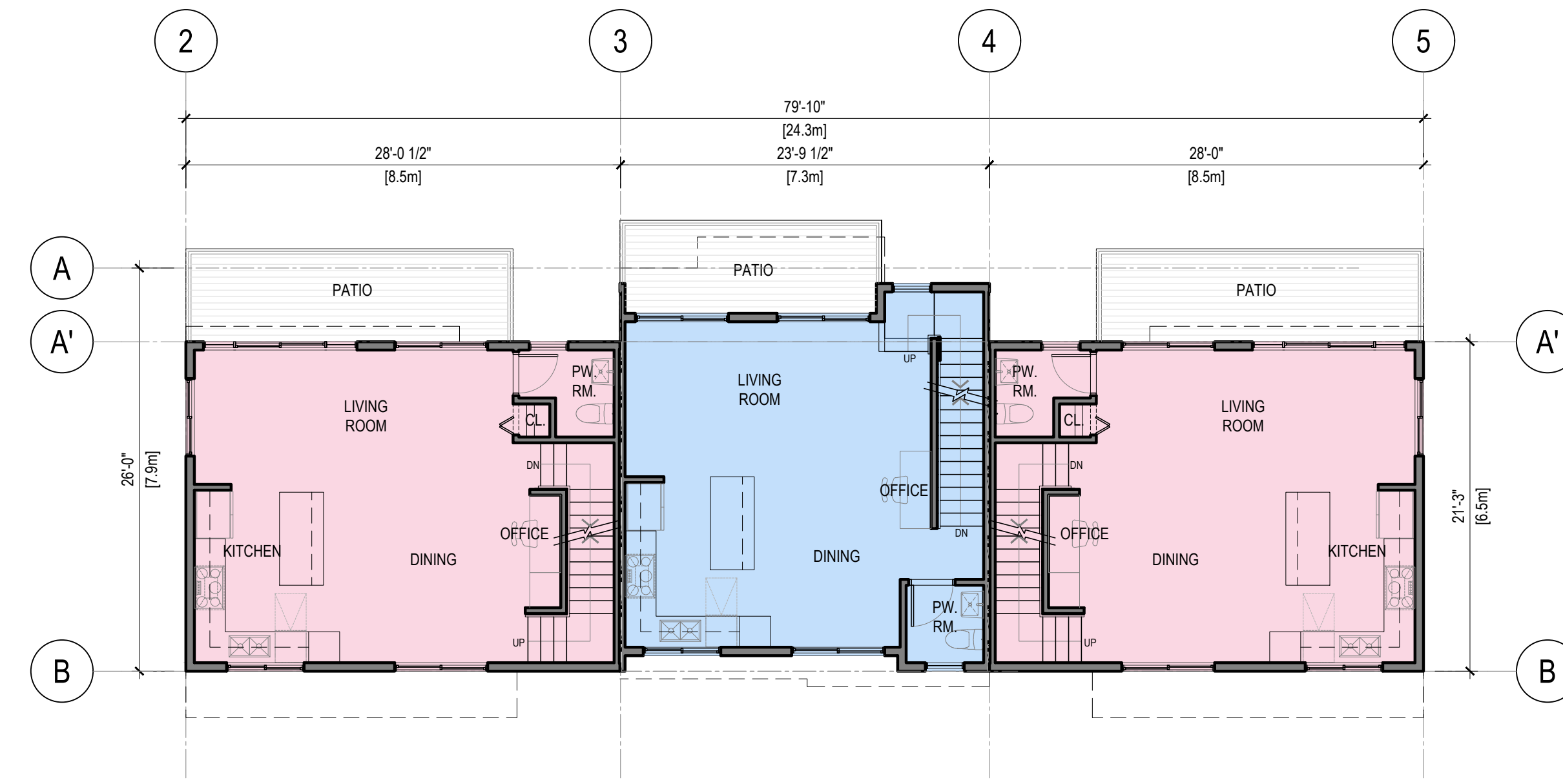
5926 SHOAL WAY
SECHELT, BC V3N 3A6

SHEET TITLE: **BUILDING 7 & 8 FLOOR PLAN**

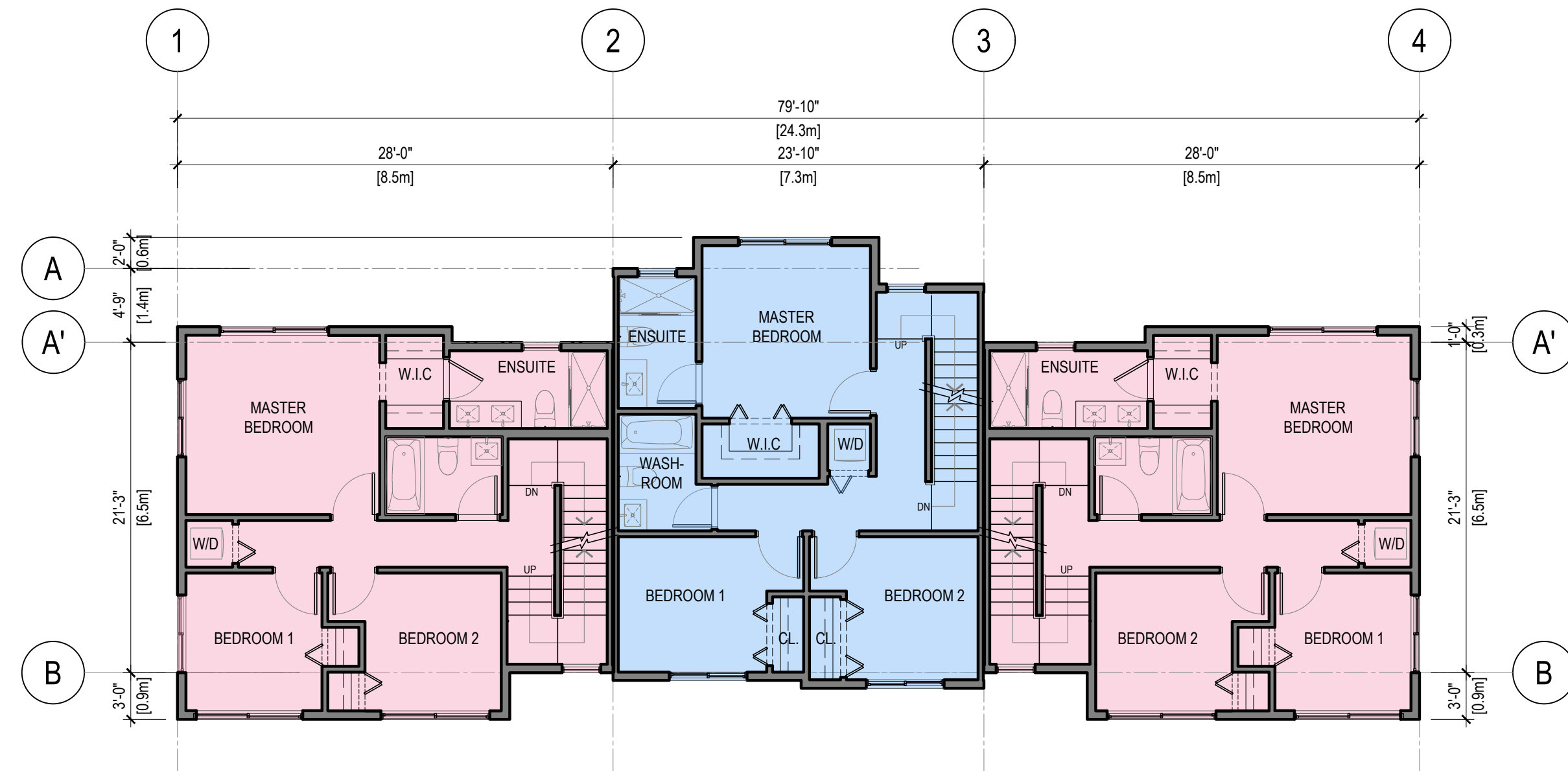
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DRAWING NO: A2.7	PROJECT NO: 22-2020



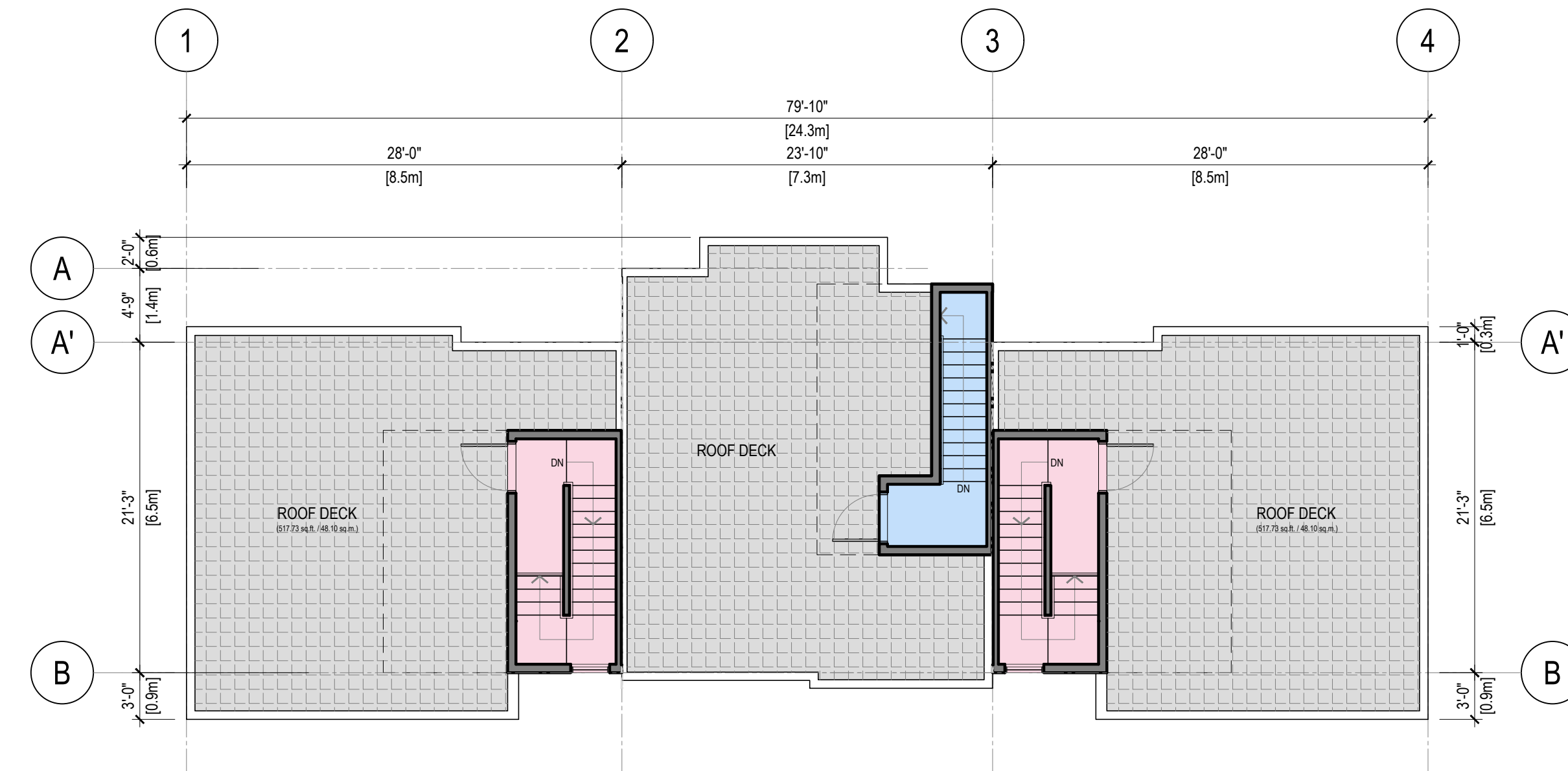
1 GROUND FLOOR PLAN - BUILDING 9
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 9
SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 9
SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 9
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JMHR

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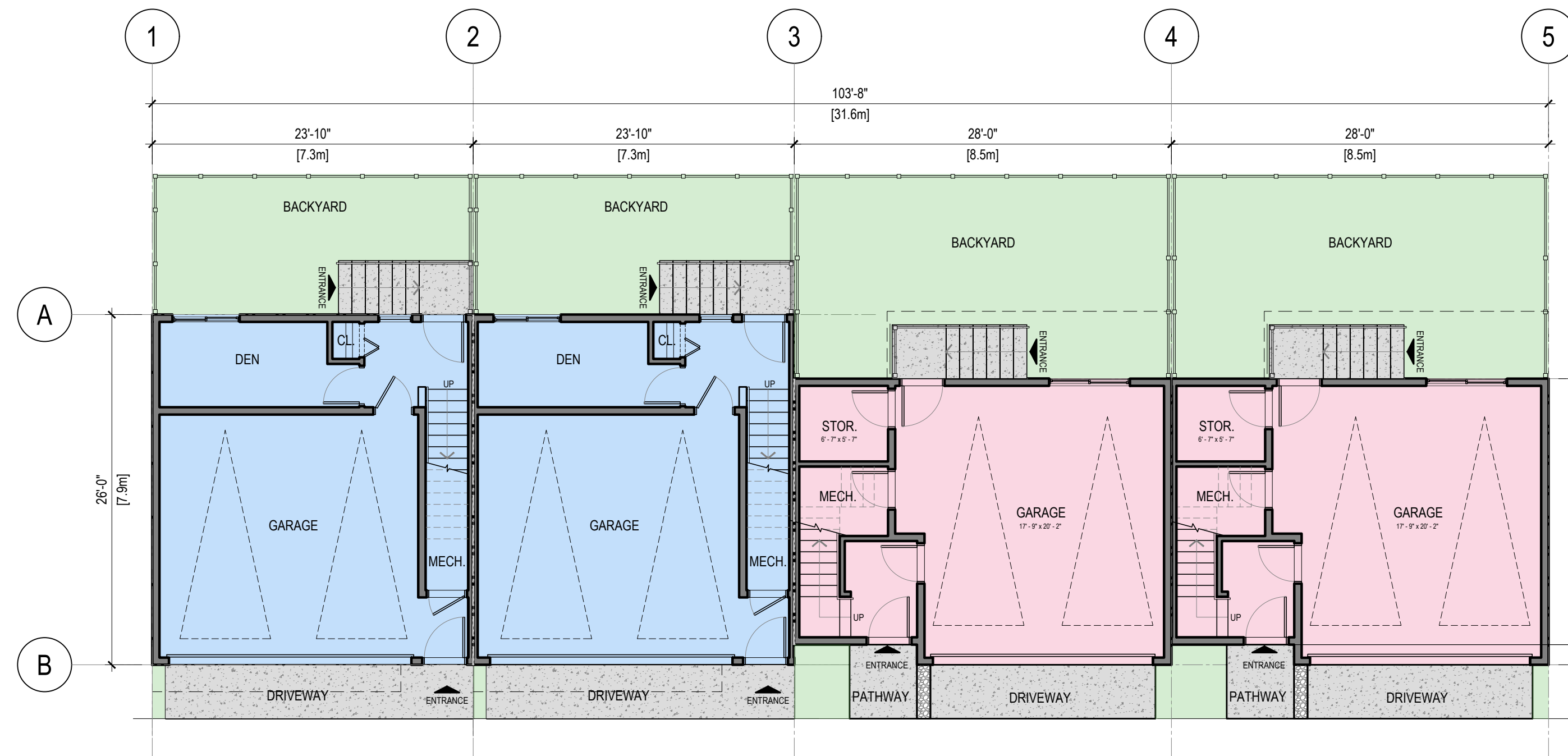
PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5926 SHOAL WAY
SECHELT, BC V0N 3A6

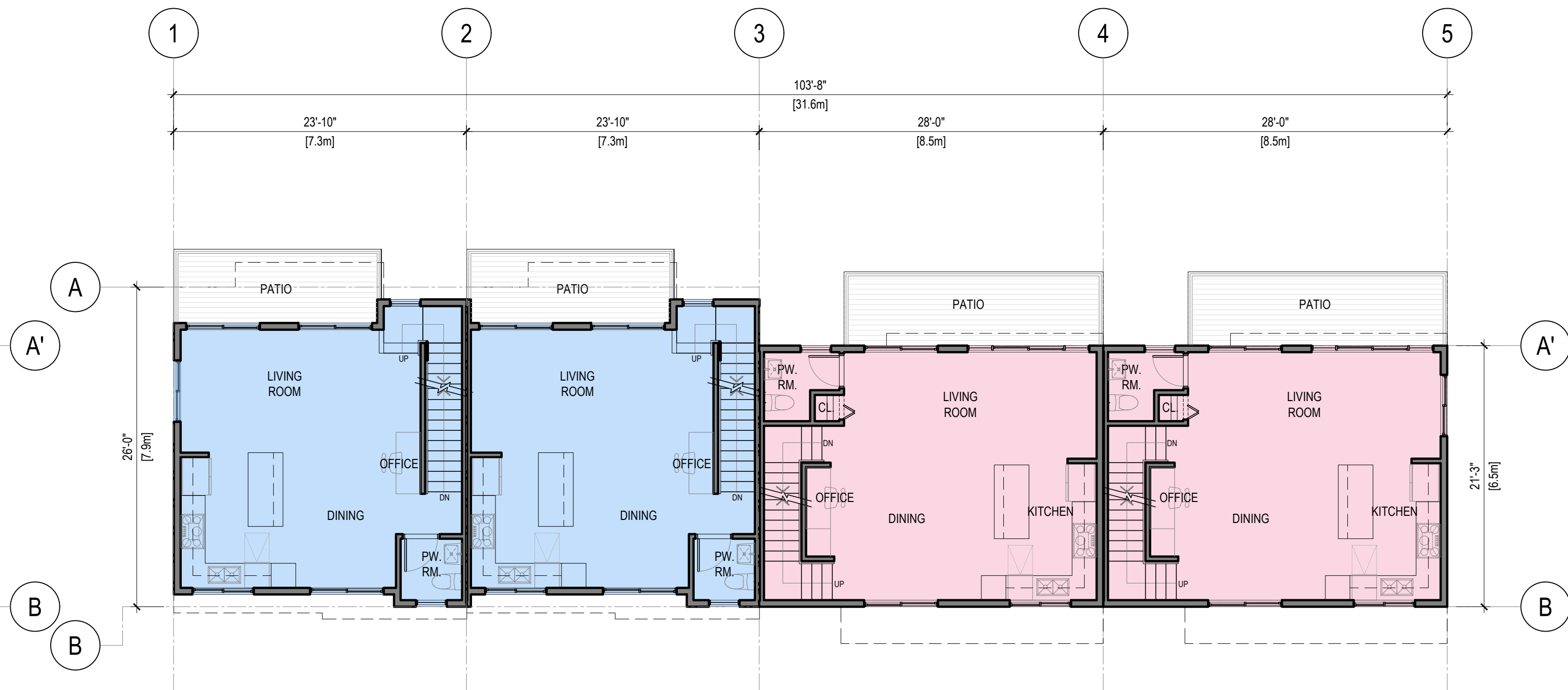
SHEET TITLE:

**BUILDING 9
FLOOR PLAN**

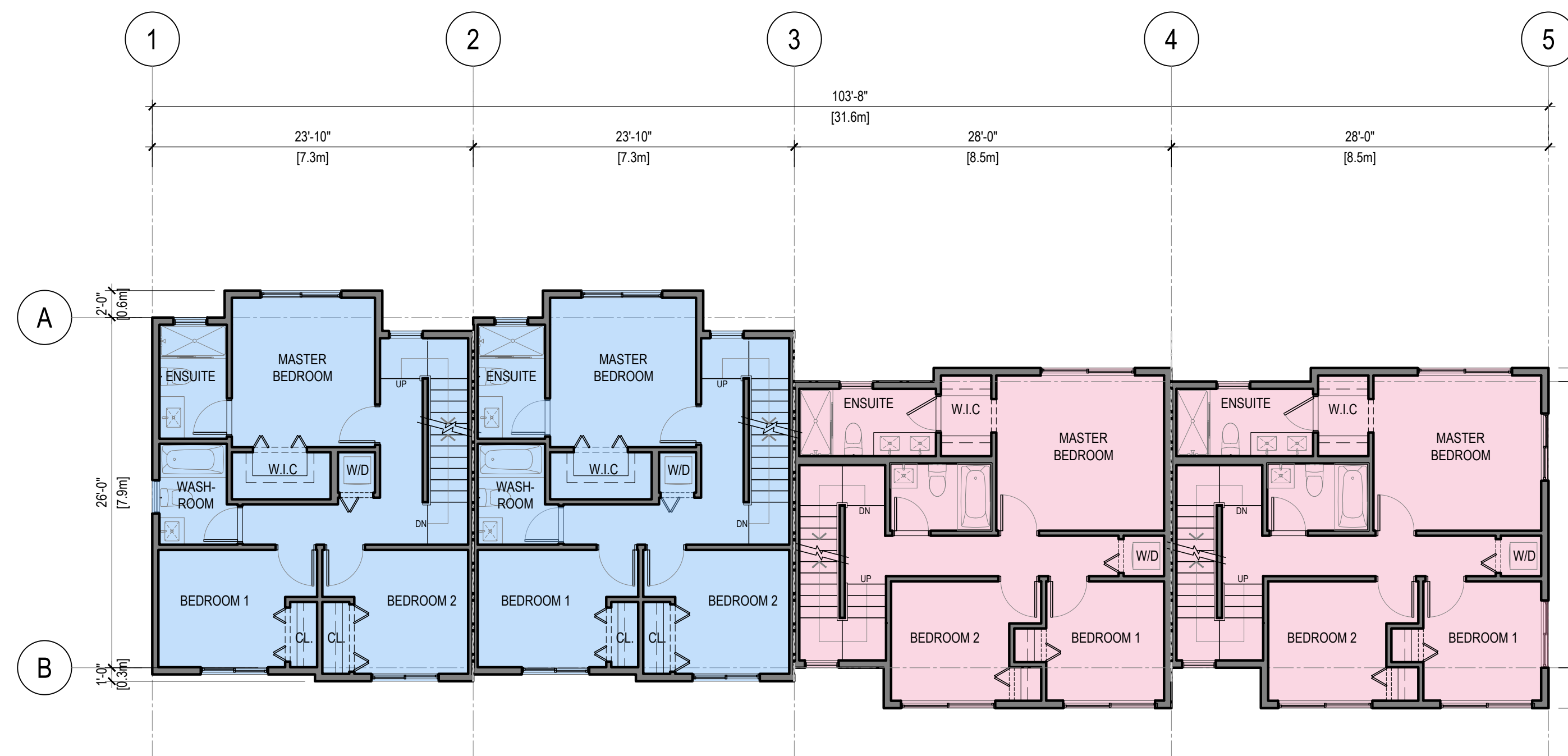
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.8	22-2020



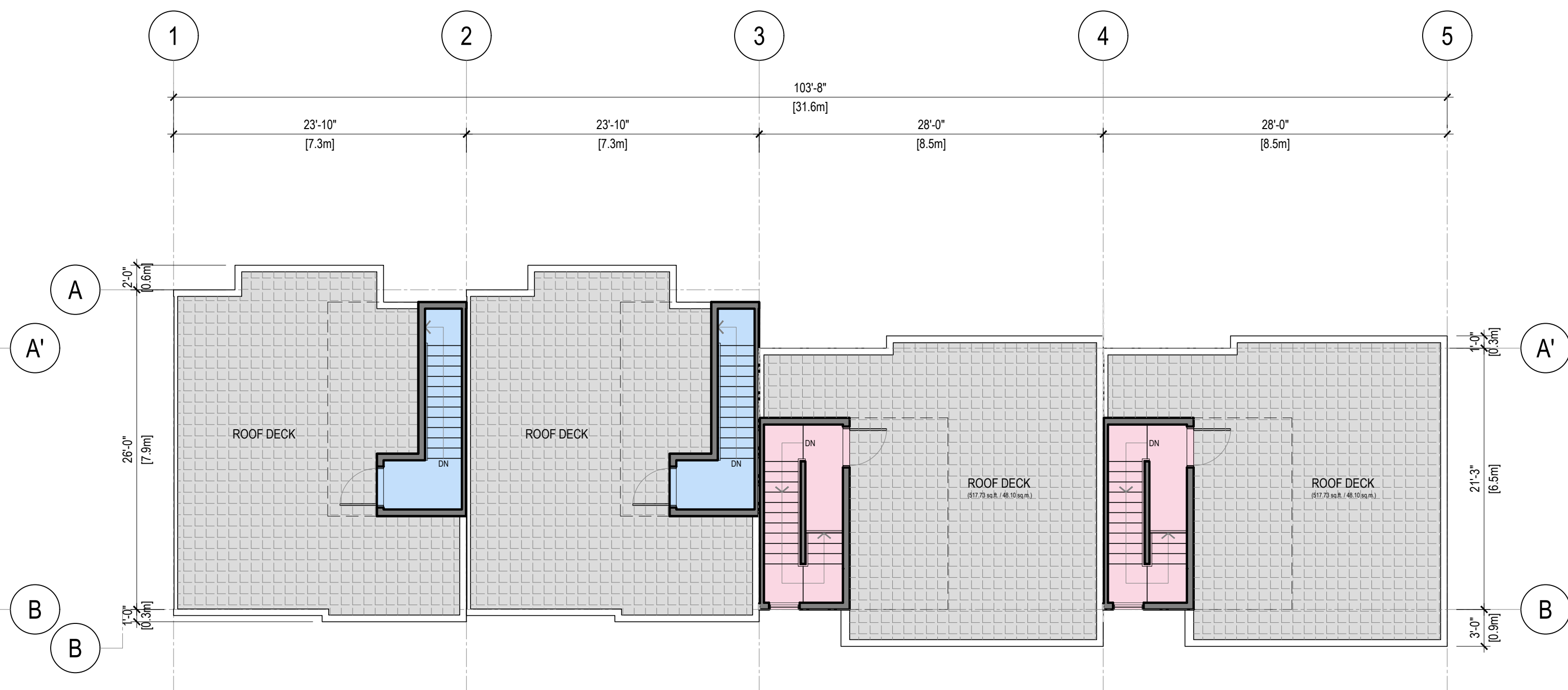
1 GROUND FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JMHR

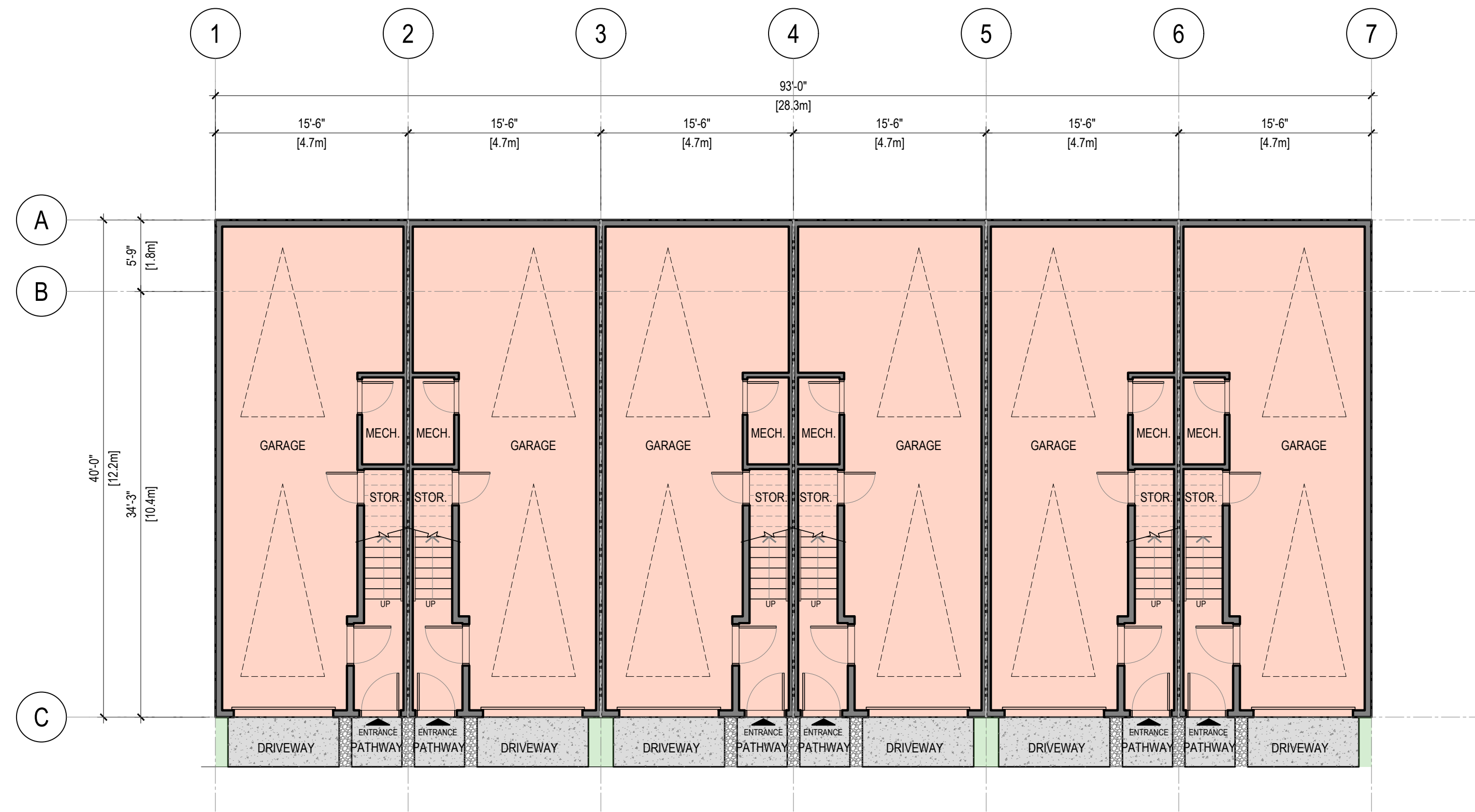
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PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING 10
FLOOR PLAN**

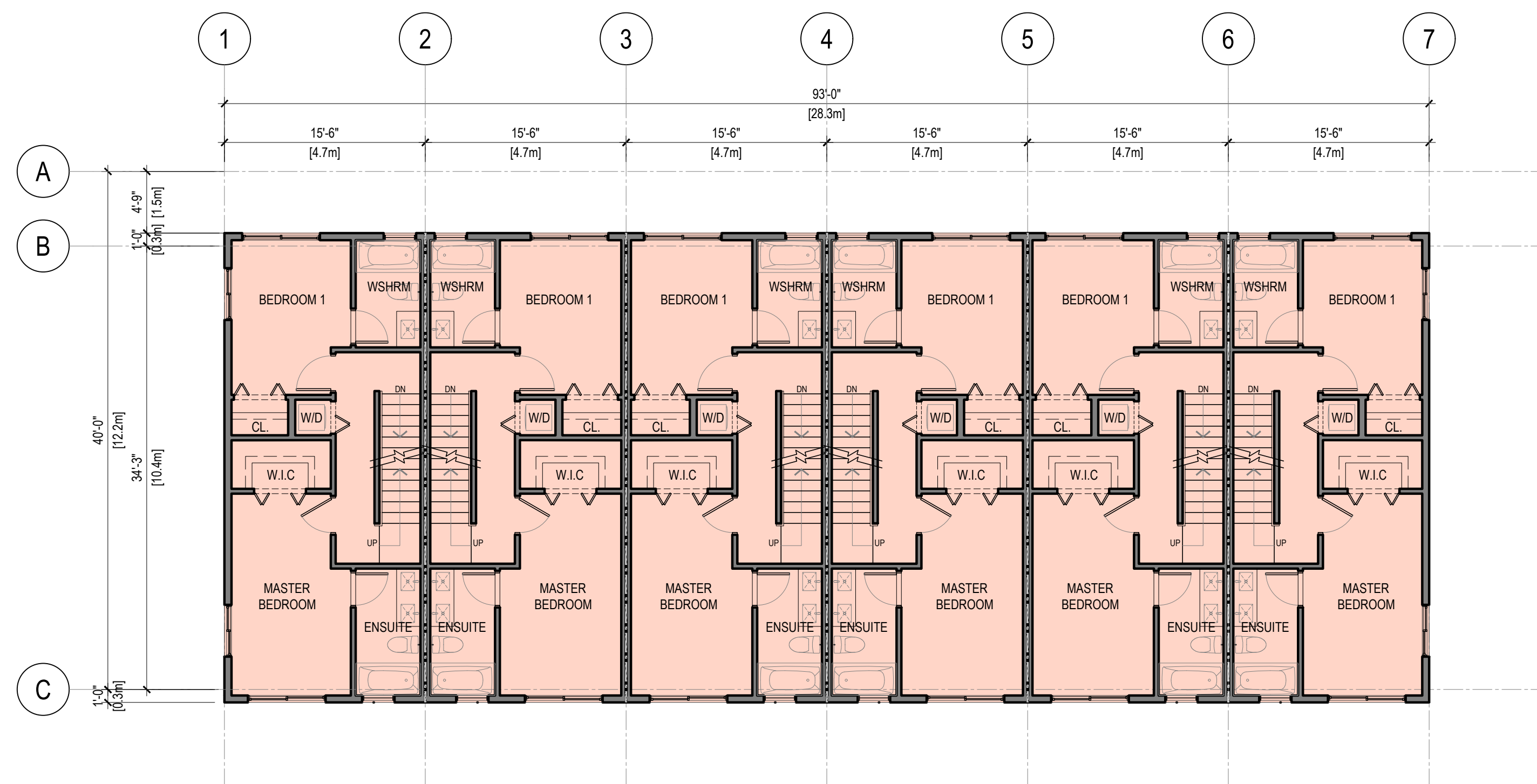
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.9	22-2020



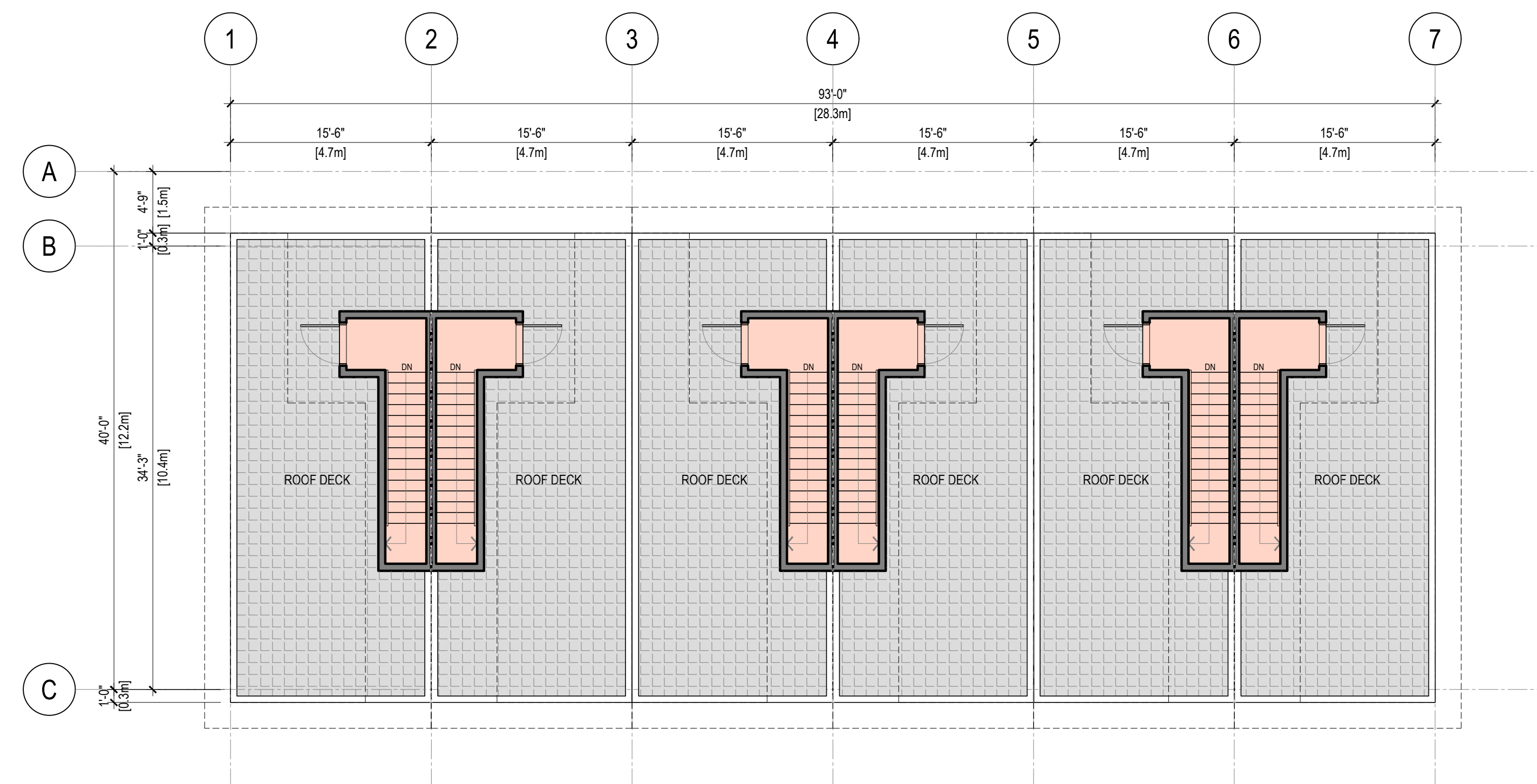
1 GROUND FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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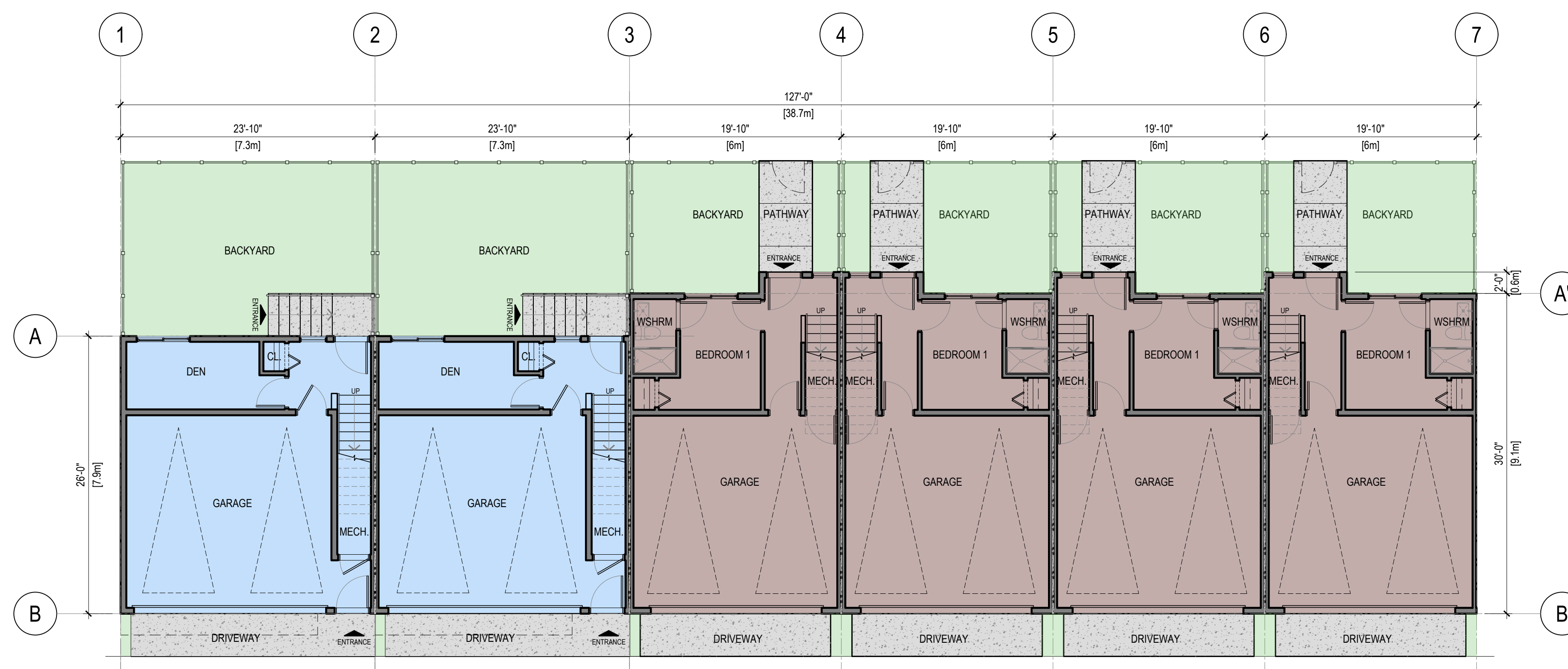
PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V3N 3A6

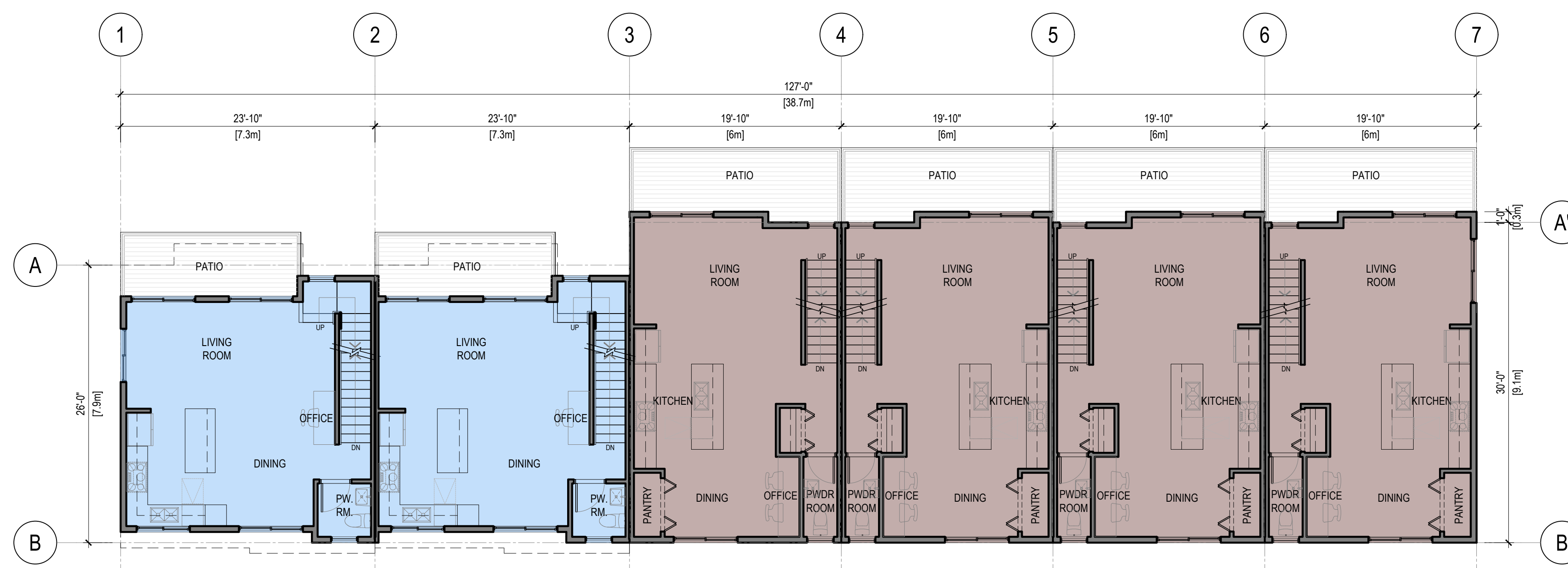
SHEET TITLE:

**BUILDING
11 & 12
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.10	22-2020



1 GROUND FLOOR PLAN - BUILDING 13
A2.11 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 13
A2.11 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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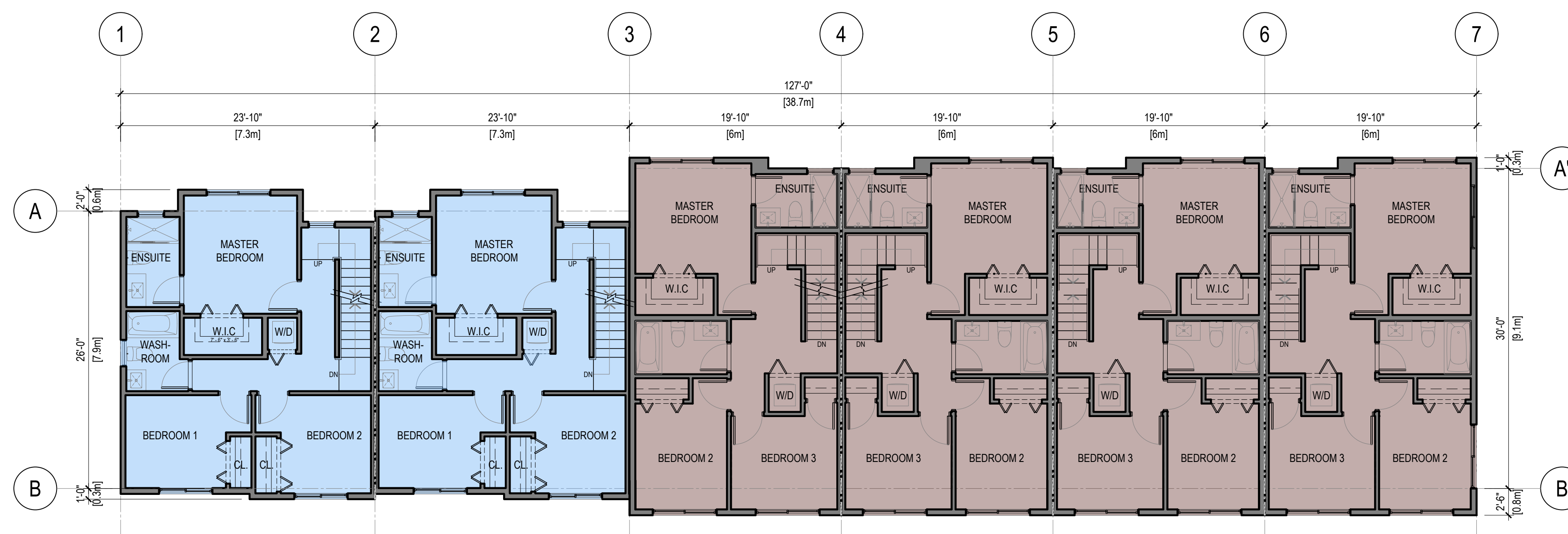
PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

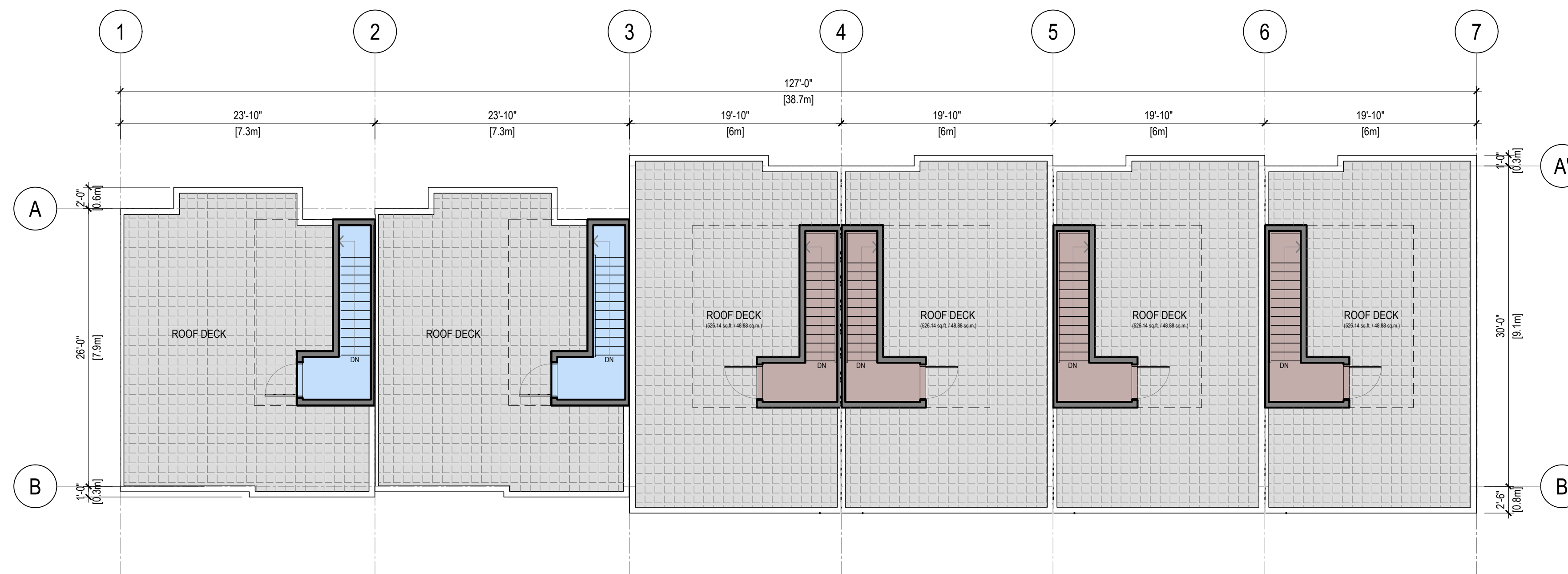
SHEET TITLE:

**BUILDING 13
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.11	22-2020



1 UPPER FLOOR PLAN - BUILDING 13
A2.12 SCALE: 1/8" = 1'-0"



2 ROOF DECK PLAN - BUILDING 13
A2.12 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JHHR

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING 13
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.12	22-2020



1
A3.1 BUILDING ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



1
A3.1 BUILDING ELEVATION - BUILDING 2 & 3
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO. A3.1	PROJECT NO. 22-2020



1 BUILDING ELEVATION - BUILDING 4 & 5
A3.2 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 6
A3.2 SCALE: 1/8" = 1'-0"

0	MAY.17.24	ISSUED FOR REZONING APPLICATION	VD	JH/R
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE: 1/8" = 1'-0"	REVISION
DRAWING NO. A3.2	PROJECT NO. 22-2020



1 BUILDING ELEVATION - BUILDING 9 & 10
A3.3 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 7 & 8
A3.3 SCALE: 1/8" = 1'-0"

0	MAY 17 24 ISSUED FOR REZONING APPLICATION	VD	JNHR	
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE: 1/8" = 1'-0"	REVISION:
DRAWING NO: A3.3	PROJECT NO: 22-2020



1 BUILDING ELEVATION - BUILDING 11 & 12
A3.4 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 13
A3.4 SCALE: 1/8" = 1'-0"

0	MAY.17.24	ISSUED FOR REZONING APPLICATION	VD	JNHR
REV	DATE	DESCRIPTION	DR	RV

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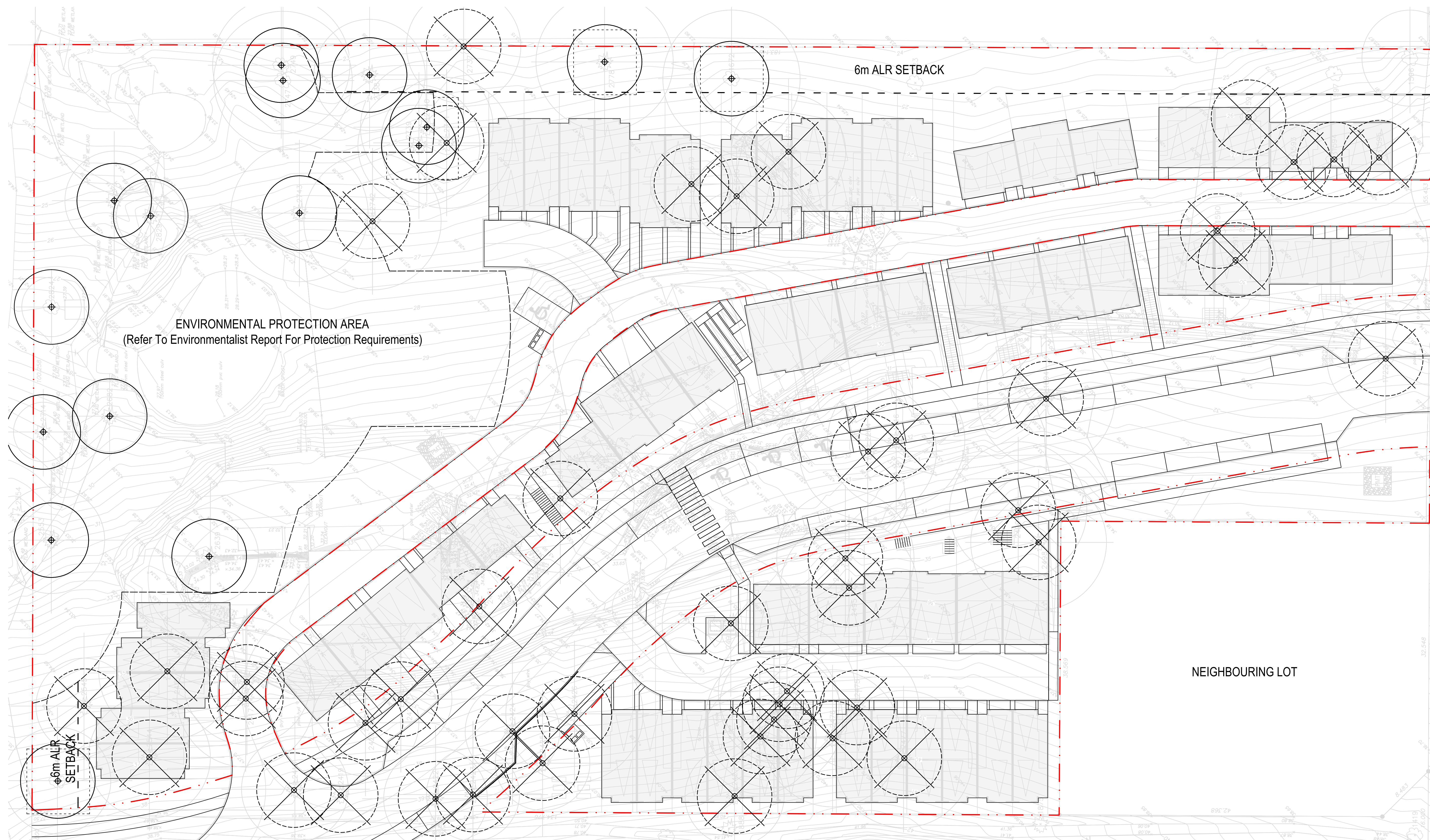
PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING
ELEVATION**

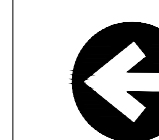
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A3.4	22-2020

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Vancouver, BC
Canada, V5T3C1
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1 Issued for RZ 24-05-23

5926 SHOAL WAY
MULTIFAMILY
RESIDENTIAL
DEVELOPMENT



SCALE 1:250



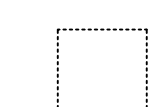
Drawing Title

TREE RETENTION PLAN

Drawing No.

L 01

TREE MANAGEMENT LEGEND

-  Trees To Be Retained
-  Trees To Be Removed
-  Tree Protection Fence (Refer To Arborist Report)

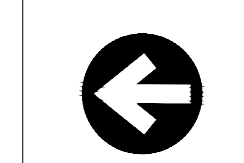


Planting Notes
To reduce water consumption, native species and drought-tolerant plants have been selected. Additionally, the lawn area has been minimized to further conserve water. Planting for seasonal changes, ensuring that plants are selected for year-round interest and resilience. The street trees are chosen from the recommended list by the Street Tree Program District of Sechelt. The plant selection includes species suggested by the Waterwise Plant Guide by the Sunshine Coast Regional District.

Irrigation System Notes
All proposed planted area will be using automatic irrigation system (combined sprinkler and drip irrigations). Sprinkler irrigation will be used for lawn and large planting bed, and drip irrigation system will be used for hedge, trees, or narrow planting strip. The systems will be integrated with rain sensors and moisture sensors to prevent over-watering and ensure sustainable water use.

1 Issued for RZ 24-05-23

5926 SHOAL WAY
MULTIFAMILY
RESIDENTIAL
DEVELOPMENT



SCALE 1:300

Drawing Title

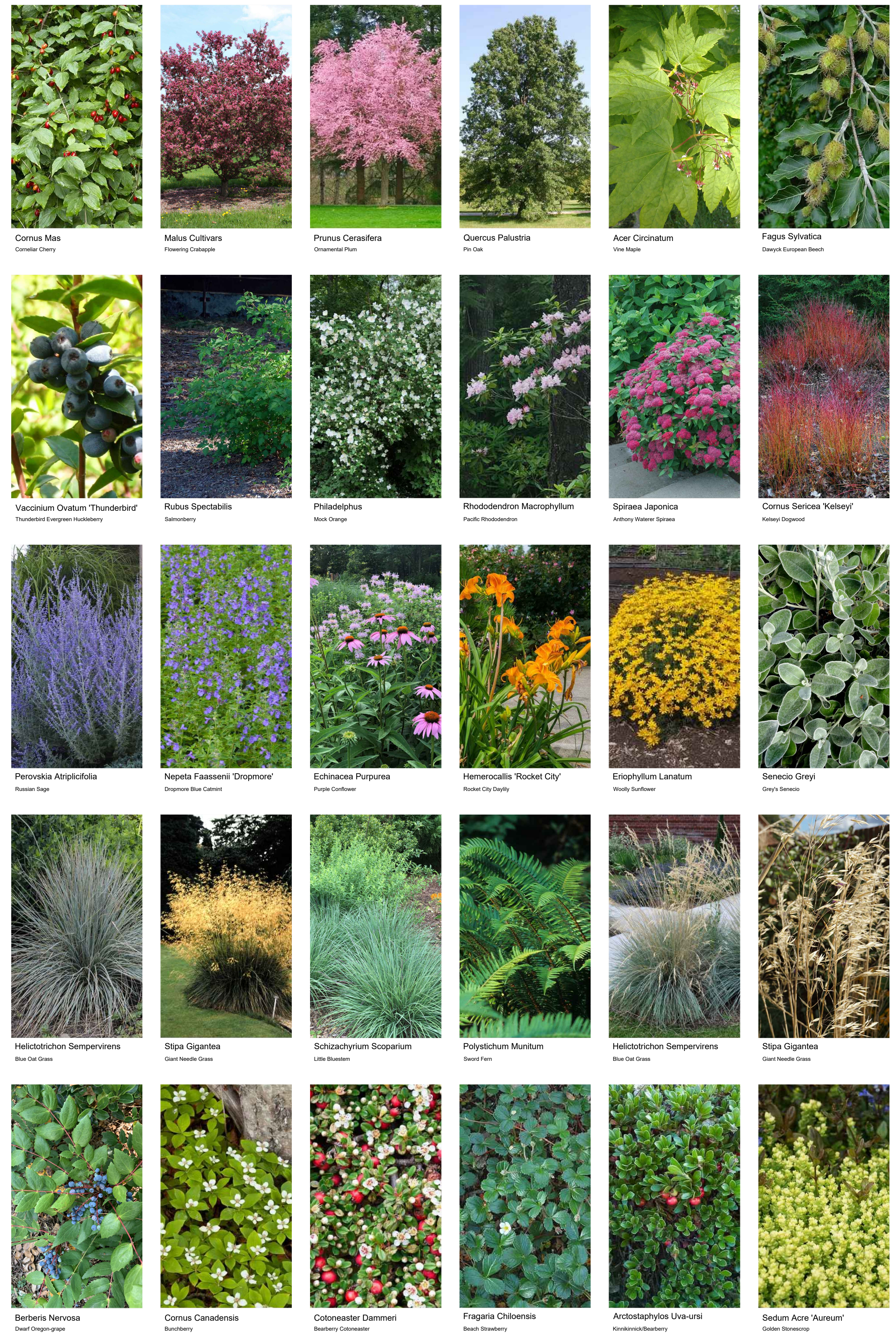
LANDSCAPE PLAN

Drawing No.

L 02

BOTANICAL NAME	COMMON NAME	SIZE & SPACING	ATTRIBUTES
TREES			
Cornus Mas	Cornelian Cherry	5 cm Cal.	Drought Tolerant
Malus Cultivars	Flowering Crabapple	5 cm Cal.	Drought Tolerant
Prunus Cerasifera	Ornamental Plum	5 cm Cal.	Drought Tolerant
Quercus Palustris	Pin Oak	6 cm Cal.	Native Plant
Acer Circinatum	Vine Maple	3 m Ht.	Native Plant
Fagus Sylvatica	Dawycck European Beech	6 cm Cal.	Native Plant
Prunus Emarginata	Bitter Cherry	5 cm Cal.	Drought Tolerant, Native Plant
Pinups Contorta	Shore Pine	5 cm Cal.	Drought Tolerant, Native Plant
SHRUBS			
Vaccinium Ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden
Vaccinium Ovatum	Evergreen Huckleberry	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Pollinator Friendly
Rubus Spectabilis	Salmonberry	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Pollinator Friendly
Philadelphus	Mock Orange	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Pollinator Friendly
Rhododendron Macrophyllum	Pacific Rhododendron	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Pollinator Friendly
Spiraea Japonica	Anthony Waterer Spiraea	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden
Spiraea Bumalda	Goldflame Spiraea	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden
Cornus Sericea 'Kelsey'	Kelsey Dogwood	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden
Ceanothus 'Victoria'	California Lilac	# 2 Pot, 600mm On Center	Drought Tolerant
Vaccinium Ovatum	Evergreen Huckleberry	# 2 Pot, 600mm On Center	Drought Tolerant, Native Plant
Senecio Greyi	Grey's Senecio	# 2 Pot, 600mm On Center	Drought Tolerant
Ribes Sanguineum	Red-flowering Currant	# 2 Pot, 600mm On Center	Drought Tolerant
PERENNIALS			
Perovskia Atriplicifolia	Russian Sage	# 1 Pot, 300mm On Center	Drought Tolerant, Suitable for Rain Garden, Pollinator Friendly
Nepeta Faassenii 'Dropmore'	Dropmore Blue Catmint	# 1 Pot, 300mm On Center	Drought Tolerant, Suitable for Rain Garden, Pollinator Friendly
Echinacea Purpurea	Purple Coneflower	# 1 Pot, 300mm On Center	Drought Tolerant, Suitable for Rain Garden, Pollinator Friendly
Hemerocallis 'Rocket City'	Rocket City Daylily	# 1 Pot, 300mm On Center	Drought Tolerant, Suitable for Rain Garden, Pollinator Friendly
Leucanthemum Superbum 'Becky'	Becky Shasta Daisy	# 1 Pot, 300mm On Center	Drought Tolerant, Suitable for Rain Garden, Pollinator Friendly
Eriophyllum Lanatum	Woolly Sunflower	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden, Pollinator Friendly
Lupinus Polyphyllus	Large-leaf Lupine	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden, Pollinator Friendly
Allium Cernuum	Nodding Onion	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden, Pollinator Friendly
Dicentra Formosa	Pacific Bleeding Heart	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden, Pollinator Friendly
Helleborus Argutifolius	Corsican Hellebore	# 1 Pot, 300mm On Center	Drought Tolerant
Lavandula Angustifolia	English Lavender	# 1 Pot, 450mm On Center	Drought Tolerant
Maianthemum Racemosum	False Solomon's Seal	# 1 Pot, 300mm On Center	Drought Tolerant
Alchemilla Mollis	Lady's Mantle	# 1 Pot, 300mm On Center	Drought Tolerant
ORNAMENTAL GRASS & FERN			
Helictotrichon Sempervirens	Blue Oat Grass	# 1 Pot, 300mm On Center	Drought Tolerant
Stipa Gigantea	Giant Needle Grass	# 1 Pot, 300mm On Center	Drought Tolerant
Schizachyrium Scoparium	Little Bluestem	# 1 Pot, 300mm On Center	Drought Tolerant
Polystichum Munitum	Sword Fern	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant
GROUNDCOVERS			
Berberis Nervosa	Dwarf Oregon-grape	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant, Suitable for Rain Garden
Cornus Canadensis	Bunchberry	# 1 Pot, 300mm On Center	Native Plant, Suitable for Rain Garden
Cotoneaster Dammeri	Bearberry Cotoneaster	# 1 Pot, 300mm On Center	Drought Tolerant
Fragaria Chiloensis	Beach Strawberry	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant
Arctostaphylos Uva-ursi	Kinnikinnick/Bearberry	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant
Sedum Acre 'Aureum'	Golden Stonescrop	# 1 Pot, 300mm On Center	Drought Tolerant, Native Plant

PLANT PALETTE



5926 SHOAL WAY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Drawing Title

PLANTING LIST

Drawing No.

L 03

**DISTRICT OF SEHELDT
Bylaw No. 492-38, 2024**

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010
for LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125.

WHEREAS the District of Sechelt deems it necessary to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as, “Official Community Plan Amendment Bylaw No. 492-38, 2024”.

AMENDMENTS

2. That LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125 at 5926 Shoal Way, as shown on the plan attached to and forming part of this bylaw as Schedule A, be amended to increase the density from 35 units per hectare to 38 units per hectare.

PROVISIONS


3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
4. That Schedule A is attached to and forms part of this bylaw.

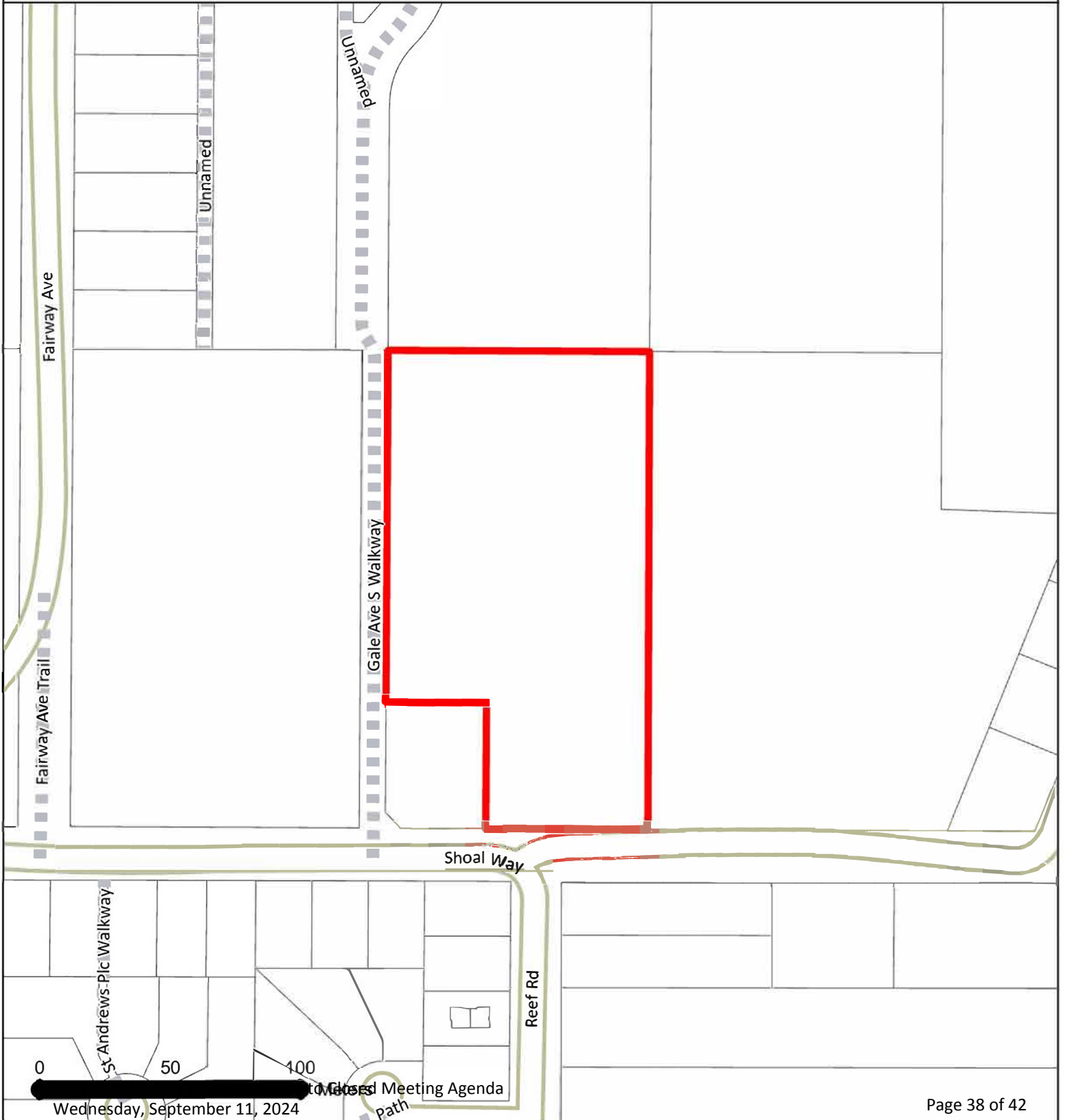
READ A FIRST TIME THIS	DAY OF	2024
READ A SECOND TIME THIS	DAY OF	2024
PUBLIC HEARING HELD THIS	DAY OF	2024
READ A THIRD TIME THIS	DAY OF	2024
ADOPTED THIS	DAY OF	2024

Mayor

Corporate Officer

CIVIC: 5926 Shoal Way
LEGAL: LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN BCP10125
PID: 025-894-811

 Subject Property



**DISTRICT OF SEHELDT
Bylaw No. 580-15, 2024**

A bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022 for LOT B BLOCK 7 DISTRICT LOT 1471
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125.

WHEREAS the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 580-15, 2024”.

AMENDMENTS

2. That LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125 at 5926 Shoal Way, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R2 (Residential Two Zone – Low Density, SSMUH Capability) to R5 (Residential Five Zone – Medium Density).
3. That Section 1.5.8 of the R5 zone be amended to include the following site-specific regulations:
LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10125
 - a) Maximum density is 38 units per hectare.
 - b) Minimum number of visitor off-street parking is one (1).
 - c) Minimum setback from the front lot line abutting a highway other than a lane is 1.5m
 - d) Minimum setback abutting a lane is 0.0m
 - e) Minimum setback from the exterior lot line is 1.5m
4. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedules A1 and A3) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

PROVISIONS

5. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
6. That Schedule A is attached to and forms part of this bylaw.

READ A FIRST TIME THIS

DAY OF

2024

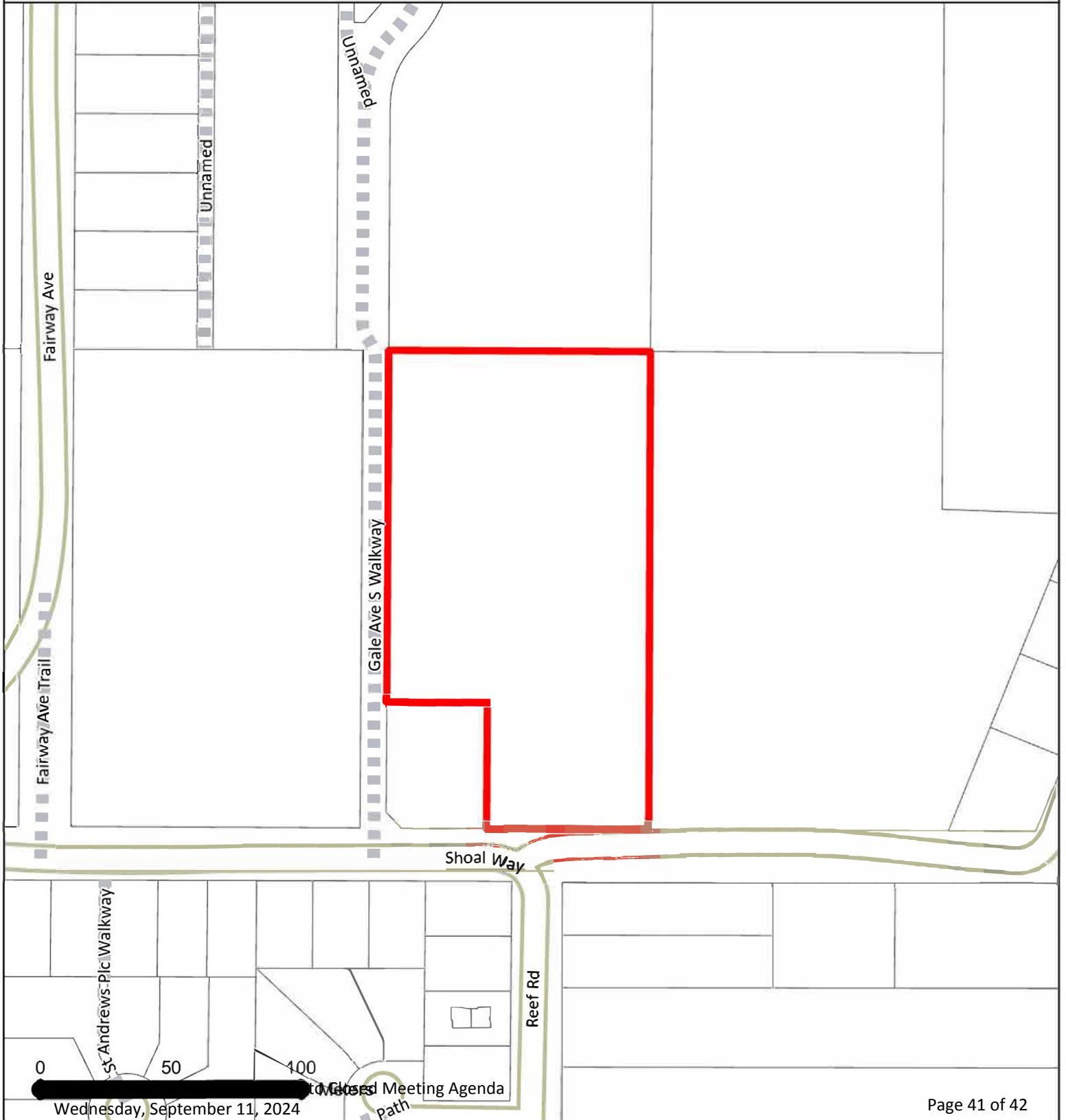
READ A SECOND TIME THIS	DAY OF	2024
PUBLIC HEARING HELD THIS	DAY OF	2024
READ A THIRD TIME THIS	DAY OF	2024
ADOPTED THIS	DAY OF	2024

Mayor

Corporate Officer

CIVIC: 5926 Shoal Way
LEGAL: LOT B BLOCK 7 DISTRICT LOT 1471 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN BCP10125
PID: 025-894-811

 Subject Property



April 16, 2024

To British Columbia Municipalities

Dear Mayor and Members of Council:

Re: Support for Resolution Black Bear Cub Conflict Response by British Columbia Conservation Officer Service

At it's Regular Meeting held on Monday, February 26, 2024 the District of North Vancouver Council unanimously passed the following motion:

RECOMMENDATION:

THAT the Union of British Columbia Municipalities resolution Black Bear Cub Conflict Response by British Columbia Conservation Officer Service is supported for Lower Mainland Local Government Association consideration:

WHEREAS *the British Columbia Conservation Officer Service currently can independently decide how to handle black bears and cubs in conflict situations, without the oversight of an independent external public board;*

AND WHEREAS *there is no mandate for orphaned black bear cubs to be taken to a Wildlife Sanctuary for health assessment and treatment by a qualified wildlife veterinarian, and be the sole authority to perform a humane euthanasia of black bear cubs if needed.*

THEREFORE BE IT RESOLVED *that the Union of British Columbia Municipalities request the Province of British Columbia to initiate changes to the British Columbia Conservation Officer Service, Human-Black Bear (Single) Conflict Response Guideline, to include a review of actions through an independent civilian-led oversight board, orphaned bear cubs to be transported to a wildlife sanctuary for health assessment of cubs by qualified wildlife veterinarian, for treatment or euthanasia, and an audit done by the Solicitor General on the British Columbia Conservation Officer Service actions, policies and procedures.*

We are anticipating that this will be considered at the upcoming Lower Mainland Local Government Association's Annual Conference, and we would appreciate your support.

Sincerely,



Mayor Mike Little