



**DISTRICT OF SECHELT  
COMMITTEE OF THE WHOLE MEETING  
AGENDA**

**Wednesday, September 11, 2024, 3:00 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:  
District of Sechelt's YouTube channel: <https://www.youtube.com/user/SecheltMedia>  
Zoom: <https://zoom.us>, join Meeting ID: 811 6219 0894 and Password: SEPT2024  
Phone: 1-778-907-2071, with Meeting ID: 811 6219 0894 and Password: 86543677

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**Pages**

<b>1. LAND ACKNOWLEDGEMENT</b>	
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.	
<b>2. CALL TO ORDER AND DECLARATION OF CONFLICT</b>	
<b>3. ADOPTION OF AGENDA</b>	
<b>4. DELEGATIONS &amp; PROCLAMATIONS</b>	
None.	
<b>5. BUSINESS ITEMS</b>	
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5.3 OCP Amendment Bylaw No. 492-35 – Development Density and Height Policy	62
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<b>6. ADJOURNMENT</b>	

## FOR INFORMATION

**TO:** Committee of the Whole                      **MEETING DATE:** September 11, 2024  
**FROM:** Andrew Allen, Director of Planning and Development  
**SUBJECT:** **Housing Needs Report**  
**FILE NO:** 6440

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### **PURPOSE**

The purpose of this report is to present to the Committee the District of Sechelt 2024 Housing Needs Report created by Urban Matters.

### **DISCUSSION**

#### **Summary**

Urban Matters has conducted an update to the 2020 Housing Needs Report and is presented at Committee of the Whole for review and subsequent referral.

#### **Legislative Context**

Provincial legislation requires municipalities to prepare housing needs reports for which information must be used in updates to the Official Community Plan (OCP).

The intent is to understand what kinds of housing are most needed and provide policy to supply housing.

The Local Government Act requires local governments to collect information about:

- Current and projected population
- Household income
- Significant economic sectors, and
- Housing units – currently available or anticipated and information about the types of units.

A Housing Needs report must indicate the total number of housing units required to meet anticipated housing needs for the next five and 20 years with updates every five years.

## **POLICY AND BYLAW IMPLICATIONS**

The Housing Needs Report will assist in review of housing development application, planning and decision making with provincial ministries/BC Housing as well as the up-coming OCP review. It will provide local data to inform Council decisions.

## **SUSTAINABILITY PLAN IMPLICATIONS**

The housing needs report responds to the following Integrated Community Sustainability Plan goals:

1. Social Sustainability and Community Well Being
2. Economic Sustainability
6. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

The housing needs report responds to the following Council strategic objectives:

1. Effective Growth
2. Housing

## **FINANCIAL IMPLICATIONS**

Grant funding for the Housing Needs Report was provided by the Province in 2019 as well as 2024. Updates will be required on a five year interval and it is not clear at this time if further funding will be provided or if it will need to be built into the annual operating budget for the Planning and Development Division.

## **COMMUNICATIONS**

The Housing Needs Report will be posted on the District web page and will serve as a reference point for the OCP review.

The report can be referred to community partners that will participate in the OCP review.

Respectfully submitted,

Andrew Allen,

Director of Planning and Development

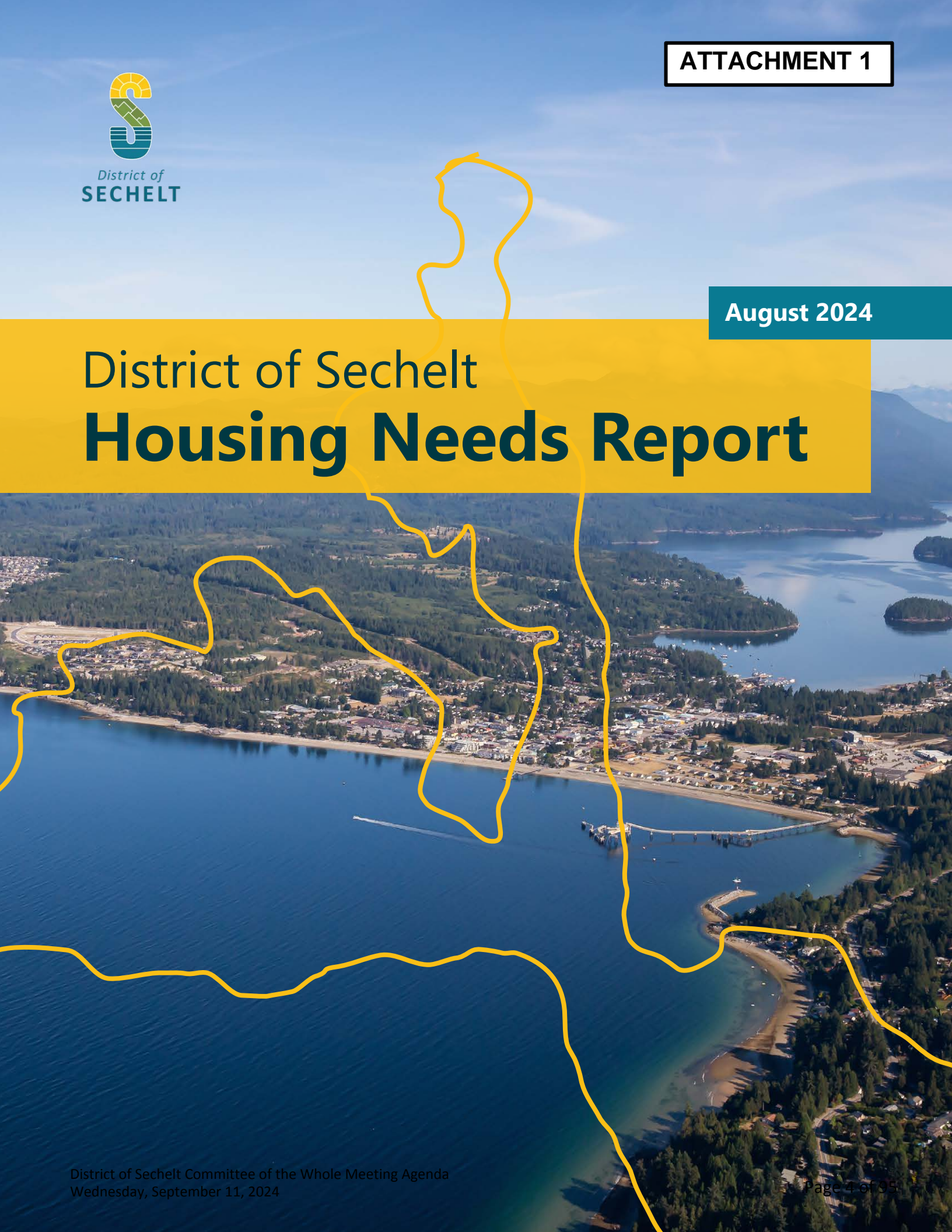
Attachments:

1 – Housing Needs Report



**August 2024**

# District of Sechelt **Housing Needs Report**





Prepared for

**District of Sechelt**  
5797 Cowrie Street  
Sechelt, BC V0N 3A0

Prepared by

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# Executive Summary

## Background

Sechelt (The District) is a small coastal community of about 10,847 people (as of the 2021 Census), located on the Sunshine Coast of British Columbia. The District is about 90 minutes by ferry and vehicle from Horseshoe Bay, and residents remain connected to the Lower Mainland for reasons of work and play. In recent years, the community has seen significant increases in the cost of housing, with prices growing steadily starting in 2014-15 and being exacerbated by impacts on the real estate market due to COVID-19. This situation calls for immediate attention and action.

Despite being a region composed of rural and small communities, the Sunshine Coast as a whole has seen housing issues that mirror those of larger communities, including significant increases in the cost of ownership, lack of rental housing, economic pressures that come from a lack of workforce housing options, and increased vulnerability to housing pressures and homelessness amongst lower income residents.

The District is committed to working with all partners to address the housing crisis, and this report provides key insights into areas of significant need. Commitment has been demonstrated by updates to Zoning Bylaw 580, 2022 to support Small-scale Multi-unit housing and updates to the Official Community Plan (OCP), Bylaw 432 2012 to modernize the approach toward density calculations.

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In recent years, the community has seen significant increases in the cost of housing, with prices growing steadily.

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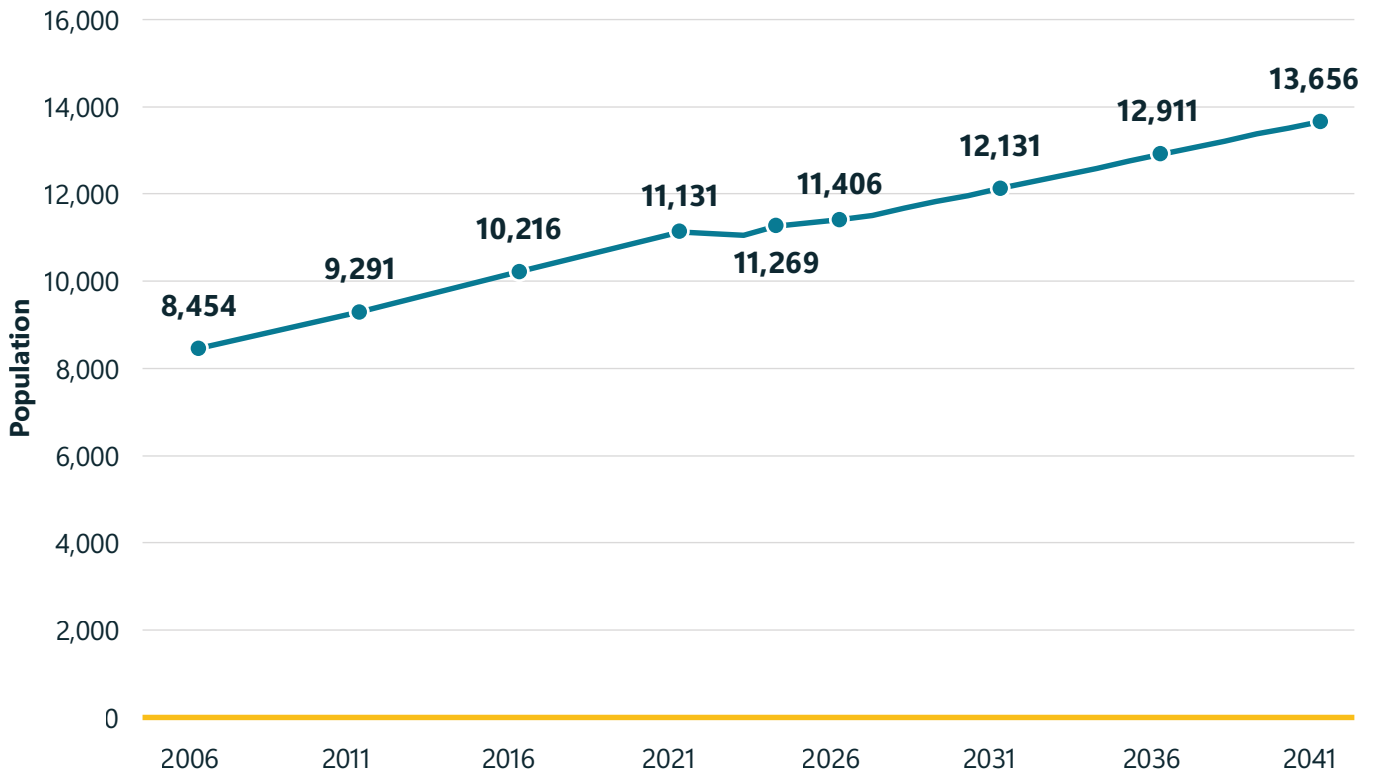


# Key Findings

## Community Overview

The District of Sechelt has been steadily growing since 2006, welcoming 2,393 new residents for a total population of 10,847, as of 2021. This represents an increase of 28.3% over 15 years. Recent growth has been slower, with only a 6.1% growth rate between 2016 and 2021, compared to 10% between 2006 and 2011, and 2011 and 2016.

Figure 1: Historical and Project Population, 2006 to 2041

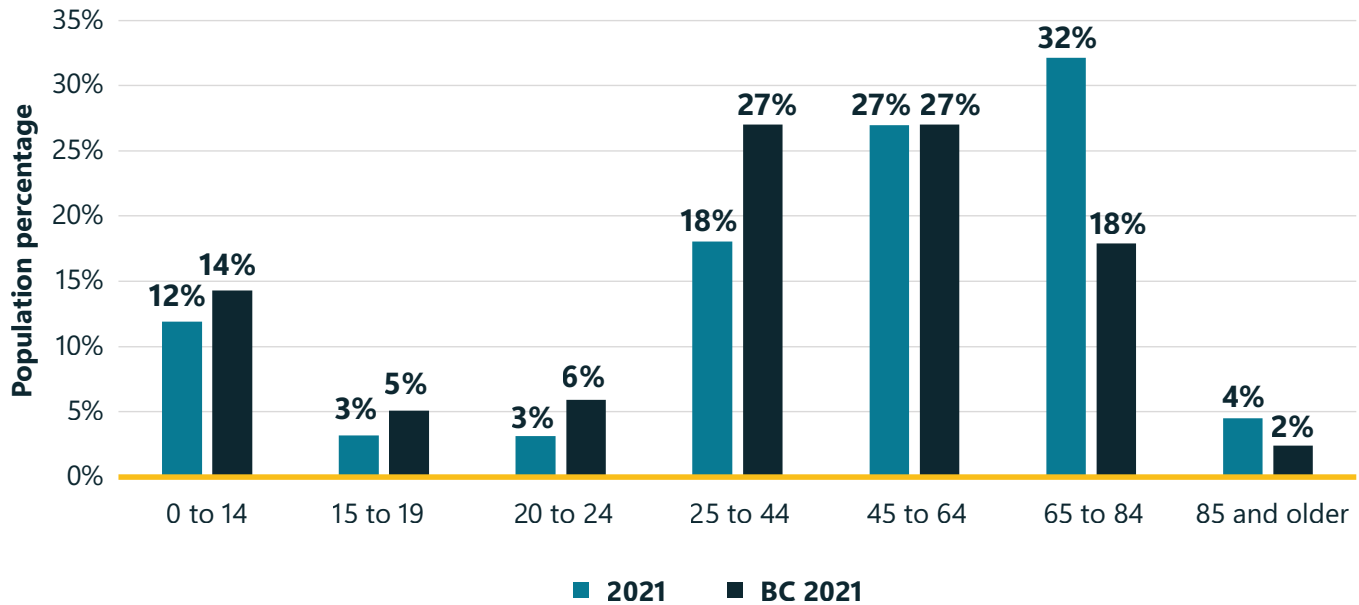


Source: Statistics Canada, Census Profiles, 2006, 2011, 2016, BC Statistics Population Estimates and Projections, 2021 – 2041

## Demographics and Housing Need

Sechelt is home to an aging demographic that projected to remain prominent. Planning for a growing senior demographic should be a key housing initiative moving forward. As of 2021, the seniors age cohort (65+) comprises 36% of the overall population, a total of 3,975 individuals. By 2034, the District is expected to see approximately 1,714 net new seniors move to Sechelt. Approximately 17% of households led by someone over 85 years old and 10% of households led by some 65 years and older are in Core Housing Need.

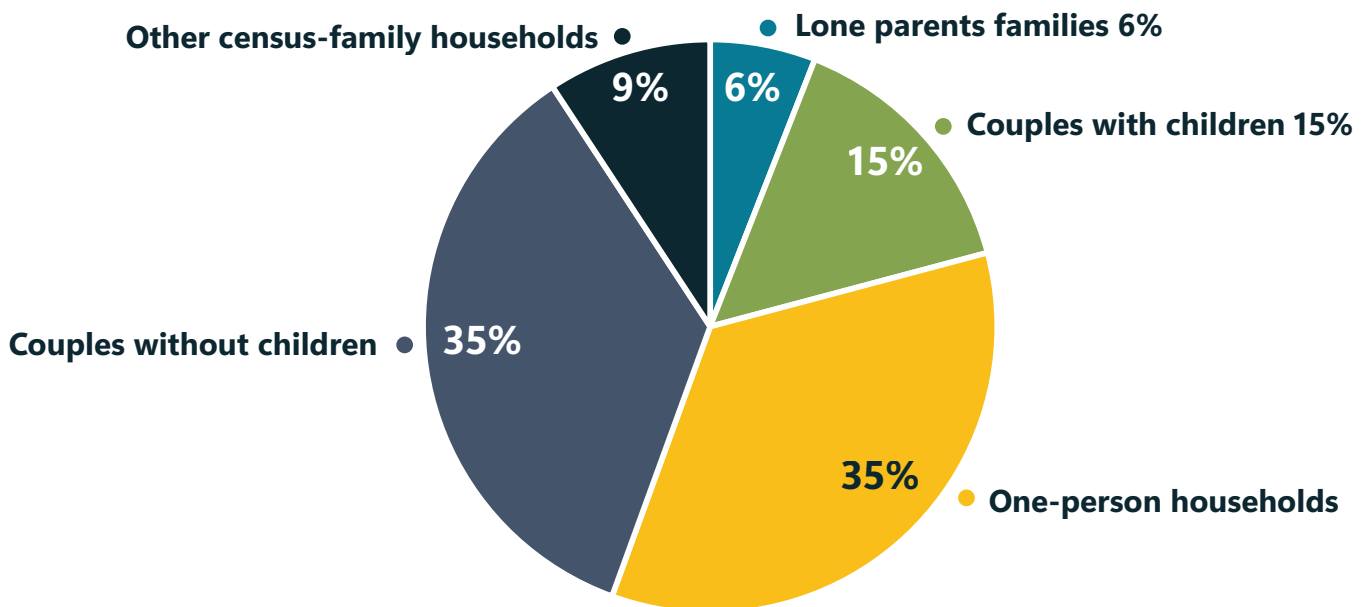
Figure 2: Proportion of Population by Age Groups, 2021



### Households

In 2021, there were approximately 5,125 households with an average household size of 2.1. The District’s households are 81% owner-occupied and 19% renter-occupied. Between 2006 and 2021, the number of households grew by 1,260. In Sechelt, 70% of households are made up of smaller families, including couples with children and one-person households.

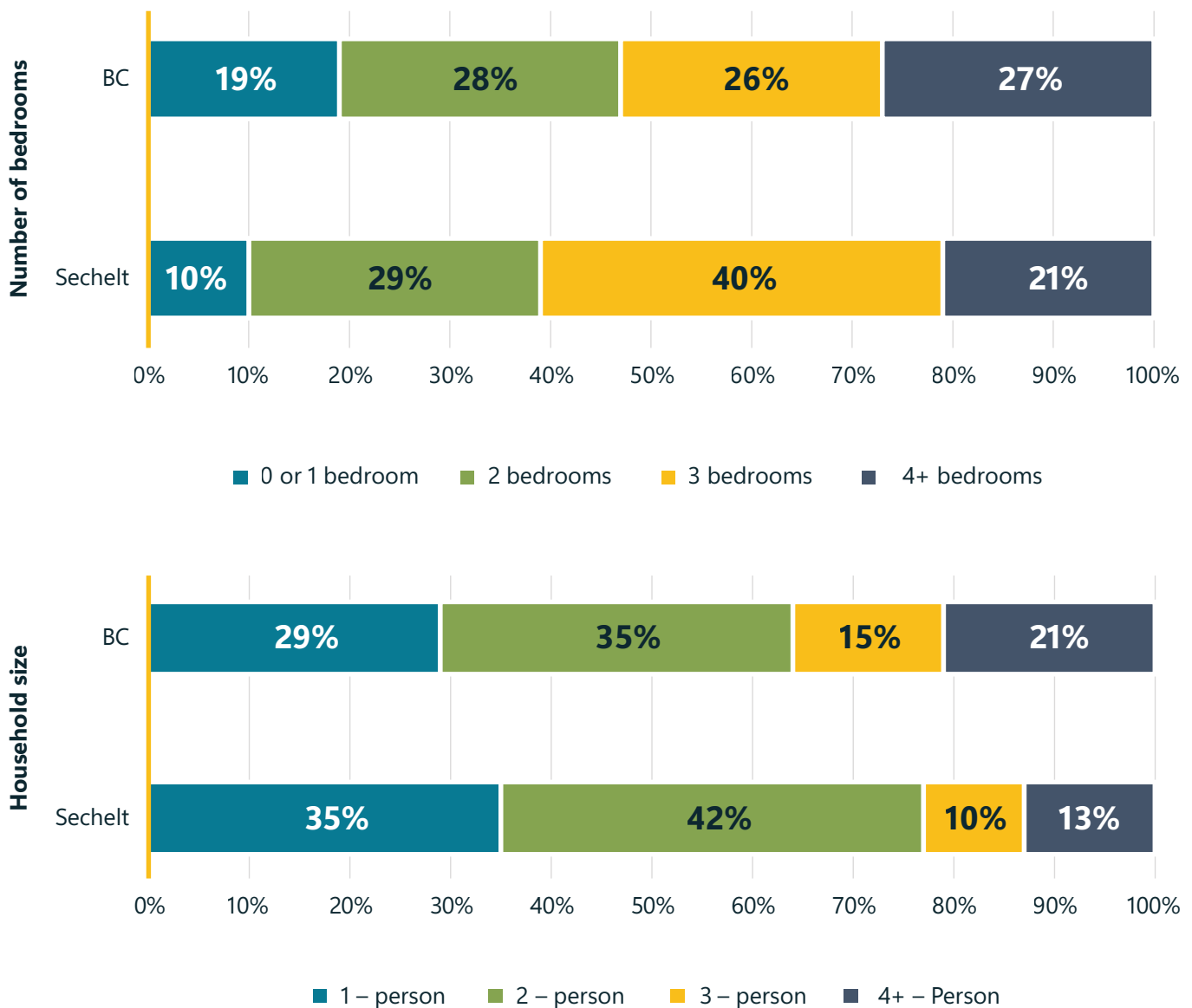
Figure 3: Proportion of Households by Type, 2021



## Housing Stock and Size

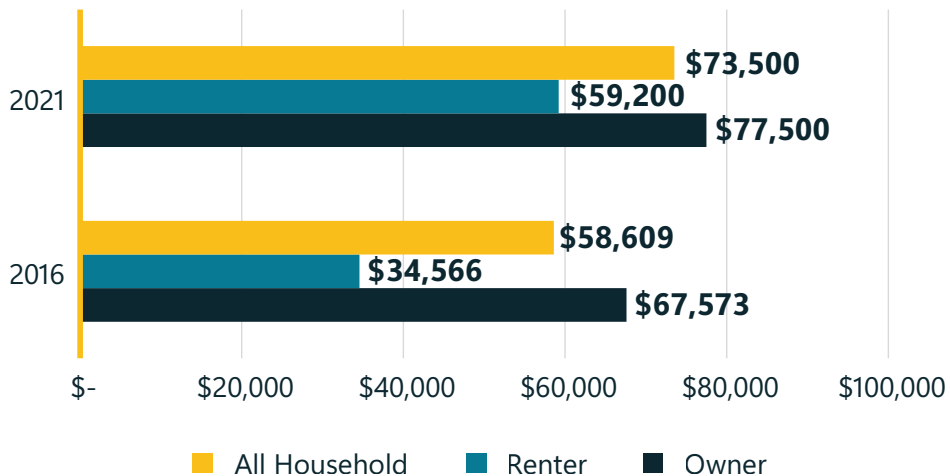
In 2021, 61% of housing units in Sechelt had three or more bedrooms. Only 10% of units were one-bedroom or studio units, while 35% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

Figure 4: Proportions of Dwellings by Number of Bedrooms Compared to Proportions of Households by Size



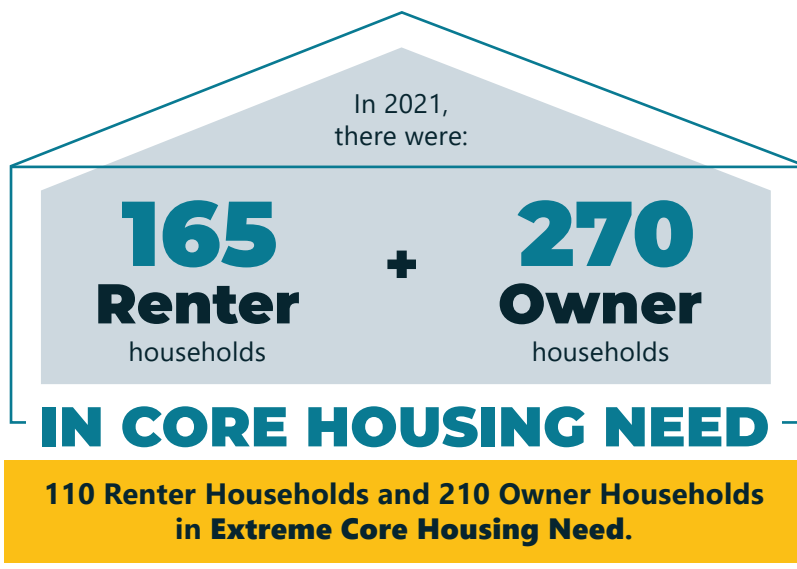
The median income of Sechelt residents increased by 25% between 2016 and 2021. The median household income in the District, as of 2021, is slightly higher than in Gibsons (+4%) but slightly lower than across the SCRD (-1%). The household median income in Sechelt has stayed comparable to the SCRD and Gibsons since 2006. Overall, median renter incomes increased between 2006 and 2021 by 88%, while median owner incomes increased by 31%. However, it should be noted that renter incomes were likely inflated in 2021 due to the Canadian Emergency Response Benefit.

Figure 5: Median Household Income by Tenure



- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Sechelt, affordability is the greatest challenge. In 2021, 36% of renter households and 18% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 17% of renter households were in Core Housing Need, compared to 7% of owner households.





### Affordability Gap

The affordability gap between income and housing costs has continued to increase since the last housing needs report. Based on the median income of households in Sechelt there is a significant affordability gap for most family types. The analysis of homeownership and rental affordability in the District illustrates that earning the median income for each family type is likely not enough. For any median income earning household, except for couples with children and expanded families, living in core housing need (CHN) is likely the reality with average ownership and rental housing costs.

### Homeownership

The cost of homeownership increased on average 216% from 2017 to 2023 for all owned housing types. Ownership is most unaffordable for one-parent households and non-census families. For non-census families and one-parent households, no form of homeownership is considered affordable at the median income and would require households to pay more than 50% of income on housing costs in order to purchase even the most affordable unit type. For median-income-earning couples without children, again, no form of home ownership is considered affordable, with the average cost of Townhouses, apartments or houseplex still requiring between 30% to 49% of a household’s monthly income.

Figure 6: Average Sale Prices for All Structure Types, 2006 to 2023

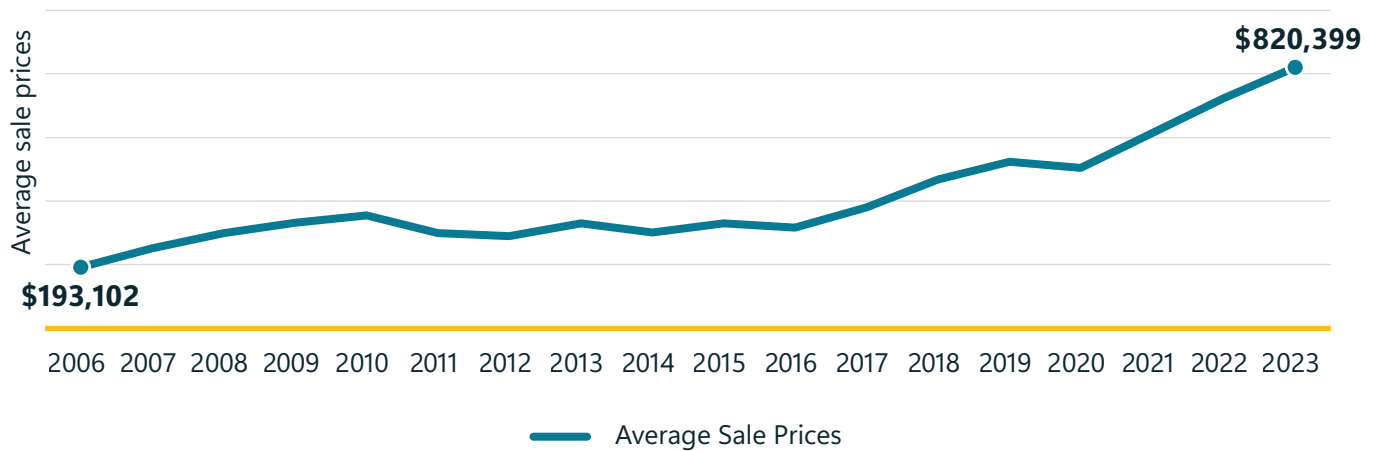


Table 1: Owner Household Affordability by Census Family Structure

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs*			
			Single-Detached Dwelling \$1,112,414	Townhouse \$496,801**	Apartment \$506,754**	Duplex, Triplex, Fourplex \$600,000
<b>Couples without children</b>	\$91,735	\$2,293	-\$4,189	-\$735	-\$988	-\$1,307
<b>Couples with children</b>	\$129,694	\$3,242	-\$3,241	\$214	-\$39	-\$358
<b>One-parent families</b>	\$70,646	\$1,766	-\$4,717	-\$1,262	-\$1,515	-\$1,834
<b>Other census families</b>	\$149,728	\$3,743	-\$2,740	\$715	\$462	\$143
<b>Non-census family households (Individuals living alone or with roommates)</b>	\$40,068	\$1,002	-\$5,481	-\$2,026	-\$2,280	-\$2,598

\*Several assumptions were made to conduct the affordability analysis, including a mortgage with a 10% downpayment, a three-year fixed-rate mortgage at 5.4%, and a 25-year amortization period. Other expenses included estimated annual Insurance costs of \$1000 and utilities costs of \$1,150. Applicable property tax rates and municipal services were also included.

\*\*There have been no tracked assessment sales for apartments or townhouses since 2020 and the costs have likely increased, meaning the analysis may indicate greater affordability than the 2024 housing reality.

## Rental Housing

Rental housing in Sechelt, based on the median income of renter households, is largely unaffordable. Except for expanded families, no family type can afford an adequately sized unit based on expected family size. Couples with children are the only family type able to spend less than 30% of their monthly income on a one-bedroom, but couples with children need at least a two-bedroom unit, based on CHMC guidelines. The remaining types of census families are unable to reasonably afford any sized rental apartment based on median incomes.

Figure 7: Secondary Market Average Rental Costs 2016 to 2024

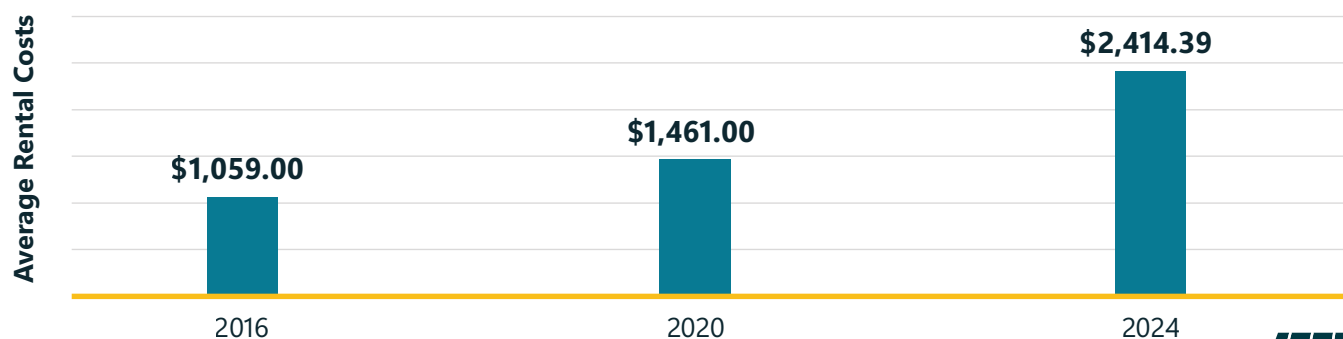


Table 2: Rental Households Affordability by Census Family Structure

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			1-Bedroom Apartment \$1,650	2-Bedroom Apartment \$2,428	3-Bedroom Apartment \$2895
<b>Couples without children</b>	\$70,073	\$1,752	-\$20	-\$797	-\$1,264
<b>Couples with children</b>	\$99,069	\$2,477	\$705	-\$72	-\$540
<b>One-parent families</b>	\$53,965	\$1,349	-\$422	-\$1,200	-\$1,667
<b>Other census families</b>	\$114,373	\$2,859	\$1,088	\$310	-\$157
<b>Non-census family households (Individuals living alone or with roommates)</b>	\$30,607	\$765	-\$1,006	-\$1,784	-\$2,251

\* Several assumptions were made to conduct the affordability analysis, including estimated annual costs of utilities and renters insurance at \$1,150 and \$300, respectively.

## Overall Housing Need

To meet the District's expected housing need a substantial increase in housing supply is needed.

- By 2026, the District needs 726 new housing units
  - 24% or at least 173 of units projected are anticipated to be rental units, not including units anticipated via a demand buffer
- By 2041, the District needs a total of 2,890 new housing units

## Key Statements of Needs

### Affordable Housing

Affordability in Sechelt continues to be the most significant housing issue for renter and owner households. From 2016 to 2021, household median incomes increased by 25%, while the average home sale price increased by 200%. In 2021, 17% of renter households and 7% of owner households in Core Housing Need (CHN). The number of owner households experiencing Extreme Core Housing Need (ECHN) increased from 3% or 110 in 2016 to 5% or 210 in 2021. To eliminate ECHN there will need to be 200 specifically targeted units by 2041.

### Rental Housing

Renters in Sechelt typically earn significantly less than owners and have fewer housing options due a lack of supply and few vacant units. Between 2016 and 2021, the cost of rental housing increased by a minimum of 27%, and median renter incomes have only increased by 27% between 2011 and 2021. As of 2021, renter households are 10% more likely to be in CHN and 6% more likely to suffer from Extreme CHN. Unlike owner households, renter households have limited options to find more affordable housing. From 2021 to 2026, there is a projected need for 173 new rental units.

### Housing for Families

The majority of median-income earning families in Sechelt can not reasonably afford housing the cost of housing. With the exception of larger other census family households, spending more than 30% of household income on housing is the norm. For all other family structures, no form of homeownership or rental housing is considered affordable at the median income and would require households to pay more than 30% of their income on housing costs. Three-quarters of all households in the District are single-detached homes, the most expensive form of housing, which severely limits the mobility current and prospective residents.

### Indigenous Housing

Sechelt is located on the traditional territory of the Shíshálh Peoples. As of 2021, Sechelt is 4.9% Indigenous, accounting for 525 Individuals who identify as Indigenous. In 2021, 11% of Indigenous households were in CHN. Notably, 44% of all respondents identified to be experiencing visible homelessness in the 2023 PiT Count were Indigenous. Considering that only 8% of the Sunshine Coast population is Indigenous, as reported by the 2023 PiT count, the housing crisis is disproportionately affecting Indigenous households and individuals.

### Housing Near Transit

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. In 2023, the Province amended the local government to require municipalities to permit greater densities near transit for communities with populations above 5,000, which includes the District of Sechelt, and Zoning Bylaw 580 was subsequently updated to reflect the legislated requirements.

### Homelessness

Along with many communities in British Columbia, Sechelt and the Sunshine Coast have experienced a dramatic increase in the number of people who are homeless or at risk of homelessness. In 2023, 97 individuals were found to be unhoused across Gibsons and Sechelt, and Sechelt's aggregated proportion of the regional population experiencing homelessness is estimated at 49 individuals. It is important that a coordinated effort by the District, regional partners, the Province, and local service providers is made to increase the housing supports for the District's unhoused population. As of June 2024, there are 237 supportive housing units providing short- and long-term assistance in the District.





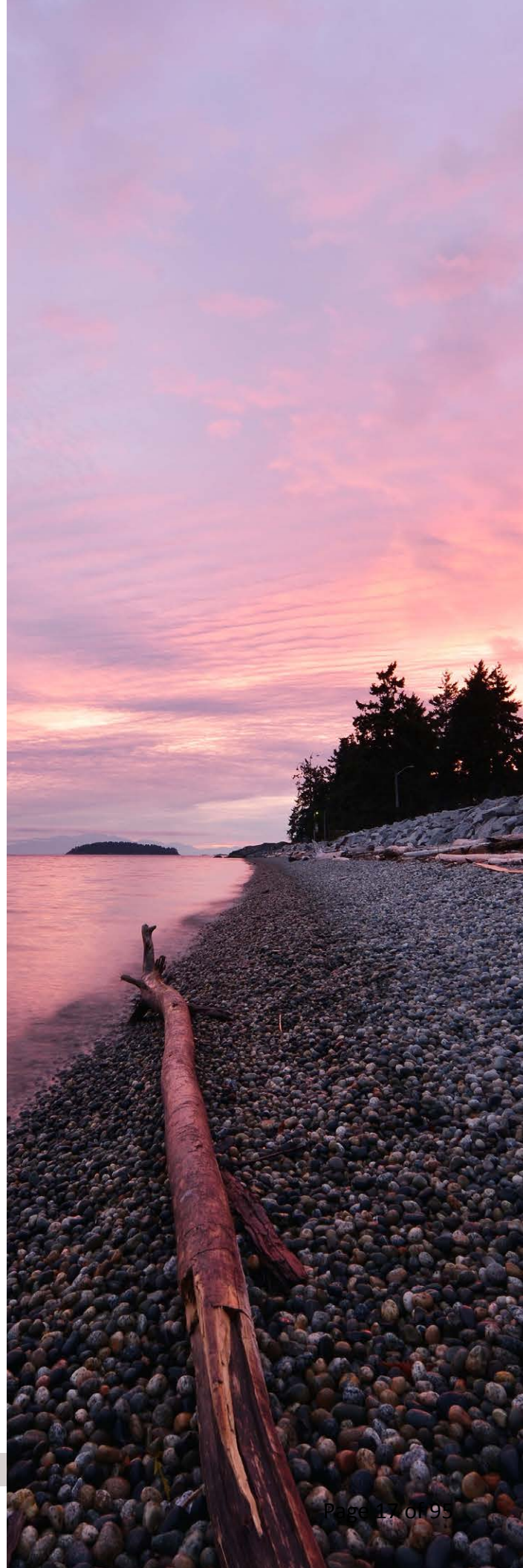
## About This Report

This report is an update to the District of Sechelt portion of the 2021 Sunshine Coast Housing Needs Report, developed in accordance with Provincial legislation. The 2024 Housing Needs Report provides an update of key housing and demographic indicators, and an assessment of overall need over the next 5 and 20 years within the District.

In 2023, the Provincial Government, via *Bill 44 – Housing Statutes*, updated the legislative requirements of municipal housing needs assessments to include the following additional considerations:

- An updated method for projecting dwelling units;
- A long-range OCP capacity assessment, using dwelling unit projections to 20 years and a calculation of current underlying need;
- A description of actions taken to reduce housing need since the last Housing Needs Report;
- A statement regarding housing need near specific transportation infrastructure that supports transit, walking, and bicycling.

These changes are intended to support municipalities being prepared to accommodate the provincial priority to plan for increasing housing supply and diversity to create an affordable housing environment that works for everyone.



## 1.0

# Introduction

Housing has become an increasingly significant crisis across the Province. In Sechelt, the cost of housing for both rental and ownership has exceeded what the average District resident can afford. The reasons for this are multi-faceted, including lack of rental supply, increasing demand out-of-community demand, and various economic factor acting to increase the cost of attaining housing and the cost of constructing new housing. Household incomes are not keeping pace with the rising costs of housing. Additionally, complex issues such as homelessness, evolving age and family demographics and systemic discrimination are putting additional strain on marginalized demographics to attain and maintain adequate housing. These factors have created a housing environment in the region and Sechelt that is unsustainable and is currently failing most people.

## 1.1 Provincial Legislation

In April 2019, new provincial legislation amended the Local Government Act, establishing a requirement for local governments to complete housing needs reports by April 2022. In 2023, the Province further amended the Local Government Act via multiple legislative changes aimed at radically transforming and accelerating the development of housing across the Province. The updated legislation stipulated that municipalities are to update their Housing Needs Reports by December 31st, 2025, to include several new aspects, notably projecting key housing needs out to 20 years.

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Complex issues such as homelessness, evolving age and family demographics and systemic discrimination are putting additional strain on marginalized demographics.

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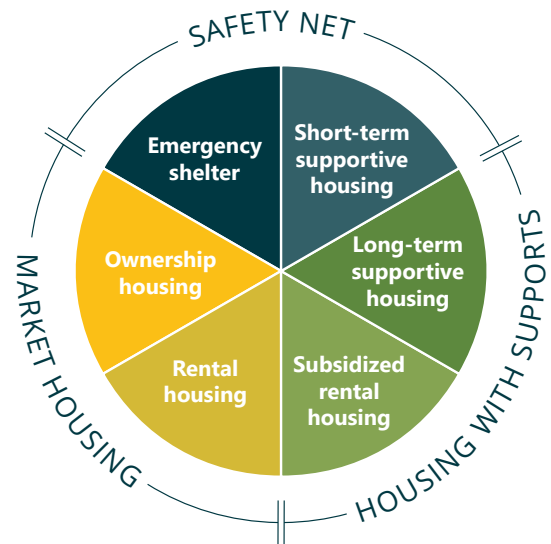
## 1.2 Understanding the Housing Network

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 8). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum”. Under the traditional housing continuum, an individual might move from subsidized rental housing to market rental housing, to homeownership, where their journey ends. The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

The Wheelhouse recognizes that, in reality, people’s housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone. While the Wheelhouse shifts the focus away from homeownership as the ultimate goal and does not emphasize one level of housing over another. It includes the following six housing options:

- Emergency shelters: temporary shelter, food and other support services, generally operated by non-profit housing providers.
- Short-term supportive housing: stable housing along with support services offered by non-profit providers as a transitional step between shelters and long-term housing (with typical stays of two to three years).
- Ownership housing: includes fee simple homeownership, strata ownership, multi-unit and single-detached homes, and shared equity (such as mobile homes or housing co-operatives).
- Long-term supportive housing: long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.

Figure 8: Housing Wheel House



This report identifies options and needs with the potential to support housing throughout the Wheelhouse, recognizing that a complete housing stock needs to include a variety of types and tenures, in order to meet the diverse needs of residents from different socioeconomic backgrounds at every stage of their lives.

- Rental housing: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes.
- Subsidized rental housing: subsidized rental homes operated by non-profit housing providers, BC Housing and housing cooperatives through monthly government subsidies or one-time capital grants.



## 1.3 Work Undertaken since 2021

- Adopted Zoning Bylaw 580 in 2022 to support additional housing options in the residential zones
- Amended Zoning Bylaw 580 in 2024 to support the Provincial initiative for Small-Scale Multi-Unit Housing
- Initiated an update to Official Community Plan, Development Cost Charge Bylaw and creation of an Amenity Cost Charge Bylaw
- Approved several dedicated rental developments utilizing both housing agreement covenants and the residential rental tenure option in the Local Government Act.
- Strengthened short-term rental regulations

## 1.4 About the Data

These reports look at a combination of statistical data and community and stakeholder input to create a comprehensive picture of housing needs in a community. The legislative requirements for these reports require that municipalities collect approximately 50 types of data about current and projected population, household income, economic sectors, and current and anticipated housing stock (reported in the demographic and housing profile sections). This assessment and report exceed these requirements by also conducting engagement with community stakeholders and including an affordability gap analysis for various types of renter and owner households.

## Quantitative Data Sources

This report contains quantitative data from the following sources:

- Statistics Canada 2006, 2011, 2016, and 2021 Censuses
- Statistics Canada 2011 National Household Survey
- Canada Housing and Mortgage Corporation
- BC Housing
- BC Assessment
- BC Statistics
- Secondary Rental Market Data
- Integrated Data Project
- Homelessness Services Association of BC

## 1.5 How to Use This Report

The 2024 Housing Needs Report (HNR) is intended to provide a fulsome understanding of the housing environment in Sechelt as of 2024 and direct update to the District's portion of the regional 2021 Sunshine Coast Housing Needs Report. This document has been prepared to meet the legislative requirement to update the District's HNR by January 1<sup>st</sup>, 2025. This Report provides a snapshot in time and is intended to be updated at least every five years so that the District may monitor trends in housing and continually address short- and long-term issues.









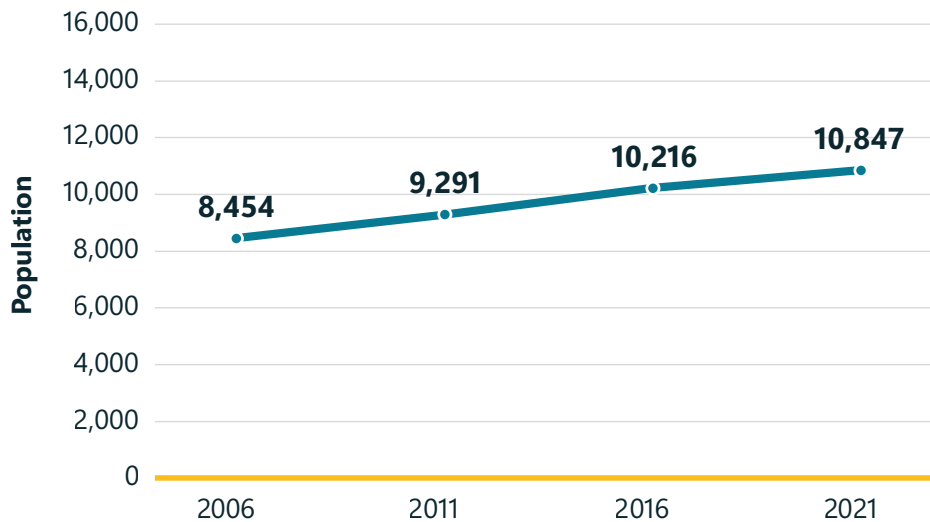
## 2.0

## Demographics Trends

## 2.1 Population Growth

Sechelt has continued to experience community growth for the past 15 years. Between 2006 and 2021 the District grew by 28.3%, adding 2,393 new residents. Between 2006 and 2021, the District received an average of 798 new residents every five years, growing from 8,454 to 10,847.

Figure 9: Existing and Historical Population Change, 2006 to 2021



Between 2006 and 2021, the District received an average of 798 new residents every five years.

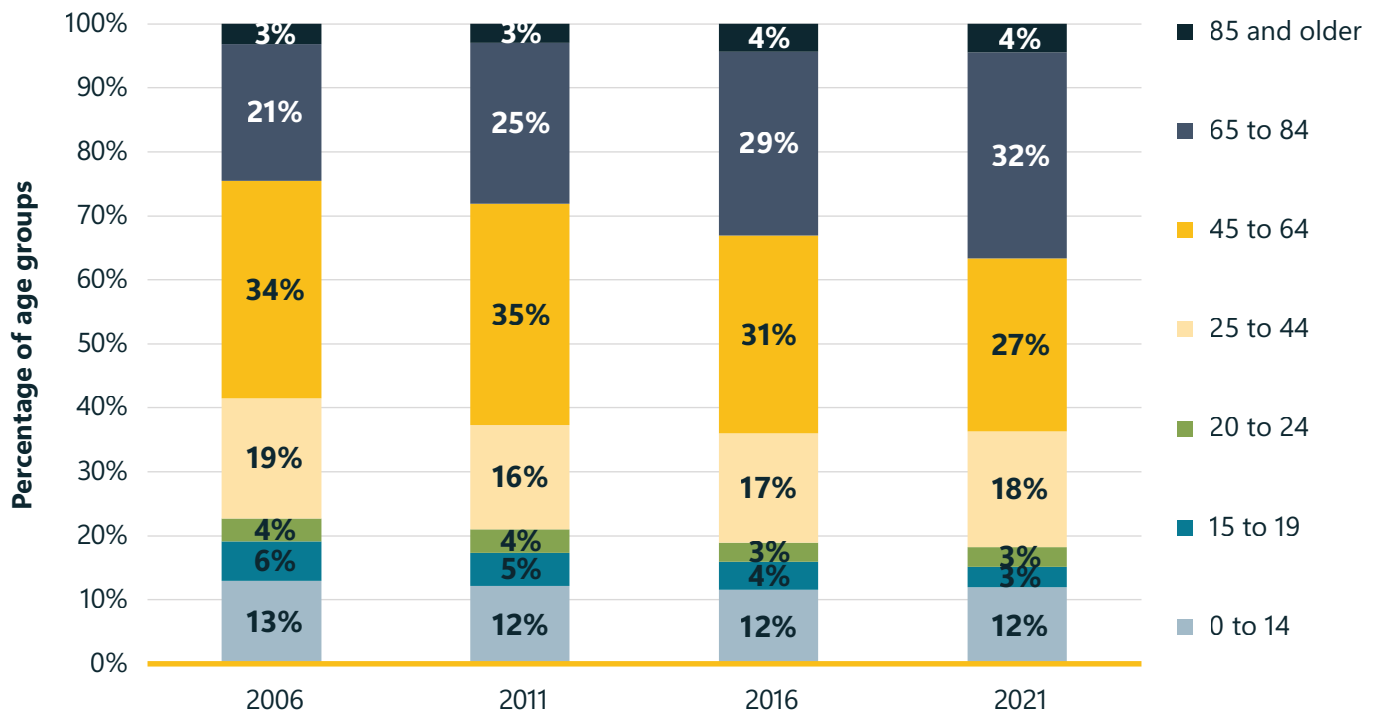
Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



## 2.2 Population Age Characteristics

While the District's population continues to grow, it is also seeing a rapidly growing senior population (65+) and a reduction in the number of older working-aged adults (45 to 65), as this group ages into seniors. This significant increase in the senior demographic is reflective of a broader aging trend at the provincial and federal levels. The proportion of young working-aged adults (25 to 44) declined slightly from 2006 to 2021; however, the share of this population grew between 2011 and 2021. This is indicative of overall growth for this age cohort, as the population increased from 2,020 in 2006 to 4,151 in 2021. The proportion of youth and children (0-24) has substantially decreased from 2006 to 2021.

Figure 10: Change in Age Demographics, 2006 to 2021

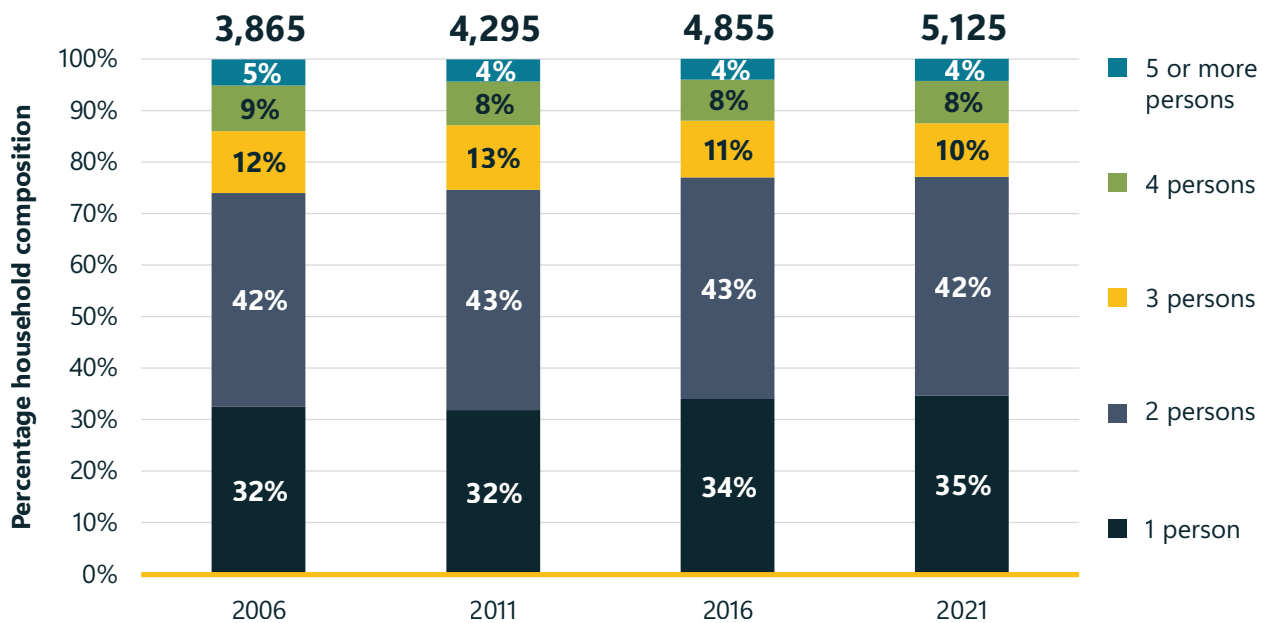


Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

## 2.3 Household Growth and Changes

Between 2016 and 2021, the number of households grew by 5.6% (270 new households). This rate of growth is substantially lower than previous 5-year periods; however, growth in those earlier periods was considerable, and the 2016 to 2021 growth rate still represents strong population and household growth. Between 2006 and 2011 the number of occupied units grew by 11.1% and between 2011 and 2016 Sechelt grew 13.0%. Over the same time period, the average household size remained stable at 2.1. In 2021, the average household size by tenure is quite similar with renter households at 2.0 and owner households at 2. However, the overall number of one-person households has increased from 32% in 2006 to 35% in 2021.

Figure 11: Existing and Historical Household Growth and Composition, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

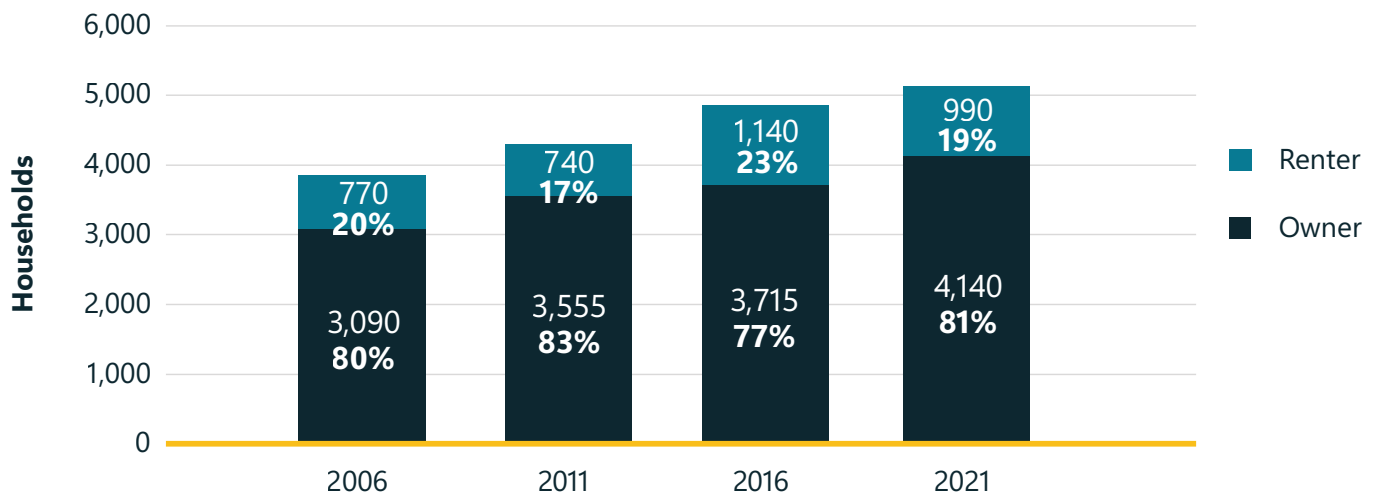


## 2.4 Households by Tenure

As of 2021, the District is composed of 81% owner and 19% renter households. Current household growth is being driven by owner households which accounted for 83% of all new households between 2006 and 2021, and 155% of all households between 2016 to 2021, due to a 150-unit decline of occupied rental households. The decline in the number of rental households could be linked to issues in the rental housing market: the District has very little purpose-built rental housing, which means that the majority of rental housing is in secondary stock (e.g. secondary suites, private homes rented out), which tends to have less security of tenure for renters. This decline in renters may be of concern, as it may be indicative of declining options for workforce housing.

When compared to the Sunshine Coast as a whole, Sechelt has a slightly lower proportion of rental households to owner households. In 2021, the Sunshine Coast Regional District was composed of 20% rental households, and 80% owner households.

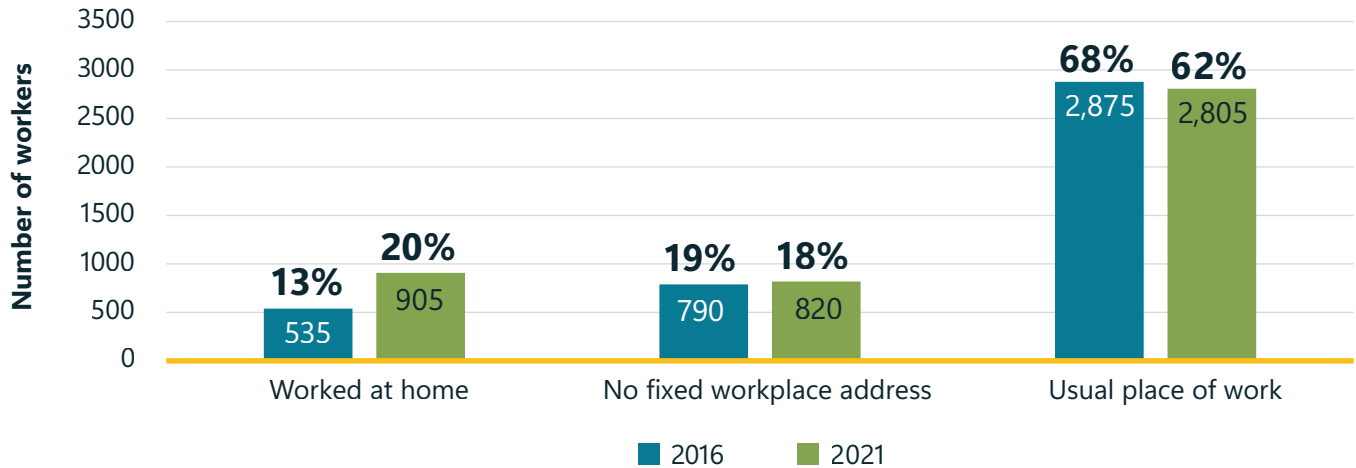
Figure 12: Household Growth by Tenure, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021. Usual Place of Work

From 2016 to 2021 7% more people reported to work from home, increasing from 13% in 2016 to 20% in 2021. This trend is likely reflective of the COVID-19 pandemic requiring many people to work from home, but working from home rates are not likely to fully return to pre-pandemic levels of working from the office or a fixed location outside of one's home. Moving forward there may be a demand for larger units with either a den or extra bedroom to accommodate a work-from-home office space.

Figure 13: Usual Place of Work, 2016 to 2021

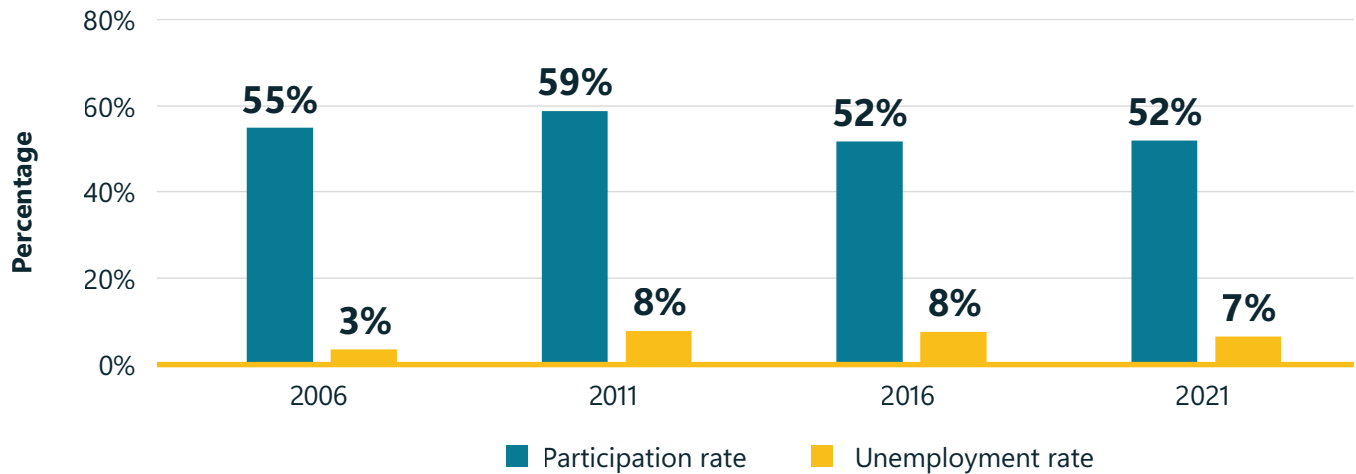


Source: Statistics Canada, Census Profiles for Sechelt, 2016, 2021

## 2.4.1 Employment Rate

The participation rate in the labour force has been declining since 2006, from 55% in 2006 to 52% in 2021. The increase in the senior demographic may be a factor as many seniors are less likely to be participating in the labour force. The unemployment rate has increased, as shown in Figure 14, 3% in 2006, to 7% in 2021.

Figure 14: Unemployment and Labour Participation Rates, 2006 to 2021



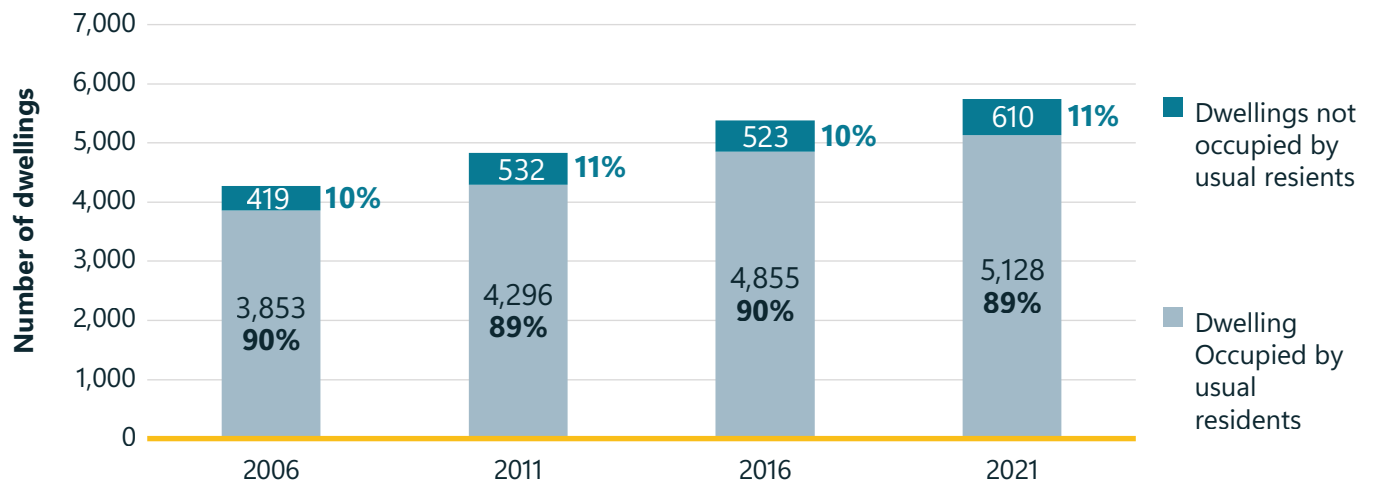
Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



## 2.4.2 Dwelling Occupancy Trends

The Census reports on the number of dwellings occupied by usual residents (either the owner or a full-time tenant), and dwellings that are not occupied by usual residents, typically short-term rental, holiday homes, or other forms of commercial accommodation. The number of and proportion of dwellings not occupied by usual residents has been slowly increasing from 419 units or 10% in 2006 to 610 or 11% in 2021.

Figure 15: Dwellings Not Occupied by Usual Residents



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



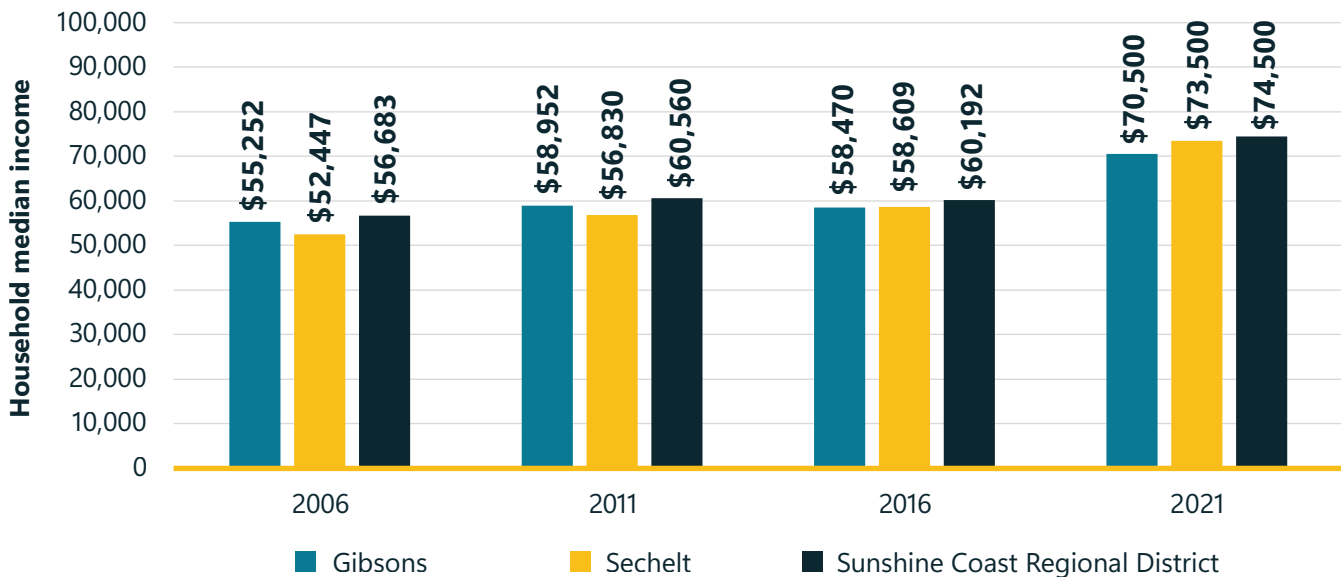
# 3.0

## Housing Profile

### 3.1 Income in Sechelt

The median income of Sechelt residents increased by 25% between 2016 and 2021. The median household income in the District, as of 2021, is slightly higher than in Gibsons (+4%) but slightly lower than across the SCRD (-1%). The household median income in Sechelt has stayed comparable to the SCRD and Gibsons since 2006.

Figure 16: Household Median Income Data in Sechelt and the SCRD, 2006 to 2021



Source: Statistics Canada, Census Profiles for Gibsons, Sechelt, SCRD, 2006, 2011, 2016, 2021

#### 3.1.1 Income by Tenure

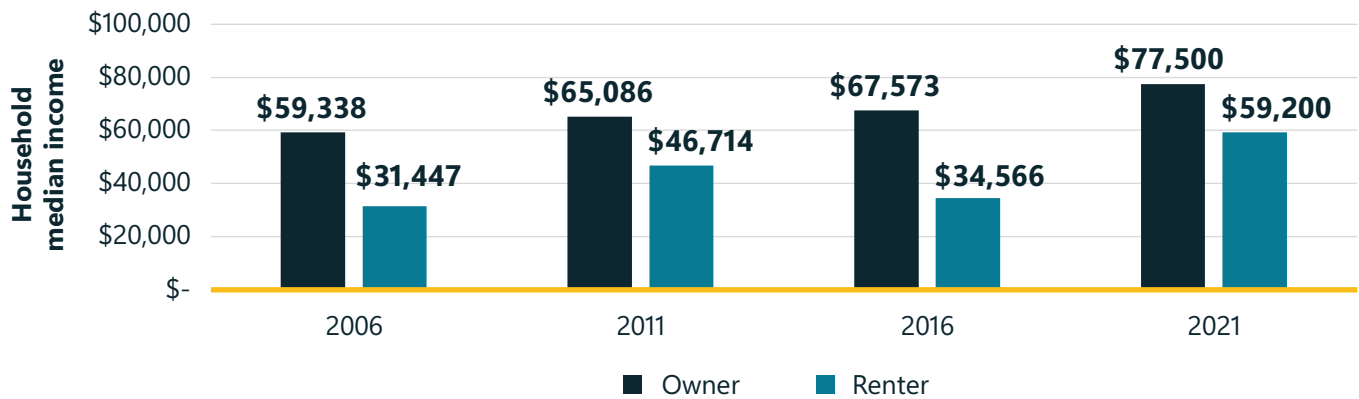
Since 2006, owner households in Sechelt have typically earned between significantly less than owners: median owner income in 2021 was 31% higher than median renter income. Overall median renter incomes increased between 2006 and 2021, by 88%, while median owner incomes increased by 31%. However, it should be noted that renter incomes were likely inflated in 2021, due to the Canadian Emergency Response Benefit.





The Canadian Emergency Response Benefit (CERB) was introduced in 2020 to support those whose employment was adversely affected by the Covid-19 Pandemic. The CERB provided \$2,000 per month to individuals which substantially boosted the incomes of very low and low-income households. This likely accounts for the substantial increase in renter incomes, and may even be a contributor to higher owner incomes. This benefit was not permanent, and it remains to be determined what the trend for renter incomes will be over the long-term.

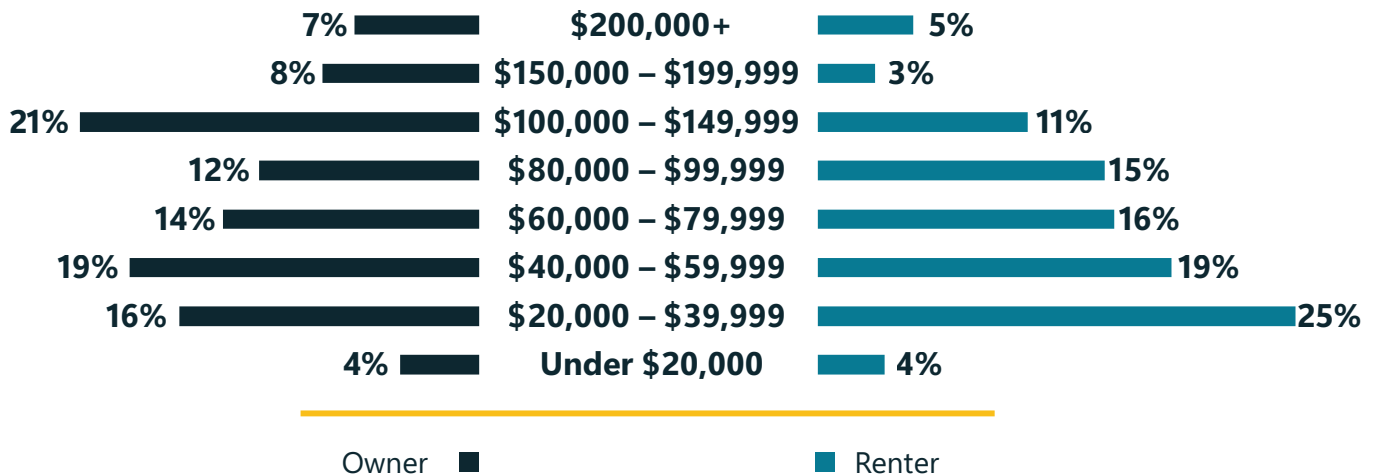
Figure 17: Household Median Incomes in Sechelt by Household Tenure, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

Figure 18 illustrates how the household incomes are distributed by tenures in Sechelt. The data shows owner and renter households are distributed very differently, with 48% of owner households earning more than \$80,000 and 64% of renter households earning below \$80,000. Owner households are typically older, meaning they are further along in their respective careers, and include fewer single-person households, which accounts for a significant portion of the difference. Twenty-nine percent (29%) of renter households in 2021 earned less than \$40,000. This equates to an affordable rent of \$1,000 or less, indicating that to achieve affordable housing, they would likely need to find a below-market option.

Figure 18: Household Income Distribution in Sechelt by Household Tenure, 2021



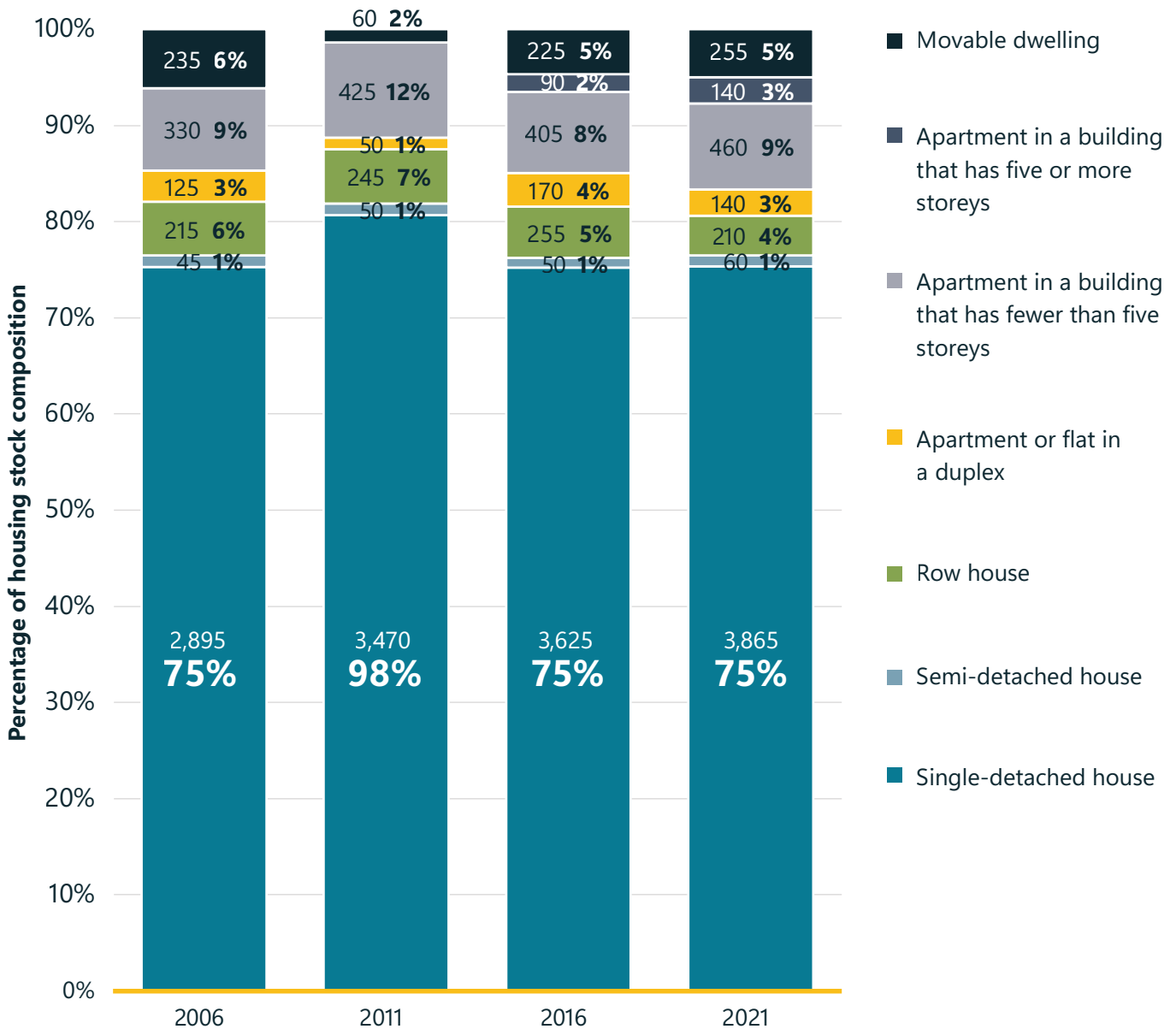
Source: Statistics Canada, Census Profiles for Sechelt, 2021

## 3.2 Sechelt Housing Stock

### 3.2.1 Housing Stock Changes

Since 2006, the existing housing stock in Sechelt has remained relatively unchanged, with 75% of all dwelling units being single detached homes. As shown in Figure 19, the overall composition of housing types in 2021 was 75% single-detached, 9% apartments in a building that has fewer than five storeys, 5% moveable dwellings, 4% row houses, 3% apartment or flat in a duplex, 1% semi-detached.

Figure 19: Housing Stock Composition 2006 to 2021

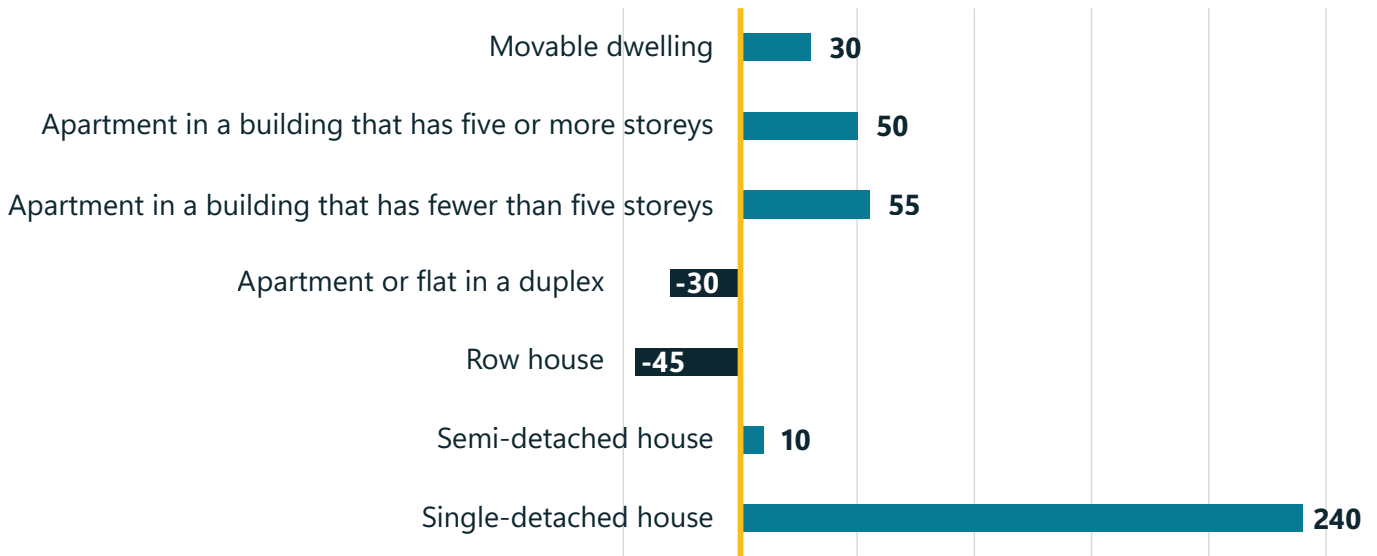


Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



While single-detached homes have continued account for 56% of occupied units, the District increased denser forms of infill housing by adding 187 new row houses, apartments/duplexes, and apartments that have fewer than five storeys, as shown in Figure 20.

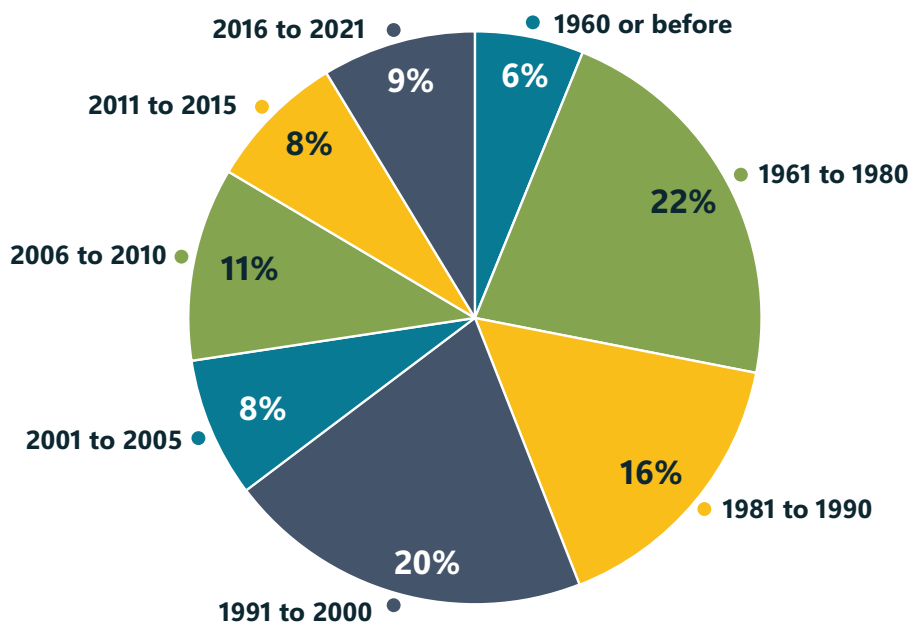
Figure 20: Housing Continuum Change from 2016 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

### 3.2.2 Housing Stock Age

Figure 21: Housing Stock Age, All Households, 2021

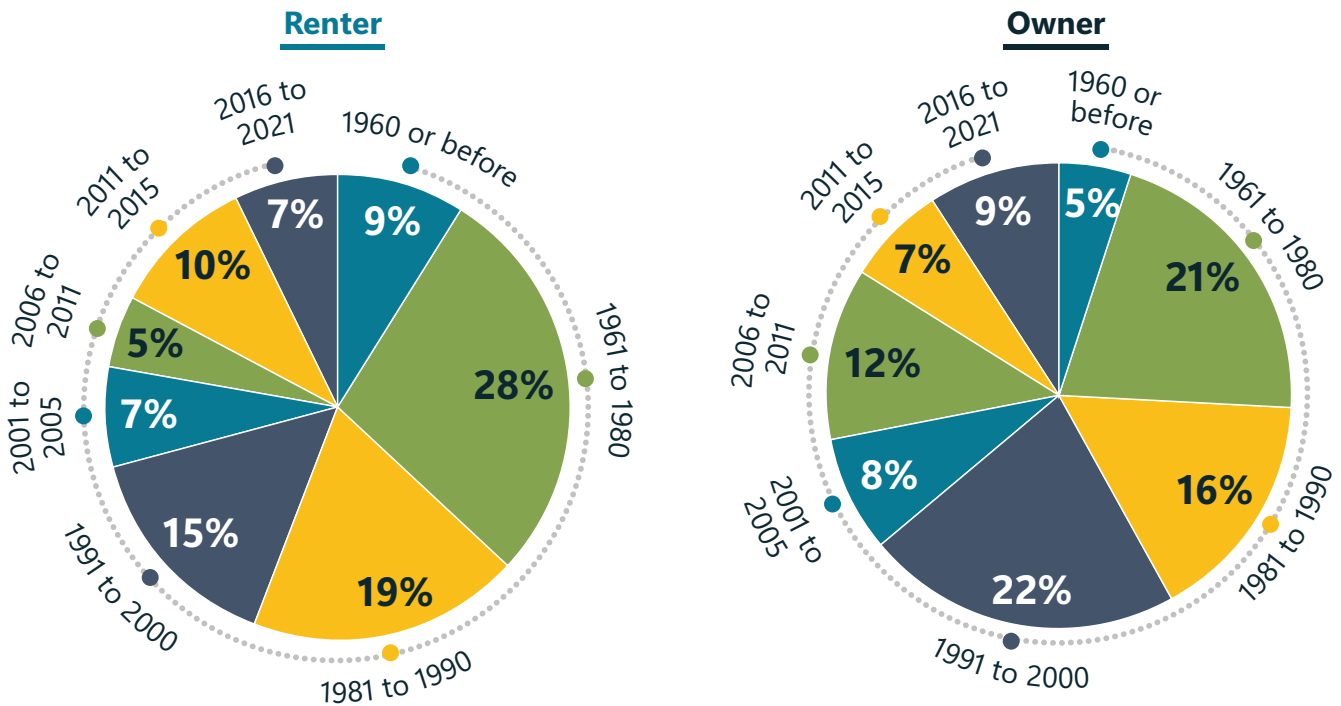


Source: Statistics Canada, Census Profile for Sechelt, 2021

As of 2021, approximately three-quarters (72%) of Sechelt housing stock has been built since 1981 and 28% was built prior to 1980. Since owner households represent 81% of all households, the age of owned housing units follow the age trend of the overall housing stock fairly consistently. However, the relative age of housing for renter households is older, with 37% being built prior to 1981 compared to only 26% of owner households.

Typically, after 40-50 years multifamily residential buildings have a higher chance of being redeveloped. Purpose-built rentals typically have a longer lifespan due to municipal and provincial rental controls. According to CMHC, approximately 37% of Sechelt’s purpose-built rental stock was constructed before 1980.

Figure 22: Housing Stock Age by Tenure, 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2021

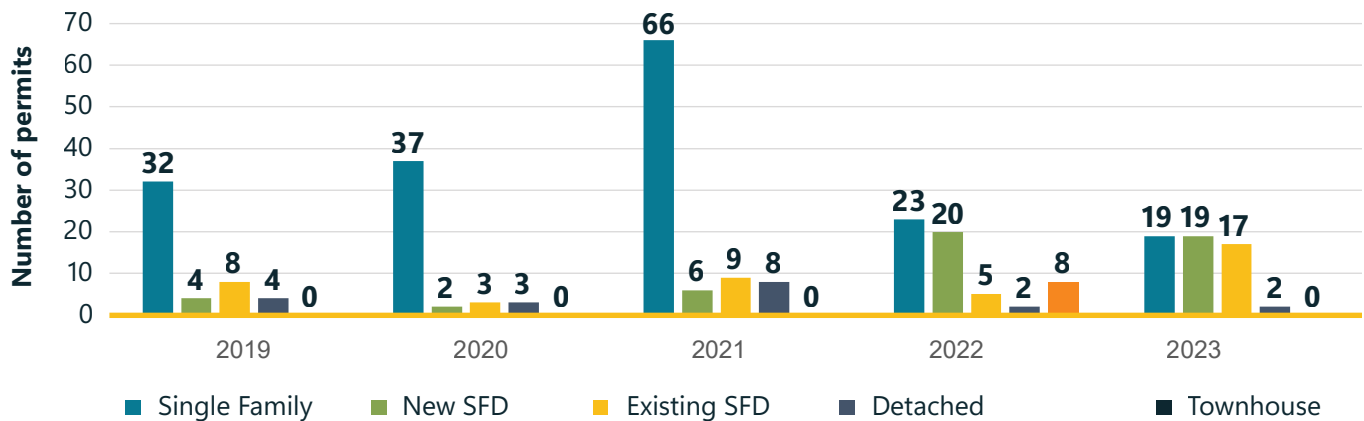


### 3.2.3 Building Permit Data

Between 2019 and 2023, there was a net total of 456 residential units that received a building permit in Sechelt. Most (63%) recent building permits have been issued for detached homes, or a detached secondary dwelling, and apartments and townhouses/duplexes have accounted for 35% and 2% respectively. However, in 2023 the District issued building permits for a total of 155 apartments units, accounting for 34% of all issued units since 2019.

On average there have been 76 new building permits for new residential units issued every year since 2019.

Figure 23: New Building Permits by Housing Type, 2013 to 2023



Source: District of Sechelt, Municipal Building Permit Data



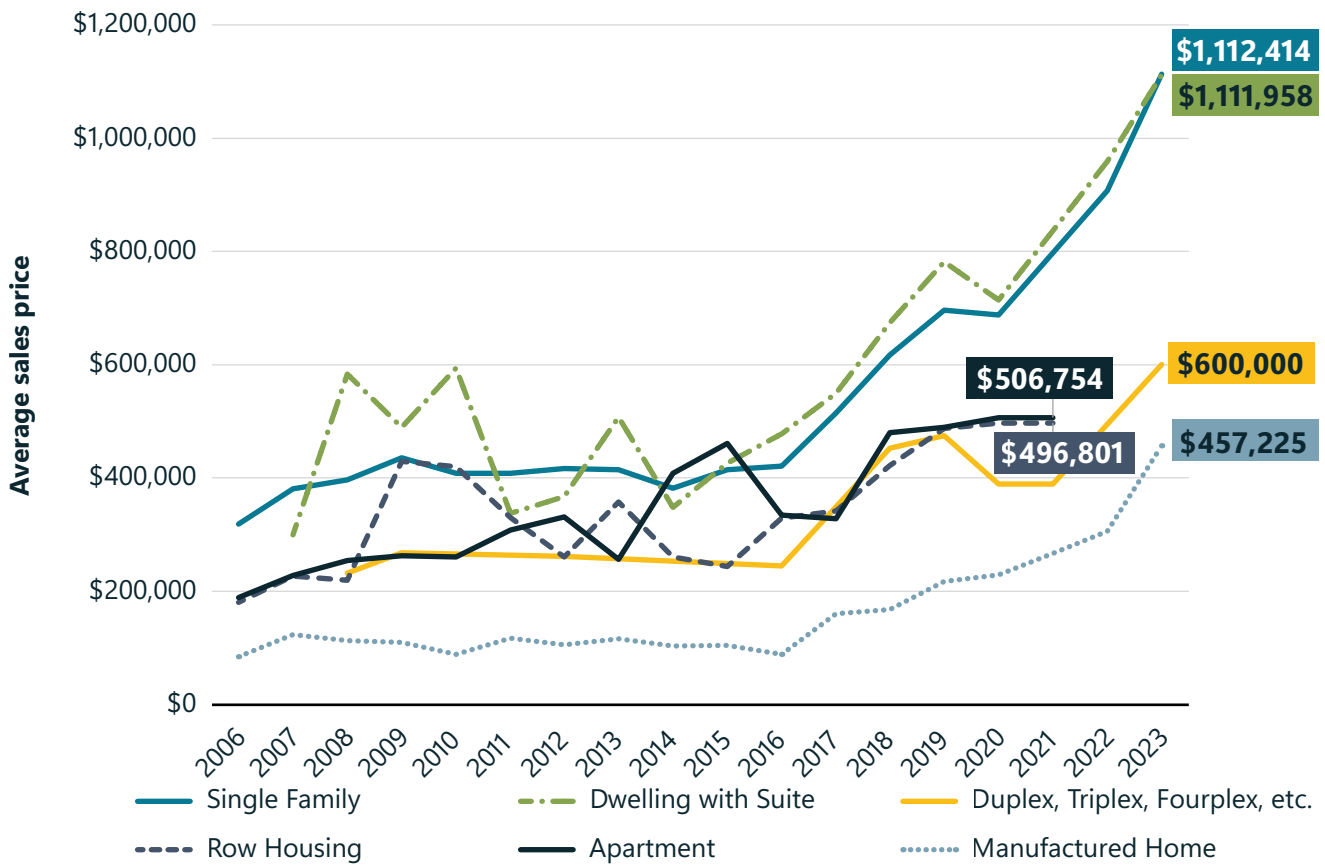
### 3.3 Cost of Housing

#### 3.3.1 Cost of Ownership

The cost of homeownership increased on average 216% from 2017 to 2023 for all owned housing types. The increase in ownership cost impacted single-family homes and manufactured home prices the most, with associated 216% and 284% increases, respectively. Below is a list showing the increase in housing costs for each type of housing from 2017 to 2023, as reported by BC Assessment. The data below captures average sale prices by housing type for each year from 2006 to 2023. However, due to limited data through BC assessment, data is not available for all housing types for every single year, as shown below.

- Single Family Dwelling – 216%
- Single Family Dwelling with a suite – 202%
- Houseplex – 132% (2018 to 2023)
- Row Housing – 145% (2017 to 2020)
- Apartment – 154% (2017 to 2020)
- Manufactured Home – 284%

Figure 24: Average Sale Prices in Sechelt 2006 to 2023



Source: BC Assessment, Assessment Roll, 2006 – 2023





### 3.3.2 Secondary Rental Housing

Research conducted by Cover the Coast provides a snapshot of the secondary rental housing market in Sechelt in 2023 and 2024. Between July 2023 and June 2024, Cover the Coast collected data on monthly secondary rental costs on online websites and social media. Table 4 shows the average monthly rent for available listings by household size.

The census also collects data on the reported average rent for Sechelt. In 2016 the census reported the average rent to be \$1,064, which increased by 27% to \$1,350 in 2021. It is important to remember that the average rents from 2023 to 2024 (Table 4) are based on vacant rental units. These rental rates may have been increased in-between tenants. Average rents reported in the 2021 Census include people who have been in their homes for longer periods of time and have experienced fewer rent increases. Therefore, average rents for 2021 reported in the Census are likely lower than the cost to rent a vacant unit on the market at that time. This is because rent can only be raised by a set maximum each year while the same tenant is living in the unit.

Table 4: Secondary Rental Market Scan, by Housing Type – 2023 to 2024

Housing Type	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Average Rent 2023/2024	\$1,447	\$1,650	\$2,428	\$2,895	\$3,872

Source: Cover the Coast: Alliance For Affordable Housing, 2024

## 3.4 Homelessness

The Homelessness Services Association of BC, with support from BC Housing and the Province, conduct Point-In-Time (PiT) counts, which provide a snapshot of people who are experiencing visible homelessness in a 24-hour period, their demographic characteristics, service use and other information. Across Sechelt and Gibsons, 97 people were identified to be experiencing homelessness in the 2023 PiT Count. This is an increase from 84 people in 2020, and 57 people in 2018. Most of these individuals were working-age adults between 25 and 54 years old, 24% were seniors (55 years or older), and 12% were youth under 25 years old. Almost half (44%) of respondents identified as Indigenous.

The Province also conducts the Integrated Data Project, which aims to better understand, respond to, and prevent homelessness in B.C. using de-identified provincial administrative data to get a more complete picture of who is experiencing homelessness. To date, the project has generated estimates of the population of individuals living in British Columbia who experienced homelessness in 2019, 2020, and 2021. In 2021, the integrated data project estimated that 146 individuals were experiencing homelessness across the Sunshine Coast. If the 146 individuals are dispersed proportionately based on population across Gibsons and Sechelt (the region's service centres), there are an estimated 101 individuals experiencing homelessness in Sechelt.

According to Cover the Coast, an Alliance for Affordable Housing on the Sunshine Coast, as of June 2024, there are 237 supportive housing units providing short- and long-term assistance, including:

- 134 – Long-term units for seniors
- 4 – Hospice units
- 48 – Supportive housing units
- 46 – Transitional housing units
- 5 – housing units for people with developmental limitations

## 3.5 Affordable Housing Stock

According to Cover the Coast, an Alliance for Affordable Housing on the Sunshine Coast, as of June 2024, there are 156 existing affordable housing units, including both rental and ownership tenures. Most existing affordable units in Sechelt are for seniors and people with limitations, with 111 units or 42% of all affordable units. There are also 111 affordable housing units planned or underway, with units for seniors and people with limitations accounting for 85% of anticipated units.

Table 6: Existing and Planned Affordable Housing Stock

Eligible Tenants	Units Existing	Units Planned Or Underway	Model	Total
<b>All</b>	25	17	Affordable or Below Market	42
<b>Seniors and people with limitations</b>	111	94	Affordable & Below Market	205
<b>People with developmental limitations</b>	4	0	Affordable	4
<b>Families</b>	16	0	Affordable	16
<b>Total</b>	<b>156</b>	<b>111</b>		<b>267</b>

Source: Cover the Coast: Alliance For Affordable Housing, 2024

## 3.6 Affordability Analysis

### 3.6.1 Owner Affordability Analysis

Ownership is most unaffordable for non-census families, which largely consist of individuals living alone and one-parent households. For non-census families and one-parent households, no form of homeownership is considered affordable at the median income and would require households to pay more than 50% of income on housing costs in order to purchase even the most affordable unit type. For median-income-earning couples without children, again, no form of home ownership is considered affordable, with the average cost of Townhouses, apartments or houseplex still requiring between 30% to 49% of a household's monthly income.

Median-income-earning couples with children can afford the average cost of townhouse but likewise can not spend 30% or less on a single-detached home, apartment, or houseplex. Notably, no median-income-earning families can spend less than 50% of their monthly income on a single detached home. This data indicates that there is a serious ownership affordability crisis in Sechelt, with very few family structures being able to transition from renting to ownership without significant financial hardship.





Table 7: Owner Affordability Analysis, 2024

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs*			
			Single-Detached Dwelling \$1,112,414	Townhouse \$496,801**	Apartment \$506,754**	Duplex, Triplex, Fourplex \$600,000
<b>Couples without children</b>	\$91,735	\$2,293	-\$4,189	-\$735	-\$988	-\$1,307
<b>Couples with children</b>	\$129,694	\$3,242	-\$3,241	\$214	-\$39	-\$358
<b>One-parent families</b>	\$70,646	\$1,766	-\$4,717	-\$1,262	-\$1,515	-\$1,834
<b>Other census families</b>	\$149,728	\$3,743	-\$2,740	\$715	\$462	\$143
<b>Non-census family households (Individuals living alone or with roommates)</b>	\$40,068	\$1,002	-\$5,481	-\$2,026	-\$2,280	-\$2,598

\*Several assumptions were made to conduct the affordability analysis, including a mortgage with a 10% downpayment, a three-year fixed-rate mortgage at 5.4%, and a 25-year amortization period. Other expenses included estimated annual Insurance costs of \$1000 and utilities costs of \$1,150. Applicable property tax rates and municipal services were also included.

\*\*There have been no tracked assessment sales for apartments or townhouses since 2020 and the costs have likely increased, meaning the analysis may indicate greater affordability than the 2024 housing reality.

- Spending less than 30% of their income on shelter costs
- Spending approximately 30-49% of their income on shelter costs
- Spending 50% or more of their income or less on shelter costs

### 3.6.2 Renter Affordability Analysis

Rental housing in Sechelt, based on the median income of renter households, is largely unaffordable (Table 8). Except for other census families, no family type can afford an adequately sized unit based on expected family size. Couples with children are the only family type able to spend less than 30% of their monthly income on a one-bedroom, but couples with children need at least a two-bedroom unit, based on CHMC guidelines.

This affordability analysis is based on the data collected through the secondary market scan does not include purpose-built rental housing, of which there is very little in Sechelt. The affordability analysis has been conducted by the unit size, as shown in Table 8, rather than the type of suite, as shown in Table 7, as this method reduces variability within housing types.

Table 8: Renter Affordability Analysis, 2024

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			1-Bedroom Apartment \$1,650	2-Bedroom Apartment \$2,428	3-Bedroom Apartment \$2895
<b>Couples without children</b>	\$70,073	\$1,752	-\$20	\$797	\$1,264
<b>Couples with children</b>	\$99,069	\$2,477	\$705	-\$72	-\$540
<b>One-parent families</b>	\$53,965	\$1,349	-\$422	-\$1,200	-\$1,667
<b>Other census families</b>	\$114,373	\$2,859	\$1,088	\$310	-\$157
<b>Non-census family households (Individuals living alone or with roommates)</b>	\$30,607	\$765	-\$1,006	-\$1,784	-\$2,251

\* Several assumptions were made to conduct the affordability analysis, including estimated annual costs of utilities and renters insurance at \$1,150 and \$300, respectively.

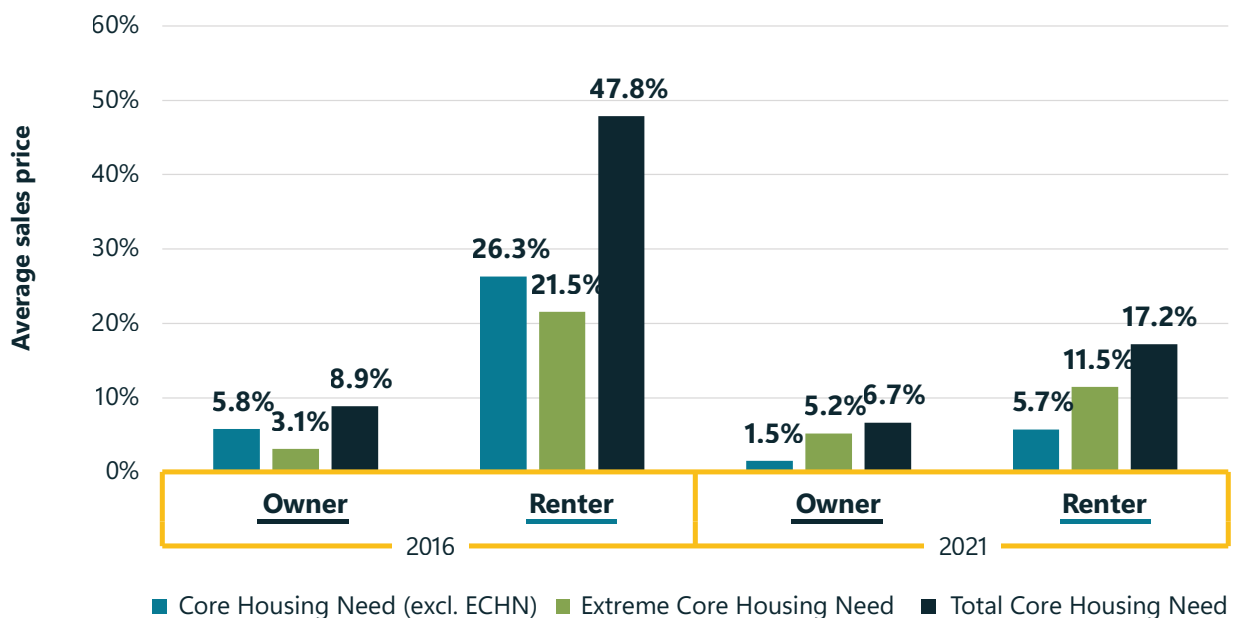
- Spending less than 30% of their income on shelter costs
- Spending approximately 30-49% of their income on shelter costs
- Spending 50% or more of their income or less on shelter costs



### 3.6.3 Core Housing Need

Core housing need for renters was reported to decrease between 2016 to 2021: 47.8% or 500 of Sechelt renter households experienced core housing need in 2016 compared to 17.2% or 165 renter households in 2021. However, during this period the cost of median rents increased. Notably, the rate of extreme core housing needs for renter households also decreased from 21.5% in 2016 to 11.5% in 2021. The reported decrease in core housing need is likely to be caused by an artificial depression of core housing need statistics amongst renters due to CERB. The CERB benefit supported some of the lowest-income households in communities across Canada, and this income support likely decreased housing pressures for these households.<sup>1</sup> However, it may also be attributed to lower-income renters leaving Sechelt due to affordability issues. Core housing need amongst owner households slightly decreased from 8.9% in 2016 to 6.7% in 2021.

Figure 25: Core Housing Need, 2016 to 2021



Source: Statistics Canada, Census 2021, 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

<sup>1</sup> <https://hart.ubc.ca/wp-content/uploads/2023/07/Understanding-2021-Core-Housing-Need-Data.pdf>

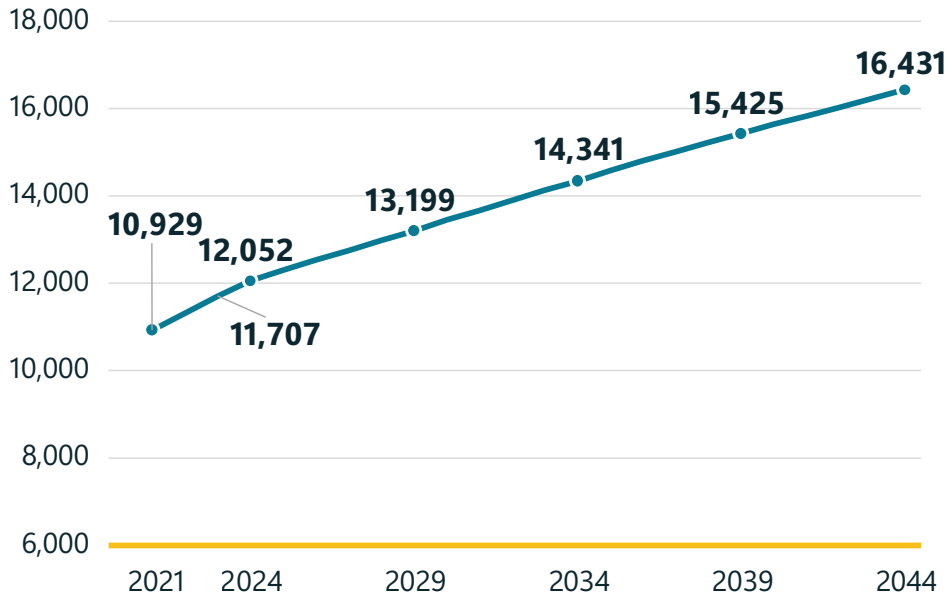
# 4.0

## Community Growth

### 4.1 Population Projection

Sechelt is projected to continue experiencing population growth. Between 2021 to 2029, the District’s population is projected to grow by 21% to a total of 13,199 residents (Figure 26). Between 2021 and 2034, Sechelt’s population is projected to grow by 31% to a total of 14,341, up from 10,929 residents in 2021. To accommodate the projected population growth, Sechelt is projected to add approximately 1,110 net new households by 2029 and a total of 1,656 by 2034 (Figure 26).

Figure 26: Projected Population, 2021 to 2033



Source: BC Statistics Population Projections and Statistics Canada Census 2021

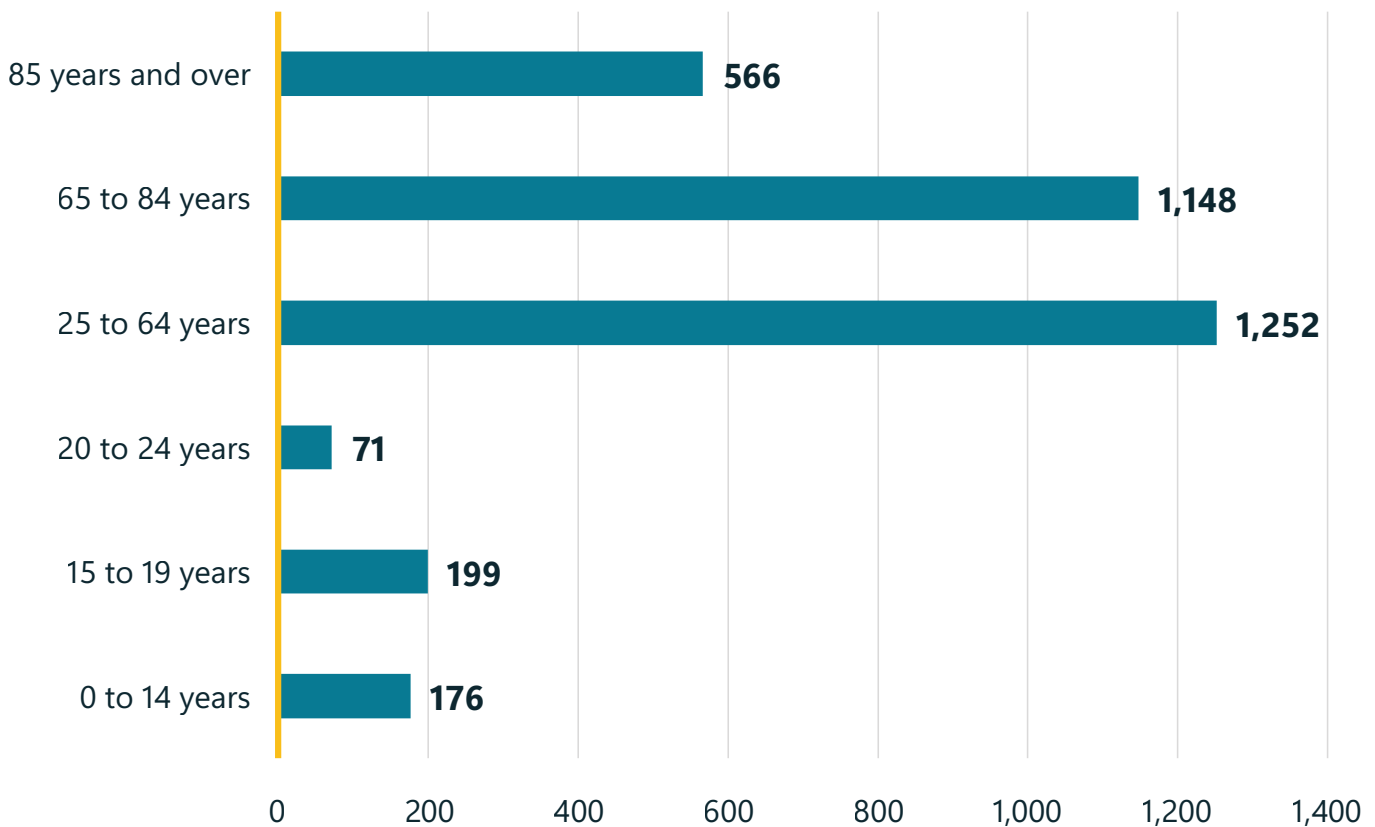


### 4.1.1 Changing Demographic in Sechelt

Sechelt population is projected to increasingly become older, a trend that is occurring at the Provincial and Federal scales as well. The median age in Sechelt is expected to remain stagnant at 57.9 between 2021 and 2029 and see a slight reduction to 57.5 by 2034. Figure 27 shows the nominal change in age cohorts. It is projected that by 2034, there will be approximately 1,714 more seniors, who will account for 41% of the population.

Working-age adults between the ages of 25 to 65 are expected to account for more new growth, adding 368 people between 2024 and 2034. A modest 446 increase in youth and children between the ages of 0 and 24 years old is projected.

Figure 27: Projected Change in the Age Composition Of The Population, 2024 to 2034



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

## 4.2 Household Projections

This section describes how household growth is likely to evolve in Sechelt, including growth by tenure, family type, and unit sizes. It is important to understand the future demand on the housing market to inform policy related decision-making processes today.

### 4.2.1 Household Growth Scenarios

This report presents two approaches to population growth projections for Sechelt. The first approach is based municipally specific growth statistics for Sechelt and the second approach is based on Sunshine Coast.

#### Approach 1 –BC Stats Local Approach

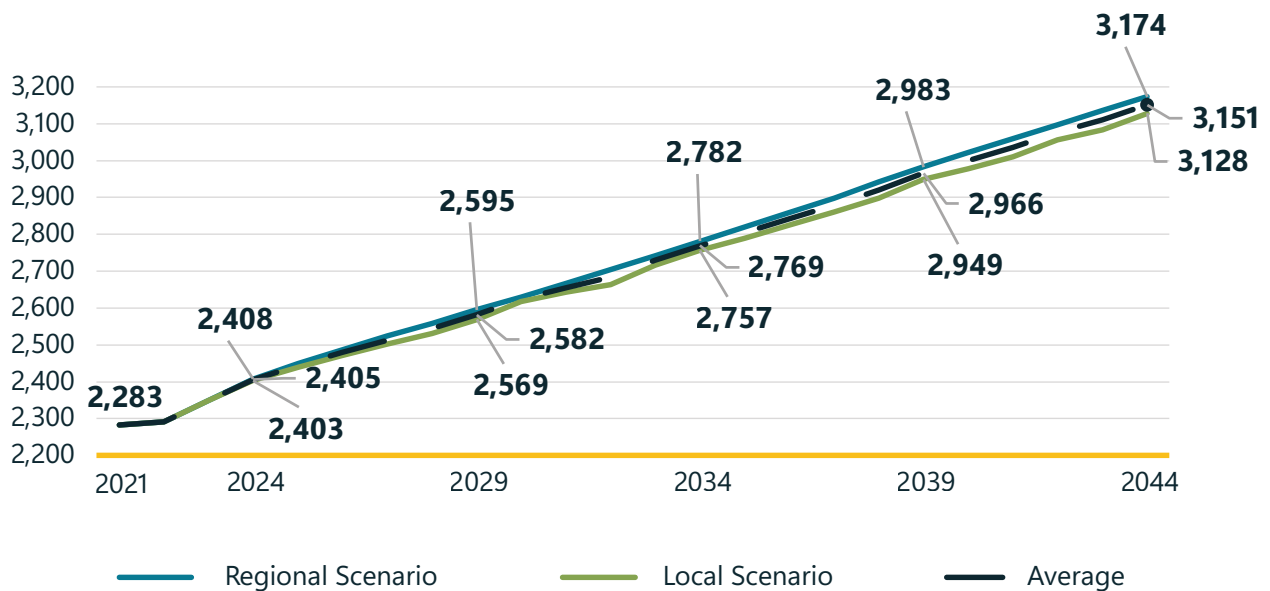
- The household projection for the District of Sechelt developed by BC Stats is used to determine the household growth in the District following the projected local trajectory of population growth and household size in the District.

#### Approach 2 –Regional Approach

- The household growth of the District of Sechelt is assumed to follow the rate of growth in the number of households at the rate of the Sunshine Coast Regional District as a whole. First, the projected households for the region are extracted from BC Stats household projection. The projected rate of change in the number of households at the regional level each year is applied to the household projections at the District level.

The projected household growth under the local trajectory exceeds the region trajectory by 5.4%, as shown in Figure 28. This report focuses on the projected growth local trajectory. The projected household growth for the regional trajectory is presented for reference only.

Figure 28: Projected Household Growth 2021 to 2044



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

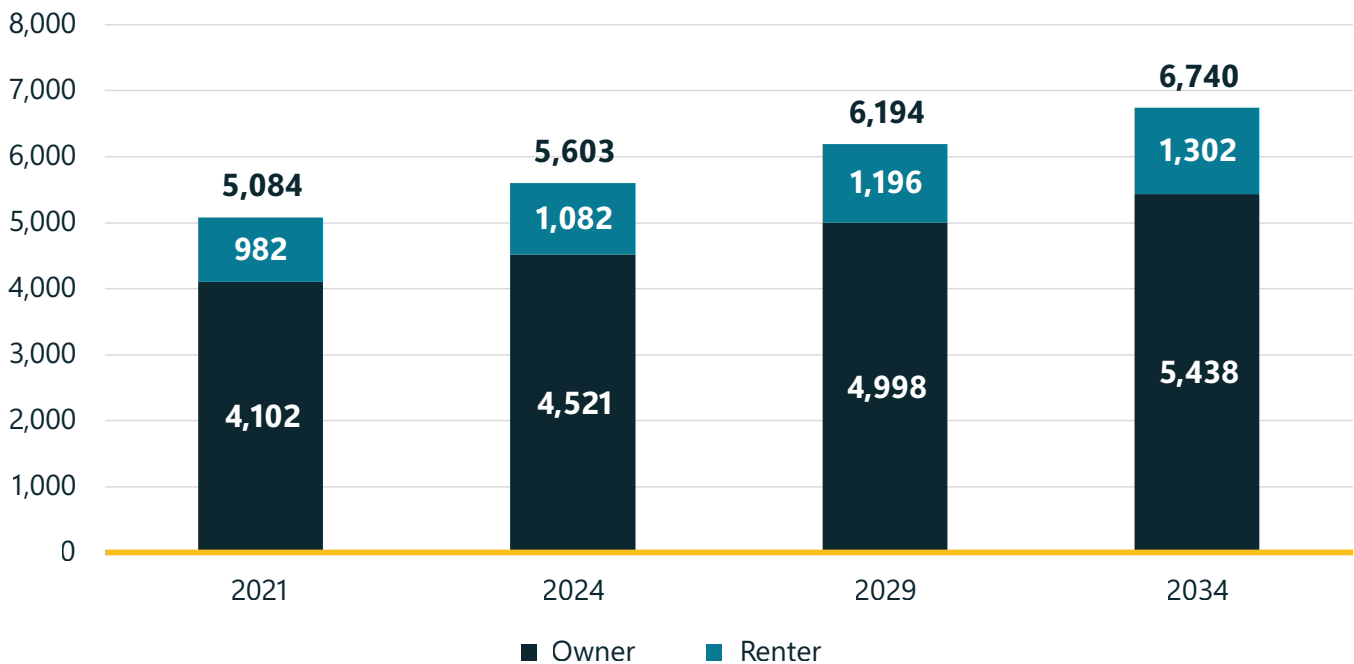




The projection used in Figure 28 assumes household formation patterns remain unchanged from the Census 2021 data across all age groups. Historically, the mix of housing tenure has fluctuated from 20% in 2006, 17% in 2011, 23% in 2016, and 19% in 2021. Suppressed household formation (i.e., Households that could have been formed but not able to do so due to housing shortage) is not included in the estimates but is discussed in Section 5.8.2.

Figure 29 and Table 9 show the projected household growth by tenure. The proportion of renter households is projected to remain the same (19%) up to 2034. By 2029, it is projected that there will be an additional 214 new renter households and 896 new owner households compared to 2021. By 2034, there is projected to be a total of 320 new renter households and 1,336 new owner households. The mix of tenure is not projected to change, with 19% of all households being rental in both 2029 and 2034. New residential development will still be dominated by owner households with 81% of new development being owner tenure.

Figure 29: Projected Household Growth by Tenure



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

Table 9: Projected Household Growth by Tenure

Additional households	2024 – 2029	2029 – 2034	Total (2024 – 2034)
<b>Owner</b>	477	440	917
<b>Renter</b>	114	106	220
<b>Total</b>	591	546	1,137

Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

## 4.2.2 Projections Based on Unit Size and Family Types

Table 10: Projected Demand for Household Size by Family Structure shows anticipated demand for households of different sizes based on family types. It is anticipated couple and without children will look for 50% studio or one-bedroom units and 50% two-bedroom units. For families with children and other larger families, it is anticipated that 33% of households will require a two-bedroom unit, while 67% will require a larger three – or more-bedroom unit. For non-census families, such as individuals or a group of unrelated roommates, it is anticipated their demand will for 60% studio and one-bedroom units, 30% two-bedrooms units, and 10% three – or more-bedroom unit.

Table 10: Projected Demand for Household Size by Family Structure

	Studio and 1-bedroom	2-bedroom	3+ bedroom
<b>Couple without Children</b>	50%	50%	0%
<b>Families with Children and other Families</b>	0%	33%	67%
<b>Non-census families</b>	60%	30%	10%



Table 11: Projected Demand for Household Size by Family Structure indicates the projected number of units by unit size that will need to be accommodated for the projected population growth and demographics. Notably, 41% units needed are projected to be studio or 1-bedroom units. 2-bedroom units are projected to account for 37% of the demand, while 3+ bedroom units are anticipated to account for 22%. It must be noted that only family structures such as couples without children and non-census families are suitable for studio and 1-bedroom units; they may increasingly want larger units for a variety of reasons, such as a work-from-home or flexible space. Given that many family structures that are suitable to studio or 1-bedroom units may desire larger living spaces, this report's projections may underestimate the demand for 2-bedroom units.

Table 11: Projected Demand for Household Size by Family Structure

	2024-2029	2029-2034	2024-2034	
	Additional Units Needed	Additional Units Needed	Total Additional Units Needed	% of Units
<b>Studio and 1-bedroom</b>	250	212	462	41%
<b>2-bedroom</b>	221	200	421	37%
<b>3+ bedroom</b>	120	134	254	22%
<b>Total</b>	<b>591</b>	<b>546</b>	<b>1,137</b>	<b>100%</b>

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

# 5.0

## Key Housing Needs in Sechelt

To combat the affordability and availability crisis in Sechelt, it is important to understand the demand currently present in the District today, in addition to household projects discussed in Section 4. This section uses components of need to calculate how a component of need is a specific pressure which creates demand for housing supply, such as low vacancy rates or suppressed household formation.

### 5.1 Affordable Housing

Affordability is a key issue across the Sunshine Coast for both renter and owner households. In Sechelt, from 2016 to 2021 household median incomes increased 25%, while the average sale prices increased by 200%. The disparity between income growth and the cost of housing in Sechelt is increasing, meaning that the median-income household is being priced out of their community.

As of 2021, there were 165 or 17% of renters are in core housing need, with 110 renter households (in extreme core housing need, compared to only 7% and 5% of owners, respectively). The number of owner households experiencing extreme core housing need increased from 3% or 110 households in 2016 to 5% or 210 households in 2021. Additionally, in 2021 there were 85 owners with mortgages in extreme core housing need.

**To eliminate Extreme Core Housing Need there will need to be 200 specifically targeted units by 2041.**

This report is using the most recent 2021 Census Data. However, it must be noted that these CHN statistics are likely lower than reality due to CERB, as discussed in Section 3.5.3.



## 5.2 Rental Housing

Rental Housing is a sector that the Provincial and municipal governments want to encourage and facilitate. Between 2016 and 2021, the cost of rental housing has increased by a minimum of 27%, and median renter incomes have only increased by 12% (if adjusted for an average increase every 5 years since 2011), including the temporary boost from CERB. Renter households are typically subject to CHN more often than Owner Households due to lower median incomes. As of 2021, renter households are 10% more likely to be in CHN and 6% more likely to suffer from Extreme CHN. Unlike owner households, renter households have limited options to find more affordable housing.

Housing mobility is limited for renter households in Sechelt due to the estimated lack of vacant units. As of 2022, the rental vacancy rate in nearby communities with reliable data reported by CMHC was only 0.7%. A healthy vacancy rate is generally considered to be between 3% and 5%. For the District to adjust its vacancy rate to 5%, slightly more than four units are need every five years from 2021 to 2041.

New rental housing can either take the form of a primary or secondary rental market. The primary rental market is generally purposed built rental buildings or units which are secured as long-term rentals, through covenanted housing agreements or residential rental tenure. The secondary rental market typically consists of whole homes on existing suites or condominiums that are rented out by owners. It is anticipated that the majority of new rental housing will meet projected demand in the primary rental market. The primary rental market ensures long-term reliability for the District and tenants. While data on specifically purpose-built rental is not available in small communities, the census reports that 37% of renter households were built prior to 1981 compared to only 26% of owner households. With more than one-third of all rental units being over 40 years old, the redevelopment of much of the District's rental stock is increasingly likely to be redevelopment.

## 5.3 Housing For Families

To meet the projected household growth by 2029, a total of 591 new units will be needed, while a further 546 will be needed between 2029 and 2034. 462 or 41% of the total 1,137 units are projected to be studio's or 1-bedroom units. However, 254 or 22% will need to be units with three bedrooms or more to meet the projected growth in larger families, as shown in Table 12. The affordability analysis highlighted in section 3.5 indicates that the affordability of larger units is a significant issue for almost all family types. Given the high projected growth in these categories, incentivizing these types of units will be a District priority for years to come.

Table 12: Projected Household Growth by Unit Size, 2023 to 2028

	2024-2029	2029-2034	2024-2034	
	Additional Units Needed	Additional Units Needed	Total Additional Units Needed	% of Units
<b>Studio and 1-bedroom</b>	250	212	462	41%
<b>2-bedroom</b>	221	200	421	37%
<b>3+ bedroom</b>	120	134	254	22%
<b>Total</b>	<b>591</b>	<b>546</b>	<b>1,137</b>	<b>100%</b>

## 5.4 Housing for Seniors

Sechelt's community is substantially older than most communities across the Province. As of 2021, the seniors age cohort (65+) comprises 36% of the overall population and a total of 3,975 individuals. By 2029, seniors will account for 41% of the population, increasing by 1,417 more seniors. By 2034, seniors will continue to account for 41% of the population, increasing by a further 473 seniors.

Seniors, more often than other demographic groups, require housing that meets specific standards. For many seniors living on a fixed-income limits housing option. Other Seniors may require specific accessibility considerations such as elevators, limited stairs, and other accessibility features. Housing with special considerations will be required to adequately accommodate the projected growth of seniors.

## 5.5 Housing for Indigenous Households

Sechelt is located on the traditional territory of the shíshálh. As of 2021, Sechelt is 4.9% Indigenous, accounting for 525 Individuals who identify as Indigenous. In 2021, 11% of Indigenous households were in CHN. Notably, 44% of all respondents identified to be experiencing visible homelessness in the 2023 PiT Count, identified as Indigenous. Considering that only 8% of the Sunshine Coast population is Indigenous, as reported by the 2023 PiT count, the housing crisis is disproportionately affecting Indigenous households and individuals.

## 5.6 Housing Near Transit

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. In 2023, the Province amended the local government to require municipalities to permit greater densities near transit for communities with populations above 5,000, which includes the District of Sechelt, and Zoning Bylaw 580 was subsequently updated to reflect the legislated requirements.

## 5.7 Homelessness

Along with many communities in British Columbia, Sechelt and the Sunshine Coast have experienced a dramatic increase in the number of people who are homeless or at risk of homelessness. In 2023, 97 individuals were found to be unhoused across Gibsons and Sechelt, and Sechelt's aggregated proportion of the regional population experiencing homelessness is estimated at 49 individuals. It is important that a coordinated effort by the District, regional partners, the Province, and local service providers is made to increase the housing supports for the District's unhoused population. Currently, there is the RainCity Hightide Supportive Housing Shelter, Raincity Shelter Sechelt, and the Sunshine Coast Community Services Society to support individuals experiencing homelessness directly in Sechelt. These programs, along with potential new programs, will need to be bolstered to combat this crisis.





## 5.8 Components of 5 and 20-year housing capacity

### 5.8.1 Background

Based on new regulations developed by the Province of B.C, municipalities are now required to develop a multi-component assessment of housing need, to determine how much new housing needs to be accommodated through OCPs. The components are as follows:

- Component A: The number of housing units for households in extreme core housing need (see Sections 3.5.3 and 5.1)
- Component B: The number of housing units for individuals experiencing homelessness (see Sections 3.4 and 5.7)
- Component C: The number of housing units for suppressed households (see Section 5.8.2)
- Component D: The number of housing units for anticipated household growth (see Section 4.2)
- Component E: The number of units required to increase the rental vacancy rate to 3% (see Section 5.8.3)
- Component F: The number of housing units that reflects additional local demand (Section 5.8.4)
  - municipalities (Section 5.8.4).

### 5.8.2 Suppressed Household Formation

Suppressed household formation refers to households that would have formed if the housing market had been more affordable and available. Suppressed households may be due to adults living involuntarily with parents or roommates because of affordability concerns or suppressed local demand, such as households moving far away from their jobs and services because of affordability concerns. The total number of suppressed households from 2006 to 2021 was 291. Most suppressed households were for those aged 75 and over, as shown in Table 13.

Table 13: Suppressed Household Formation, 2006 to 2021

Age Cohort	Owner	Renter	Total
15 – 24	0	0	0
25 – 34	9	8	18
35 – 44	41	15	56
45 – 54	18	5	23
55 – 64	1	0	2
65 – 74	0	0	0
75 and over	170	22	192
<b>Total</b>	<b>240</b>	<b>51</b>	<b>291</b>

### 5.8.3 Vacancy Rate Calculation

In 2021, there were an estimated 990 renter households. Using the provincial vacancy rate for purpose-built rentals (data is unavailable for Sechelt) of 1.4%, this means that there are an estimated 14 vacant units in Sechelt across the primary and secondary rental market. In order to achieve a healthy rental vacancy rate, and assuming that other component of housing need (e.g. need for units for new renters, new rental units to address suppressed household growth, affordable units to address homelessness and extreme core housing need) are addressed, this mean that an additional 17 units are required to achieve a healthy vacancy rate of 3%.

### 5.8.4 Demand Buffer

The demand buffer component of the 20-year housing need is calculated by applying an index (that varies by community) to all components of current housing need (Components A, B, C and E). For Sechelt this buffer is 1.5 and shows that an additional 835 units will be needed by 2041 to account for market demand (see Table 14).

### 5.8.5 Summary of 20-Year Housing Need

To meet anticipated demand and eliminate the current housing crisis, 2,890 units will be required by 2041. In the next five years, approximately 726 units will be needed. Over half (52%) of the total units required to meet housing demand are driven by projected community growth (Component D).

- Not including units allocated through the demand buffer, over the period from 2021-2026 the following units will be needed:
  - 726 units to meet overall need and demand
  - 33% of units are expected to be rental.
  - 67% of units are expected to be owned.
  - 25 units will be needed to address homelessness
  - At least 50 units should be considered to address current underlying extreme core housing need
  - A demand buffer has been integrated into the capacity calculation created using a factor of 1.5 (Component F), adding a total of at least 209 additional units to account for demand
  - 366 units need to be added to Sechelt just to meet projected growth
  - Furthermore, units required to address growth should include a component of affordability to ensure a continued mixed-income community



Table 14: Summary of Housing Need, 2021 to 2041

	2021-2026	Total (20-Year Capacity)
<b>Component A: Supply to Reduce Extreme Core Housing Need</b>	<b>50</b>	<b>200</b>
Owned Units	21	85
Rented Units	29	115
<b>Component B: Supply to Reduce Homelessness</b>	<b>25</b>	<b>49</b>
Housing with onsite supports	13	27
Housing without onsite supports	11	22
<b>Component C: Supply to Reduce Suppressed Household Formation</b>	<b>73</b>	<b>291</b>
Owned Units	55	240
Rented Units	17	51
<b>Component D: Supply to Meet Household Growth</b>	<b>366</b>	<b>1497</b>
Owned Units	267	-
Rented Units	99	-
<b>Component E: Vacancy Rate Adjustment</b>	<b>4</b>	<b>17</b>
<b>Component F: Demand Buffer</b>	<b>209</b>	<b>835</b>
<b>Total Units Needed</b>	<b>726</b>	<b>2,890</b>
<b>Total Owned Units*</b>	<b>344</b>	<b>-</b>
<b>Total Rented Units*</b>	<b>173</b>	<b>-</b>

\*Does not include units from Component F as the demand buffer does not distinguish units by tenure type

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## REQUEST FOR DECISION

**TO:** Committee of the Whole                      **MEETING DATE:** September 11, 2024  
**FROM:** Andrew Allen, Director of Planning and Development  
**SUBJECT:** Housing Accelerator Fund – Second Intake  
**FILE NO:** 1855

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### RECOMMENDATIONS

1. **Endorse an application to the Housing Accelerator Fund with the following seven action plan items:**
    - i. **Review and Update Development Finance Tools to Accelerate the Development of Priority Housing Types.**
    - ii. **Establish a Non-Market and Missing Middle Housing Program to Incentivize Development.**
    - iii. **Increase Process Efficiency by Completing a Development Approval Process Review.**
    - iv. **Increase Flexibility and Reduce Restrictions through Policy Updates.**
    - v. **Reduce Parking Standards.**
    - vi. **Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities.**
    - vii. **Make publicly owned lands available for housing.**
  
  2. **Refer this report and the Housing Needs Assessment to community associations, Advisory Planning Commission and the Housing Action Table.**
- 

### PURPOSE

Canada Mortgage and Housing Corporation (CMHC) has announced a second intake of the Housing Accelerator Fund (HAF2). The second intake is open to municipalities who applied for the first round but were not successful; no new applicants or previously successful applicants will be accepted. There is approximately \$400 million available with potentially up to 300 eligible applicants across the country and the fund remains competitive.

The second intake is open until September 13<sup>th</sup> and therefore time is of the essence. A Council resolution is not required to apply; however, this is the opportunity for Council to re-affirm support and to provide comment on the proposed action plan. Should the District of Sechelt be offered funds then a future resolution will be required.



If successful, the funds will be granted in four annual installments, with the final instalment contingent upon success in meeting housing targets by issuing building permits. The intent is two-fold: issue permits for new housing units in the short-term (three/four years) and create long-term systemic changes for housing approvals by moving away from the previous status quo. This is also consistent with recent direction and legislative changes from the Province.

Successful funding could help modernize the approach for housing approvals and eliminate the significant policy deficit in the District of Sechelt. In addition to policy development, funding can also be used for planning for (and possible construction of) capital projects for housing related developments; this could range from sewer modeling to sidewalk design.

## **OPTIONS**

1. Do not apply for the Housing Accelerator Fund.

## **DISCUSSION**

### **Summary and HAF Program Details**

HAF2 is intended to drive transformational change regarding land use planning and development approvals with the overall objective to “accelerate supply” of housing. The District of Sechelt not only has a housing supply deficit but has a deficit in supportive housing development and approval policy. If Council would like to encourage more affordable housing this is an opportunity to seek supportive funding to foster change.

In 2023, staff developed an action plan, which was endorsed by Council, to form part of the initial HAF application. The District of Sechelt, like many other municipalities across the country, was not successful in the initial application. A meeting was recently held with the CMHC advisor for this region who both encouraged an application from the District of Sechelt as well as provided feedback on how this application could improve upon the previous application with advice on how to focus the current action plan.

One of the requirements of application is to commit to implementing four units as-of-right within zoning bylaws. Due to Bill 44, B.C. municipalities have a start on this requirement. To the extent that we can (within serviced areas) this was accomplished in June of this year through implementation of Bill 44 with amendment to Zoning Bylaw 580. Another requirement is to complete or update a housing needs assessment report and include a re-occurring scheduled review date within the report to ensure that the needs assessment is kept current. This is on-going and nearing completion. Both the zoning change and housing needs assessment accomplishments will strengthen our application.

In the meeting, the CMHC advisor offered that in round one the District scored well on scored on action plan items such as development process review and reviewing updating development finance tools; both of which are in the top 10 action plan items (presented below). Areas for improvement include items such as land acquisition and capital projects, both should focus more on the planning and preparation rather than specific sites and construction tendering. The action plan will take this into account. Of the seven required action items, three can be underway. The DCC bylaw could be applicable as ‘underway’, for example.

In terms of identifying an action plan for seven items, the HAF2 program guide includes 10 best practices as follows:

1. End exclusionary zoning
2. Make municipally owned lands available for housing
3. Increase process efficiency
4. Prioritized/enhanced development approval process
5. Comprehensive review of development charges and fee schedules
6. Reduce or eliminate parking standards
7. Eliminate restrictions
8. Develop affordable housing community improvement plans
9. Design and implement guidelines
10. Develop grant programs

### **Action Plan**

The following seven Housing Action Plan initiatives are proposed for the application:

1. Review and update development finance tools to Accelerate the Development of Priority Housing Types.
2. Establish a Non-Market and Missing Middle Housing Program to Incentivize Development.
3. Increase Process Efficiency by Completing a Development Approval Process Review.
4. Increase Flexibility and Reduce Restrictions through Policy Updates.
5. Reduce Parking Standards.
6. Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities.
7. Make publicly owned lands available for housing.

More information on each of the action plan items can be found in the attachment to this report.

### **POLICY AND BYLAW IMPLICATIONS**

There are many related policy implications and updates required to accelerate housing. A lot of policy work has been undertaken in the past number of years in the District; however, there is a lot of work to do to create modern and forward-looking policies. Many district plans and policies are outdated, including plans for drainage, sewer, roads and development cost charges, and the Official Community Plan (OCP).

If Council should wish to pursue HAF2, an immediate review and update to the OCP would be required in order to meet the timeline for the HAF2 objectives. A comprehensive long-term review of the OCP is already planned to begin and preparations are underway to kick off the project.

A comprehensive OCP update requires extensive community engagement and may take two years or more to complete. The comprehensive OCP review is the primary goal to modernize the approach to housing types and approvals. An example of a more immediate update that will be required in advance of this to meet applicable targets within HAF2 is OCP Amendment Bylaw No. 492-35, 2023 – shifting to a modern floor area ratio density metric.

The OCP is ready for an update – many of the density-based policies currently in the OCP would be better served as regulations in the Zoning Bylaw. Both currently and in the past, this has led to a cumbersome application-by-application OCP amendment process, even for developments proposed in the right location. An updated modern approach will simplify and expedite the process for development approvals.

The OCP is designed to reflect community desires and needs; it is a statement of objectives and policies to guide decisions and land use management. One area where it has missed the mark is on multi-unit buildings, particularly in the Downtown Centre and mixed multi-unit land use designations. Virtually all developments in these designations, where multi-unit developments were envisioned, have required an amendment for density parameters. The OCP then, rather than a statement of objectives and vision, evolves into a regulatory document requiring a new review each time a multi-unit building is constructed within the appropriate designation.

The new Zoning Bylaw 580, 2022, was timely and aligns well with the new provincial housing legislation. Zoning Bylaw 580 was easily amended in 2024 to meet the requirements of small-scale multi-unit housing (SSMUH) and provides a diversity of housing options. To date, it has proven to be effective, and has implemented many regulatory provisions in the Official Community Plan, which has already improved the development application process.

Zoning Bylaw 580 provides density bonus options in the denser zones and complements the Community Amenities and Affordable Housing Policy. An update to the Development Cost Charge Bylaw is underway and this will include an Amenity Cost Contribution bylaw as a complementary bylaw. The Amenity Cost Charges bylaw is set to replace amenity negotiation from the Community Amenities and Affordable Housing Policy. Recent legislation has changed this process with the idea to use a consistent and predictable approach through a bylaw rather than through case-by-case negotiation.

The previous Housing Needs Report was adopted in 2020 and now the updated report is nearing completion. The updated report indicates that to meet the expected housing need a substantial increase in housing supply within the District of Sechelt is needed. This includes a total of 917 units in five years and up to 3,579 units over 20 years, with 181 and 705 rental units over the five- and twenty-year period. This is a significant number of units and an overhaul to the approach to housing approvals will be required to move toward this target.

There are other on-going policy developments that tie together growth in Sechelt and housing opportunities; this includes the Transportation Master Plan, the Sanitary Sewer Master Plan (including sewer modeling), the future Drainage Master Plan, and continually improving asset management planning.

Staff therefore propose that funding from HAF2 can assist in modernizing the suite of bylaws and policies to create a more clear and effective regulatory process. Supporting housing now and charting a new path for the future is the dual purpose of the funding opportunity.

### **SUSTAINABILITY PLAN IMPLICATIONS**

The Integrated Community Sustainability Plan contains several goals for community development and well-being, many of which are applicable to housing and forward-looking policy development. The goals are:

1. Social Sustainability and Community Well Being
2. Economic Sustainability
3. Environmental Sustainability
4. Arts and Culture
5. Planning for Climate Change
6. Sustainable Community Growth and Development
7. Leadership in Sustainability

Providing housing opportunities for residents of Sechelt with a focus on missing middle, rental housing and advanced neighbourhood and infrastructure planning will provide an opportunity for Sechelt to grow and prosper in a sustainable way. This grant is an opportunity to seek significant financial assistance to meet housing goals and targets.

### **STRATEGIC PLAN IMPLICATIONS**

Seeking funding through HAF2 will be an effective tool to support implementation of all six priorities within the 2023-2026 Council strategic plan.

### **FINANCIAL IMPLICATIONS**

The Housing Accelerator Fund program provides up to 100% grant funding over a four-year period with 75% of the funding being guaranteed and the remaining 25% provided if housing targets are met. There can be many reasons why targets may not be achieved, including those beyond the control of the District; however, the targets are based on known housing applications.

Based on the methodology proposed in the CMHC application the financial request could be close to \$12 million. It is not likely that this much will be granted, however the expected number and type of housing units produce a lofty number.

### **COMMUNICATIONS**

Should Council wish to pursue the second intake of the Housing Accelerator Fund, staff recommend that this report, and the Housing Needs Assessment, be forwarded to each community association, the Advisory Planning Commission and the Housing Action Table. Referral comments specifically are not required, but sharing information will be helpful.

If grant funding is approved a more comprehensive communication plan will be implemented and will complement communication efforts for OCP review and related projects.

Respectfully submitted,  
Andrew Allen, Director of Planning and Development

Attachments:

1 - Initiatives

## District of Sechelt – HAF 2: Initiatives List

- 1. Review and Update Development Finance Tools to Accelerate the Development of Priority Housing Types**
  - a. Expand the use density bonusing beyond the downtown core to secure more non-market and primary market rental units for target groups like seniors, singles, families, and workforce housing.
  - b. Review the process for waiving development cost charges for non-profits, affordable housing, non-market housing, and reducing DCCs other forms of alternative housing in addition to market missing middle housing, such as smaller units in residential zones where four units as permitted as of right.
  
- 2. Establish a Non-Market and Missing Middle Housing Program to Incentivize Development**
  - a. Promote design competition for pre-approved building plans for missing middle housing and endorse winner(s)
  - b. Establish a DCC / ACC rebate program, per item action 1.
  - c. Fast track development and building permit reviews for non-market, rental and missing middle housing.
  
- 3. Increase Process Efficiency by Completing a Development Approval Process Review**
  - a. Complete a development approval process review to improve development timelines and efficiency.
  - b. Reduce and streamline urban design and character guidelines and examine delegated authority for approval. Determine which applications need to go to Council and Advisory Planning Commission and which applications can be approved by staff.
  - c. Streamline overlapping DPAs where there are geotechnical, environmental and design consideration. Modify approval requirements to take all factors into account but not overwhelm the applicant.
  
- 4. Increase Flexibility and Reduce Restrictions through Policy Updates**
  - a. Update and align policy frameworks (OCP, Zoning Bylaw, Development Procedures Bylaw etc.) to streamline approval process
  - b. Find opportunities to delegate authority on missing middle, purpose-built rental and affordable housing projects in priority areas.
  
- 5. Reduce Parking Standards**
  - a. Undertake a parking study to reduce parking standards where feasible, particular focus on downtown, missing middle, non-market and rental housing to increase project viability
  - b. Evaluate sustainable transportation options to support parking reductions, such as bike parking, car share, EV charging stations
  - c. Update zoning bylaw to reflect a. and b.



**6. Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities**

- a. Comprehensive servicing assessment and strategy to prepare for SSMUH densities and HAF-incented units in priority areas (downtown, neighbourhood centres, etc.).

**7. Make publicly owned lands available for housing**

- a. Complete a comprehensive land strategy that identifies all publicly owned lands within the community that allows for affordable / purpose built rental housing
- b. Work with regional partners to secure public lands for non-market housing
- c. Work with willing private landowners to seek acquisition and partnership opportunities in key locations / desirable parcels
- d. Pre-zone / pre-service priority sites

## FOR INFORMATION

**TO:** Committee of the Whole **MEETING DATE:** September 11, 2024  
**FROM:** Kevin Pearson, Senior Policy Planner  
**SUBJECT:** OCP Amendment Bylaw No. 492-35 – Development Density and Height Policy  
**FILE NO:** 3900-02 492-35

---

### RECOMMENDATION

**That second reading of Official Community Plan Amendment Bylaw 492-35 be rescinded by Council; and  
That Council consider second reading of Official Community Plan Amendment Bylaw 492-35, as amended.**

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### PURPOSE

In an effort to reduce barriers to housing development in Sechelt, Official Community Plan (OCP) Amendment Bylaw No. 492-35 updates density / height policies to better align with recent, current and anticipated development proposals and trends. This report is intended to be received for information and discussion in advance of a Regular Council meeting.

### BACKGROUND

The proposed amendment considers the practice of using floor area ratio (FAR) as the sole density measurement tool for residential buildings and properties, as opposed to the units per hectare (UPH) measurement and FAR. The UPH measurement is more conducive for rural and neighbourhood planning of single family home development at a low density. Issues and inconsistencies continually emerge with blending UPH and FAR in the current OCP, which has prompted a number of site-specific OCP amendments. The main issue remains that the density and height policies are too low, based on 15 - 20 year old data and visioning.

Two iterations of the amendment bylaw have proceeded to second reading since November 25, 2023, when first reading was granted. Feedback during the consultation stage early this year, the Complete Communities Day forum on May 14, 2024, the two public hearings on March 20, 2024, and July 10, 2024, and a virtual / in-person public information session on July 2, 2024, have prompted staff to adjust the content of the amendment bylaw for a second time prior to a third reading.

For process, if the Committee of the Whole is amenable to the latest adjustment, the bylaw will be placed on an upcoming Council agenda. At that meeting, the amendment previously granted

second reading on June 19 would need to be rescinded, and the latest proposed amendment considered for second reading. A third public hearing would also need to be scheduled.

For better efficiency of new housing approvals, adoption of the amendment bylaw is needed this year, in advance of the comprehensive OCP review, particularly with a pending second application to the Housing Accelerator Fund. The context of recent, current and anticipated residential development trends within our serviced areas with a primary focus on the medium to higher density residential designated areas remains.

There are now seven significant development proposals consisting of 460 new residential units. Each has either gone through or is in the process of going through a lengthy OCP amendment application. All have proposed policy changes to increase density with some building height increases. Two of the seven amendment bylaws have been adopted with the remainder held at various stages of bylaw readings. The density policy deficit has been in the OCP for at least 10 years and it needs to be addressed in light of direction by the Province to streamline OCP residential policies by the end of 2025.

As an example, both of the recent Greenecourt developments have required amendments to the OCP for density. The need for OCP amendments creates a longer timeline for development approval, which extends wait time for seniors in need of affordable housing.

The Downtown Village area of Sechelt and serviced lands beyond are viewed to be the prime location for higher density residential development. This is noted in the present OCP with high level policies supporting increased densities closer to the core in a compact sustainable fashion, as well as along with various neighbourhood commercial nodes. Yet the density levels in all residential designations is too low for the reality of today and what is anticipated to the future. The proposed amendment would apply mostly to this historical core area of Sechelt, which staff consider having far too many residential designations assigned to that 13 km<sup>2</sup> (+/-) land base.

Furthermore, a recent land analysis has calculated that less than 3 km<sup>2</sup> of serviced land (approximately 6% of Sechelt's entire land base) has potential for development. This small area is fragmented throughout the core area, West Sechelt, West Porpoise Bay, and small pockets of Davis Bay and Wilson Creek. The District's latest Housing Needs Report (2024) that was required by the Province states that 2,890 residential units must be accommodated in Sechelt by 2041 with 726 of those units constructed over the short term. Hence, the need to allow residential development with higher FARs and building heights in all serviced neighbourhoods. The above noted land analysis was conducted in August 2024 using our Geographical Information System. It counted 860 lots with the following criteria:

- Lot area > 750 m<sup>2</sup> with potential for SSMUH development
- Lots currently designated and zoned residential
- Lots within 50 m of SCR D water and District sewer systems
- Lots with road frontage
- Land with < 20% slopes discounted
- Riparian and streamside protection and enhancement areas discounted

- Building areas on lots discounted

Currently the following considerations are reviewed at the development permit, building permit and subdivisions stages:

- Fire flow pressure
- Water supply
- Sewage capacity
- Sub-surface, geotechnical and archeological conditions
- Potential for flooding and sea level rise
- Aquatic and terrestrial environmental values
- Road building, transportation and infrastructure limitations, etc.

The above are all ideal considerations for designating land in an OCP, however detailed analysis for all of these considerations is outside the scope of most OCPs.

## **PROPOSED AMENDMENT**

Along with a revised Figure 17, the latest version of OCP Bylaw Amendment No. 492-35 has been expanded to include a text inclusion as follows:

### **Part 4 – Land Use Policies, Section 5. Residential and Special Infill Areas:**

1. Add “General” as a sub-heading above the first paragraph (page 37).
2. Add the following text to sub-section General:

*“Numerical references in this section and elsewhere pertaining to development density and building height are superseded by a revised Figure 17. The revisions to Figure 17 on (date of adoption) was deemed necessary to support recent development trends, and anticipated housing needs. All references in Figure 17 are intended as flexible policy guidelines, and therefore all regulatory requirements remain in the Zoning Bylaw.*

*Policy statements in Section 5.14 referring to non-support for lot consolidation and apartment development are no longer valid.*

*The granting of density and height increases for developments in exchange for amenities may be still considered via the rezoning process when and where the District deems appropriate, and by legislative means guided by the Local Government Act.”*

The above text attempts to clarify the new intent and partially untangle the web of confusing policy statements laden throughout Part 4 - Section 5 and other sections.

The latest proposed Figure 17 (next page) has revised headings, and the column “Typical Building Forms” has been added to identify housing types anticipated for each land use category. It was suggested at the last public hearing that this column remain. The suggested building typologies are not intended to be prescriptive and could be open to alternative forms of housing. The

Explanatory Notes to Figure 17 have been expanded for more clarification and each column of the table are explained with colour-coded comments in the summary section.

**Figure 17 – Building Forms, Density and Height**

Land Use Designations	Typical Building Forms	Floor Area Ratios	Height in Storeys
<ul style="list-style-type: none"> <li>• Low Density Residential</li> </ul>	Single-Family Dwellings Accessory Residential Units	Up to 0.4	Up to 2
<ul style="list-style-type: none"> <li>• Residential</li> </ul>	Single-Family Dwellings Accessory Residential Units	Up to 0.4	Up to 2
	Duplex, Triplex, Townhomes	Up to 0.6	Up to 3
Special Infill Areas (SIA) 1 - 7, including: <ul style="list-style-type: none"> <li>• Waterfront SIA 2 &amp; 3</li> <li>• Village Residential Area</li> <li>• Transition Commercial</li> </ul>	Cluster Housing Duplex, Triplex, Townhomes Apartments / Condominiums	Up to 1.5	Up to 4
Neighbourhood Centre	Duplexes, Triplexes, Townhomes Apartments / Condominiums Upper Floor Units	Up to 1.7	Up to 5
<ul style="list-style-type: none"> <li>• Downtown Centre</li> <li>• Multi Family / Mixed Residential</li> </ul>	Apartments / Condominiums Upper Floor Units	Up to 2.4	Up to 6

### Figure 17 - Explanatory Notes

Figure 17 supersedes all references to floor area ratio throughout Official Community Plan Bylaw No. 492. References to “units per hectare” as a measurement for density are no longer valid.

Typical density and height benchmarks referred to in Figure 17 are guidelines for development and rezoning considerations. Building height policies referred to in Sections 6.13 and 6.14 may be considered for waterfront development when warranted. Modest variations to density and height policies may be considered by the District. Typical building forms may also vary, or include forms not presently envisioned.

Provision of community water and sanitary wastewater systems is required to achieve typical densities and heights within the land use designations noted above.

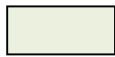
Floor Area Ratio = Gross Building Floor Area divided by Gross Lot Area\*


Building Height: 1 Storey typically = 3 - 4 metres\*


\* District of Sechelt Zoning Bylaw No. 580, as amended, is the source document for development regulations including but not limited to building height, unit densities and floor area ratios, definitions and measurements, and density bonus provisions in lieu of amenity contributions.

## SUMMARY

Other changes to Figure 17 are described below for each colour coded land use category.

 Applies to “Low Density Residential” and “Residential” designations and zones limiting development to a single family dwelling and an accessory residential unit. No material changes are proposed, except the previous reference to a 0.35 FAR for larger lots is removed for practical reasons. In staff’s opinion there is no longer a logical need for two FARs with such minimal variation for that category.

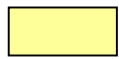
 Also in the “Residential” designation, these policies for slightly higher FAR and Building Height and reference to multi-unit housing currently exist, yet they are unclear in the present Table 17. These existing policies are aligned with SSMUH and recent Zoning Bylaw updates to the R zones.

 The original amendment was to include the “Village” and “Transition Commercial” sub-designations in the same category as the “Downtown Centre” designation. The Village is presently referred to as being part of the “Special Infill Area” but not one of the 1 - 7 sub-categories, while the Waterfront is sub-category 2. Setting a policy limit of 2.4 FAR and 6-storey height for both of these categories was the initial intent, and staff believe that future development interests will target these areas. Height policies specifically for the waterfront are not proposed to change.





There are no material changes from the previous amendment to this category, except for reference to typical building typologies.



There are no material changes from the previous amendment to this category, except for reference to typical building typologies and shifting out the aforementioned sub-designations to lower FAR and height.

## **PUBLIC INPUT**

Attachment 1 contains the minutes and input from July 10, 2024 public hearing and related staff comments.

## **CONCLUSION**

Keeping the OCP density and height policies static may not be in the best interest of the community, in terms of growth trends, embracing future residential development opportunities along with the realities of Provincial expectations. Small-scale, multi-unit housing is needed to fill an increasing void of both market and rental duplexes, triplexes, townhomes and apartments.

To succeed, our limited developable land base needs to be tapped in all residential neighbourhoods. This amendment may not go far enough, but it would set a more realistic density and height framework for the current OCP.

Finally, the proposal is consistent with Council's Strategic Plan (2023 - 2026) to update the OCP with policies earmarked for effective and sustainable growth.

Respectfully submitted,

Kevin Pearson  
Senior Policy Planner

Attachment – 1 July 10, 2024 Public Hearing Minutes and Comments

**DISTRICT OF SECHELT  
MINUTES OF THE PUBLIC HEARING  
Held in Community Meeting Room, 5797 Cowrie Street, Sechelt BC, and via  
Zoom Online Meeting Platform  
Wednesday July 10, 2024**

**PRESENT** Mayor J. Henderson; Councillors D. Bell, D. Inkster, D. McLauchlan, B. Rowe, A. Shepherd (Chair), and A. Toth.

**STAFF** Director of Planning and Development A. Allen; Senior Development Planner T. Baker; Senior Policy Planner K. Pearson; Deputy Corporate Officer T. Forster; and Administrative Assistant M. Sugars (Recording Secretary).

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### **1. CALL TO ORDER**

The Chair called the Public Hearing to order at 6:02 pm.

### **2. INTRODUCTION OF APPLICATION**

The Chair introduced the proposed Official Community Plan (OCP) Amendment Bylaw No. 492-35, 2023, and advised those persons in attendance that the Public Hearing was being convened pursuant to the *Local Government Act*.

### **3. CORPORATE OFFICER PROCEDURES**

The Public Hearing was attended by 18 members of the public. The Deputy Corporate Officer explained the purpose and rules of the Public Hearing.

### **4. APPLICATIONS**

#### **4.1 Official Community Plan (OCP) Amendment Bylaws: No. 492-35, 2023**

Staff provided an overview and presentation of the proposed bylaw amendments.

The Chair called for comments from the public.

**Name:** Candice Sayre, West Sechelt Community Association  
**Address:** 6177 Oracle Road

Ms. Sayre noted she is speaking on behalf of the West Sechelt Community Association, and thanked the District for providing this, and other engagement opportunities. She feels the proposed changes are complex and may change the community as a whole. She expressed concerns regarding the proposed changes to figure 17, and the potential impact of densification on water availability, sewer capacity, traffic congestion, highway and road planning, and the

environment. Ms. Sayre voiced concerns of green space and vegetation loss, including mature trees. She feels the impact of the proposal should be further reviewed. She expressed concerns that affordable housing will not be produced as a result of densification allowed as a result of the amendment. Ms. Sayre believes that the public should receive answers to a number of questions before the amendment should be considered; the plan to subsidize and incentivize affordable housing, how will infrastructure overwhelm be prevented, how will downtown drift be prevented, and how will the beauty of the Sunshine Coast be preserved.

**Name: Warren Allan**  
**Address: 5033 Sunshine Coast Highway**

Mr. Allan began by stating he is not speaking on behalf of a Community Association. He feels significant issues affecting the community and residents have been ignored. He referenced criteria and wording noted on Sechelt's website regarding changes to the OCP, and believes this amendment does not follow the posted criteria, including community support. Mr. Allan expressed his belief that there are insufficient services available. He feels this, and other amendments do not consider quality of life in the community. He expressed his belief that a Housing Needs Assessment should be completed prior to consideration of the proposed amendment, and any others. He feels the current process is a 'piece-meal' approach and will result in inconsistent development. Mr. Allan expressed concerns that the amendment will reduce the opportunity for community input, and feels this amendment is not minor. He feels Council should temporarily pause all current applications and not accept any new ones.

**Name: Angela Letman**  
**Address: 5702 Medusa Street**

Ms. Letman presented her submission via PowerPoint, which was also provided to staff. She thanked Council for the opportunity to speak, and stated she feels there are a number of concerns with the proposed amendment. She explained her intent to speak about her background knowledge of OCP Bylaw 492, the importance of figure 17, the proposed amendment, and suggested solutions. Ms. Letman explained she is presenting this information as a citizen, and not as a professional planner or as a representative of a Community Association. She noted she has a background as a planner, including her employment with the District of Sechelt for several years, and is therefore familiar with Bylaw 492. She expressed her belief that figure 17 is a summary of the policies contained within Bylaw 492, and she feels that this amendment is effectively 'throwing out' the current policies. She emphasized her feelings of the importance of figure 17. Ms. Letman feels this amendment will change the face of Sechelt. She feels six storey buildings can be appropriate, but not on the waterfront.

**Name: Ray Parfitt**  
**Address: 4656 Laurel Ave**

Mr. Parfitt provided a paper copy of his submission to each member of Council, which he read from. He noted the multiple information sessions and Public Hearings on this amendment. He

feels this amendment will have a big impact on the community. He explained his interpretation of the difference between units per hectare versus floor area ratio (FAR), noting that FAR allows for the creation of more units within a building. He expressed he has significant experience using figure 17, and the housing types it illustrates. Mr. Parfitt feels the intent of the schedule is disappearing with the proposed amendment. He feels the amendment will affect areas other than the downtown, and these changes will be substantial.

**Name: Nancy Leathley**  
**Address: 6552 Anchor Place**

Ms. Leathley informed Council that she has experienced great difficulty understanding the proposed amendment. She requested that future updates be presented and explained in a more user-friendly way. She expressed her belief that the previously held public hearing and subsequent engagement sessions were held during busy days and times. Ms. Leathley expressed difficulty seeing the map during the last information session, and is unable to review documents online. She feels having a public hearing in the summer months is inappropriate. Ms. Leathley is concerned if the proposed amendment is passed, that there will no longer be community input for bylaw amendments. She also expressed concern that a bylaw can receive three readings in one meeting, allowing them to be adopted in a short period of time, specifically with the recently passed zoning bylaw amendments to support the Provinces' Small-Scale Multi Unit Housing types.

**Name: Warren Allan**  
**Address: 5033 Sunshine Coast Highway**

Mr. Allan continued his submission from his previous speaking opportunity. He reiterated that Council should temporarily pause all applications in order to conduct an OCP review. He feels the currently proposed and past amendments are not minor, and believes proposals should be in line with the OCP, and if they are not, they should have a high level of support from the community. He expressed the feeling that the community has not been acknowledged by Council, and feels staff should go beyond Local Government Act requirements. Mr. Allan believes staff should be declining developers when they receive rezoning requests.

**Name: Angela Letman**  
**Address: 5702 Medusa Street**

Ms. Letman continued with her presentation. She reiterated the importance of figure 17, and believes the current proposed amendment lacks content. She noted that the title of figure 17 contains the term 'forms' however, housing forms are not included in the proposed figure. She is in favour of using FAR and building height as a measurement of density; and agreed some references should be updated to include FAR; however, more context should be given, and policy summaries should remain in the figure. She noted there are no references or accommodations for townhouses, or housing types, within the proposed amendment.

**Name: Ray Parfitt**  
**Address: 4656 Laurel Ave**

Mr. Parfitt continued from his previous submission. He spoke about the variety of designations and building types in the Davis Bay, Wilson Creek, and Selma Park. He expressed concerns that the amendment will change the character of the neighbourhoods. He noted his belief there is limited infrastructure in the area. He feels the proposed amendment does not consider the existing form and scale of existing neighbourhoods. He is concerned that mobile homes could be redesignated. Mr. Parfitt expressed his belief that the amendment may cause future conflicts within neighbourhoods and current buildings. He feels the proposed amendment is too general, and will cause significant changes. He enquired about the rationale of the proposed amendment, and if staff have considered its affect on neighbourhoods.

**Name: Warren Allan**  
**Address: 5033 Sunshine Coast Highway**

Mr. Allan continued his submission from his previous statements, and expressed feelings that Council is unable to decline developer proposals. He spoke about the possibility of future, and current incomplete developments due to lack of infrastructure. He enquired what Council and staff plan to do regarding developments that remain outstanding. Mr. Allan stated he has included 13 additional pages of information to his written submission.

**Name: Angela Letman**  
**Address: 5702 Medusa Street**

Ms. Letman continued with her presentation. She noted the wording located at the bottom of the proposed figure 17, that it applies to all references to residential development densities and building heights, overriding other policies throughout the OCP. She explained her interpretation of how a six-storey building may affect certain areas if the amendment is adopted. She noted wording within the amendment she feels is inconsistent.

After the three-minute timer elapsed, the Chair permitted Ms. Letman to finish her presentation.

She continued outlining how the amendment may affect existing policies within the OCP and how the Downtown Village could look, as a result of the amendment. She referenced the Watermark development, as an example of how massing along the waterfront can work; however she does not support six-storey buildings on the waterfront (unless they do not obstruct views). She emphasized that open space along the waterfront is crucial. Ms. Letman referenced several items within the current OCP she feels could be updated. She expressed her feelings that the proposed amendment does not recognize neighbourhood diversity. She stated her concerns regarding infrastructure needs for further development, and believes there should be a distinction between areas on municipal sewer, and those that are not, within the OCP. She expressed her feelings the amendment is premature. She referenced her interpretation of the current active developments.

She stated her belief that it is construction costs preventing projects from progressing. Ms. Letman believes a Sechelt specific Housing Needs Assessment and OCP review should be completed. She suggested several solutions, including:

- Explore a ‘Village infill area’ which allows three to four storeys, and remove the Downtown as a high-density area.
- Modify Downtown Village Neighbourhood Building Heights.
- Add Building Heights Criteria for Other Neighbourhoods.
- Limit waterfront buildings to three storeys.
- Sensitive integration of new construction.
- Terraced buildings.
- Additional open space.
- Specify sewer service areas vs. areas not serviced by sewer in figure 17.

Council asked Ms. Letman:

- Is six storeys the cap; and the tallest any building in Sechelt should be?
  - The Director of Planning and Development clarified that six storeys is the cap per the BC Building code and fire department capabilities in Sechelt.
  - Ms. Letman stated she does not believe buildings in Sechelt need to be any taller than six storeys.
- Has she considered sea rise in her analysis and the anticipation of sea rise and storm surges? What would the lifespan of a building on the waterfront be with these possibilities in mind; and the overall feasibility of new development along the waterfront?
  - Ms. Letman expressed it is hard to address. She stated the waterfront in Sechelt Inlet is more protected, and less at risk, than waterfront along the east of Sechelt. She recalled a study that explored installing an artificial, protective reef.

**Name:** Jill Hemmings Anderson  
**Address:** 5970 & 5699 Trident Avenue

Ms. Hemmings Anderson spoke about the upcoming development in their area, with several proposed multi-storey buildings at different heights. She expressed concerns that the proposed amendment could allow the developer to build even taller buildings than already proposed. She expressed she would not be in favour of a six-storey building in their neighbourhood. She thanked Ms. Letman for clarifying the proposed amendment.

**Name:** Ray Parfitt  
**Address:** 4656 Laurel Ave

Mr. Parfitt continued from his previous submission. He confirmed that many of his comments have been stated by previous speakers. He expressed his belief that policies should drive regulations; and that building criteria such as form and character, density, and height should be determined by these policies. He enquired how density bonusing and amenity contributions will be negotiated. He emphasized the importance of affordable housing. He feels there are



inconsistencies between the proposed figure 17 and Zoning Bylaw 580. Mr. Parfitt feels the proposed amendment does not follow existing regulations within the OCP. He believes an OCP review should be conducted, and confirm the vision for Sechelt, including outlining housing needs. He concluded that further stakeholder engagement should take place, and the proposed amendment should be postponed and incorporated into an OCP review in order to determine more appropriate FAR regulations.

The Chair called a first time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

The Chair called a second time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

The Chair called a third time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

With no further speakers, the Chair reminded the public that no further information is to come forward to Council regarding Official Community Plan Amendment Bylaw No. 492-35, 2023.

## **5. ADJOURNMENT**

The July 10, 2024, Public Hearing was adjourned at 7:29 pm.

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Certified correct:  
Kerianne Poulsen, Corporate Officer

## PUBLIC INPUT SUMMARY

The following summarizes some of the written and verbal concerns expressed at the July 10, 2024 Public Hearing, along with staff's comments (*italicized*):

- Residential density/height increases leading to view obstructions, increased traffic and demand on local services.

*Yes, generally new developments built higher than low-rise housing will impact views, and higher density will result in increased traffic and demand on infrastructure.*

- Changes at varying scales and negative impacts to existing neighbourhood character.

*Over 80% of the housing stock in Sechelt consists of single family homes. Neighbourhoods have evolved over decades with no development design requirements other than meeting zoning and BC Building Code requirements. Efforts are made to encourage new developments to blend thoughtfully within established neighbourhoods. District development permit objectives and guidelines have existed since the 1990s, including in the current OCP. If new residential development was required to match with the scale and design of existing neighbourhoods, then minimal new development at a multi-family scale would be allowed, and our housing shortage would continue.*

- Policy change will not force developers to build low-cost housing.

*The proposed amendment would encourage higher density development, allow more options for housing using FAR and overall assist to lower cost housing.*

- Inadequate water supply and infrastructure capacity to accommodate new development and population growth in general.

*A development cannot proceed to the construction stage without being fully serviced to District standards in general, and in particular to SCRD standards for water.*

- Global warming, rising sea level, flooding, wildfires, other hazards and community safety.

*Land that may be susceptible to natural hazards are routinely examined on a site by site basis during the development permit, building permit or subdivision application processes. Like most municipalities in BC, the District defers to the professional reliance model to ascertain site-specific hazard and risk assessments prior to approvals. In an ideal scenario, we would have a broad array of studies completed before designating and rezoning land for development; however the costs for all of those studies would be*

*excessive and likely out of the District's financial scope. The designation of land in most OCPs is somewhat of a crude exercise; looking at what makes common sense for residential, commercial and the other potential land uses and primarily based on past designations, new opportunities and known constraints. We have an urban containment boundary that is already limited by the extent / capacity of roads and infrastructure, the Agricultural Land Reserve, ocean shorelines, and steep sloping, forested Crown land. As for the wildfire interface, options to lessen the impact of this type of hazard on new residential neighbourhoods will be presented in the OCP update.*

- “Figure 17 is losing its purpose.”

*This figure is a helpful reference in the current OCP. The intent is to modify the Figure 17 matrix so that it is less rigid and more simplified as OCP policies ought to be. The proposed increased densities and heights are sync with past and recent development trends and tuned-up for the near future.*

- “The timing of this amendment in advance of an OCP Review.”

*Yes, local governments routinely amend their OCPs prior to a comprehensive OCP Review (see final comment). There have been 19 amendments to the current OCP since it was adopted in 2011, the majority of which were initiated by applicants. It is the responsibility of District's planning staff to initiate important amendments such as this for Council's consideration. If staff believed that this amendment should be held back to adoption of the next OCP, then this proposal would not be in front of Council.*

- “Inadequate consultation for the amendment.”

*There has been more than adequate consultation with this OCP amendment, as has been well documented in the staff reports.*

- “Amendment does not address detailed neighbourhood planning.”

*The importance of neighbourhood planning is acknowledged. The proposed amendment addresses FAR / Building height policies that would apply to serviced, residential neighbourhoods based on the current land use boundaries. Detailed neighbourhood planning is not the intent of this amendment and is even outside of the scope of the comprehensive OCP Review underway. It is hoped that provincial and federal grant funding will assist us in developing neighbourhood plans in concert with the review.*

- Amendment does not meet... “Official Community Plan amendments will be reviewed in accordance with the following criteria:

1. the use is in the best long-term interests of the community as a whole;

2. the community has been consulted and the proposed use has a high level of support in the community;
3. the proposed use is consistent with the overall vision for the community and local neighbourhood;
4. there is a demonstrated need for the use in light of projected population and employment trends and other available sites in the community;
5. the proposed use is suitable for the site and compatible with adjacent land uses;
6. water and sewer, transportation and other community services are available and are not negatively affected;
7. the proposal puts forward creative, sustainable and innovative design approaches.”

*The above is posted on the District’s website on the OCP page. Meeting all of the above may not be achievable for each and every OCP amendment; however staff believe that the amendment is aligned with most of the seven criteria that are relevant to this proposal. The above is also followed by another statement, which is entirely applicable to this OCP amendment:*

“The OCP is meant to be a long-term guide to future land use and development in the District of Sechelt, and to provide a level of certainty to residents regarding the land uses to be provided in the community. However, it is not a static document, and Council may be required to respond to unforeseen conditions and circumstances that warrant reconsideration of the policies or map designations of the OCP.”

## FOR INFORMATION

**TO:** Committee of the Whole                      **MEETING DATE:** September 11, 2024  
**FROM:** Kerianne Poulsen, Corporate Officer  
**SUBJECT:** **Road Dedication for Affordable Housing – Community Associations’ Referral Comments**  
**FILE NO:** 0230

---

### **PURPOSE**

In the spring of 2024 Sechelt community associations were asked to provide suggestions on un-used road dedications in their neighbourhoods that could be considered for use as affordable housing.

### **DISCUSSION**

#### **Summary**

Housing Needs Assessments on the Sunshine Coast identify the increasing demand for affordable housing. Un-used road dedications have been re-purposed in other jurisdictions to create affordable housing to help address this demand. The Franklin Road/Harmony Lane development in Gibsons is an example of where a road dedication has been used to build housing.

#### **Background**

At the April 17, 2024 Regular Council meeting the following resolution was passed:

Res. No. 2024-4B-07

Moved/ Seconded

That staff be directed to reach out to all of the Sechelt Community Associations to request that each association identify at least one un-used road dedication in each of their areas that could be suitable for use to develop affordable housing; and

That the list of identified dedications be brought to a Committee of the Whole for discussion about potential suitability for projects before the end of Q3 2024.

CARRIED

All Sechelt Community Associations received a referral request asking that they identify at least one un-used road dedication that could be considered for use as affordable housing.

Responses were received from the following community associations – Please see Attachment 1 for details:

<b>Community Association</b>	<b>Possible Areas</b>
Sechelt Village Community Association	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
Sunshine Heights Owners and Residents Association Board of Directors	<ol style="list-style-type: none"> <li>1. Lighthouse Avenue</li> <li>2. Fairway/Gale Ave N Connector Trail</li> <li>3. Harbour Way</li> </ol>
Tillicum Bay Community Association Board Member	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
West Sechelt Community Association	<ol style="list-style-type: none"> <li>1. Cowrie Street, near Peregrine Crescent</li> <li>2. Fern Road, off Oracle Road</li> </ol>

### **POLICY AND BYLAW IMPLICATIONS**

District of Sechelt policies and bylaws would need to be considered in any land use decisions.

Recent changes in Provincial and Federal legislation have been implemented with the intention of increasing the supply of affordable housing that is available, and to increase the types of options available to residents.

### **SUSTAINABILITY PLAN IMPLICATIONS**

The following Integrated Community Sustainability Plan goals relate to this initiative:

1. Social Sustainability and Community Well Being
2. Economic Sustainability
6. Sustainable Community Growth and Development

### **STRATEGIC PLAN IMPLICATIONS**

The following Strategic Council goals relate to this initiative:

1. Effective Growth
2. Housing
3. Community Safety and Wellbeing



**FINANCIAL IMPLICATIONS**

Currently no financial implications.

Further research and analysis on un-used road dedications for use as affordable housing would require additional staff resources.

**COMMUNICATIONS**

None at this time.

Respectfully submitted,

Kerianne Poulsen

Corporate Officer

Attachments:

1 – Referral Responses from Community Associations

**Kerianne Poulsen**

**From:** Sechelt Village Community Assn <secheltvillageca@gmail.com>  
**Sent:** Wednesday, August 14, 2024 7:23 PM  
**To:** Kerianne Poulsen  
**Subject:** Re: Request for Road Allowance suggestions

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Hi Kerianne

A member of our Board did search for possible site suggestions and found nothing suitable. The one site near the marina was deemed too steep and would block access to the marina.

We appreciate the opportunity to provide input and hope that other community associations will have some suggestions.

Regards  
 Pat Dalgleish, SVCA

On Mon, May 27, 2024 at 9:44 AM Kerianne Poulsen <[KPoulsen@sechelt.ca](mailto:KPoulsen@sechelt.ca)> wrote:

Good morning,

Council has asked for suggestions from Community Associations on potential road allowances in your neighbourhood that could be considered for use to build affordable housing. Details are attached.



*Kerianne Poulsen (she/her)*

*Corporate Officer*

Direct 604-740-8479 | PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

*I acknowledge with gratitude that I work on the homelands of the shíshálh Nation*

*Be Calm. Be Kind. Be Coastal.*

This e-mail communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and attachment(s), and any copy, immediately. Thank you.

## Kerianne Poulsen

---

**From:** Shora Sechelt <shora.sechelt@gmail.com>  
**Sent:** Wednesday, May 29, 2024 2:31 PM  
**To:** Kerianne Poulsen  
**Cc:** Shora Sechelt  
**Subject:** Use of Un-Used Road Dedications  
**Attachments:** img20240528\_11421044.pdf

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Hi Kerianne;

The SHORA Board of Directors has reviewed your request for the identification of Un-Used Road Dedications for Affordable Housing. It wasn't clear what type of Affordable Housing might be proposed which would of course influence the size of land required. We have attached the SHORA catchment area map and identified only 3 possible areas; however all are either in use as a laneway or identified as connector trails. The map includes ;

1. Lighthouse Avenue. This really isn't as wide as a road and is generally just a lane way providing access to Kinnikinnick Park and some back lane access to private properties.
2. Fairway/Gale Ave N Connector trail. This is currently in use as a connector trail and would not be considered an Un-Used Road Dedication. If it was possible to convert to developable land there might be some space at the top or bottom access areas but not for much more than single units.
3. Harbour Way This has been expected to be used as a connector trail but has never been developed as such. There have been considerable drainage issues and flooding for homes at the lower level. This land may only provide enough space for a single unit at the top, it isn't clear with the new build currently underway where the possible available might be at the lower end.

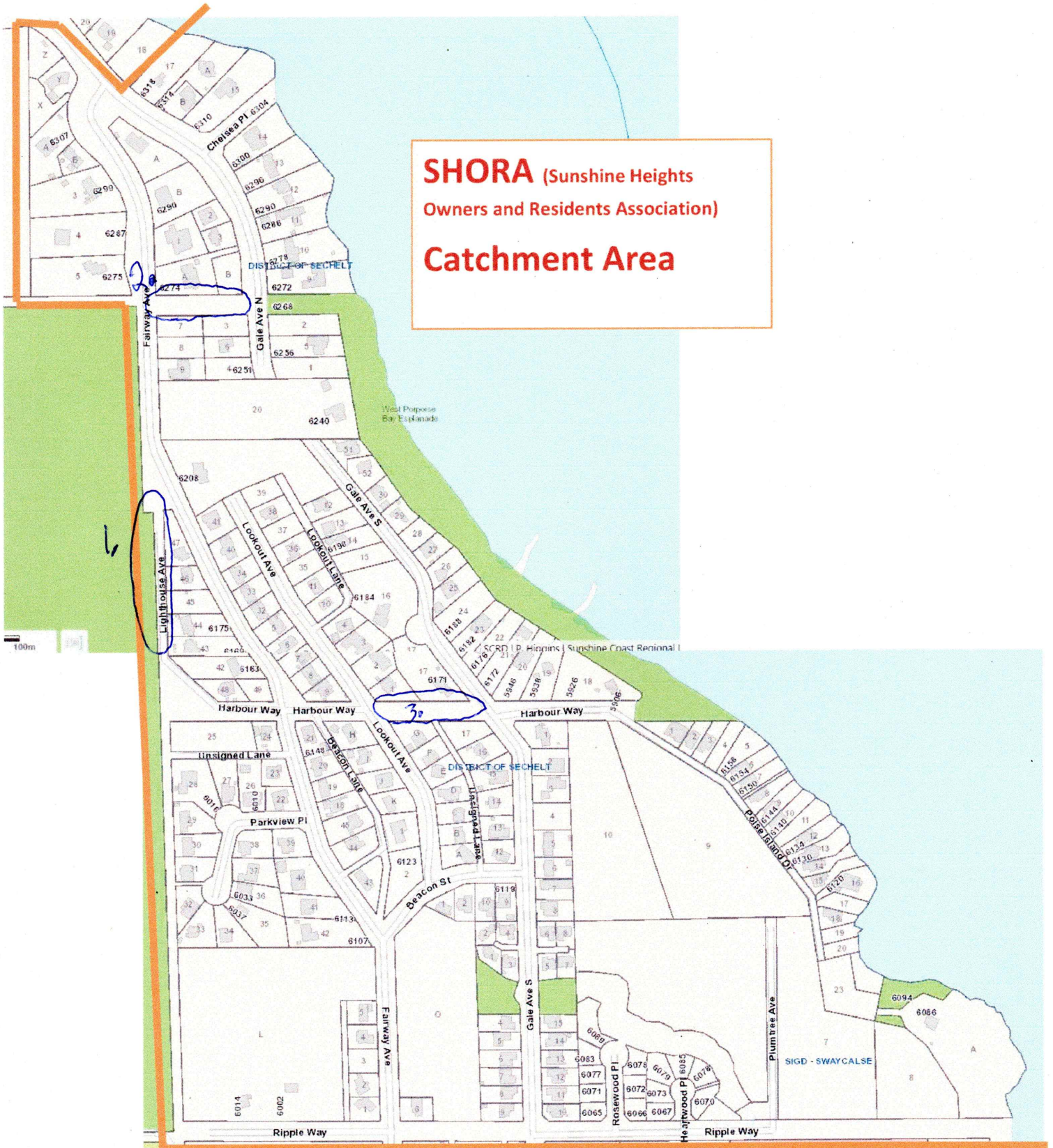
We have only initially identified possible areas as the Board of Directors and have not surveyed the opinions of local members. Hope this helps.

Best Regards!

Board of Directors



**SHORA** (Sunshine Heights  
Owners and Residents Association)  
**Catchment Area**





## Kerianne Poulsen

---

**From:** Tillicum Bay Neighbourhood Association <tillicumbayinfo@gmail.com>  
**Sent:** Monday, July 29, 2024 2:07 PM  
**To:** Kerianne Poulsen  
**Cc:** Lynne Forest (tillicum76@gmail.com); Corporate  
**Subject:** Re: FW: Request for Road Allowance suggestions

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Good afternoon, Kerianne,

I don't believe the Tillicum Bay location is suitable for any affordable housing. There is no public transit or community sewer and no safe active transportation paths. There is only one 33 ft. wide unopened R.O W located at the intersection of Sechelt Inlet Rd. and Naylor Rd., approximately 8.5km from Wharf Ave.

Regards,  
Lynne Forrest

On Mon, 29 Jul 2024 at 12:36, Kerianne Poulsen <[KPoulsen@sechelt.ca](mailto:KPoulsen@sechelt.ca)> wrote:

Good afternoon,

This is a reminder that we will be bringing a report forward to a Committee of the Whole meeting in September with a summary of the suggested un-used road dedications that could be considered for affordable housing. If your community association would like to submit a suggestion for your area, please send it to [corporate@sechelt.ca](mailto:corporate@sechelt.ca) by Fri Aug 30.

From the April 17 Regular Council Meeting:

That staff be directed to reach out to all of the Sechelt Community Associations to request that each association identify at least one un-used road dedication in each of their areas that could be suitable for use to develop affordable housing; and

That the list of identified dedications be brought to a Committee of the Whole for discussion about potential suitability for projects before the end of Q3 2024.

Please let us know if you have any questions.



*Kerianne Poulsen (she/her)*

*Corporate Officer*

Direct 604-740-8479 | PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

*I acknowledge with gratitude that I work on the homelands of the shíshálh Nation*

*Be Calm. Be Kind. Be Coastal.*

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**From:** Kerianne Poulsen  
**Sent:** Monday, May 27, 2024 9:40 AM  
**To:** [tillicumbayinfo@gmail.com](mailto:tillicumbayinfo@gmail.com)  
**Cc:** [tillicum76@gmail.com](mailto:tillicum76@gmail.com)  
**Subject:** Request for Road Allowance suggestions

Good morning,

Council has asked for suggestions from Community Associations on potential road allowances in your neighbourhood that could be considered for use to build affordable housing. Details are attached.



*Kerianne Poulsen (she/her)*

*Corporate Officer*

Direct 604-740-8479 | PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

*I acknowledge with gratitude that I work on the homelands of the shíshálh Nation*

*Be Calm. Be Kind. Be Coastal.*



This e-mail communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and attachment(s), and any copy, immediately. Thank you.

June 19, 2024

Mayor and Councillors

District of Sechelt

Attention: Kerianne Poulson, Corporate Officer

Re: Use of Un-Used Road Dedications for Affordable Housing – May 27, 2024 letter

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West Sechelt Community Association (WSCA) responds to Council's Directive that Community Associations to identify at least one un-used road dedication in their area that may be used for affordable housing (April 17, 2024 Regular Council agenda). WSCA has reviewed in depth the cadastral mapping for its community, and have identified two un-used road dedications which have a sewer line in place and are as follows:

- (a) A street end off of Cowrie Street, opposite Peregrine Crescent in the Silverstone Development. (Item One attached). However, this appears to have been dedicated to provide "access to lands beyond" which is a large vacant remainder that would also tie into Barnacle Street.
- (b) Fern Road dedication off Oracle Road (Item Two attached). This road dedication may also be required for "access to lands beyond" as there are a number of large parcels to the south that front onto Nickerson Road. One parcel (5556-5558 Nickerson Road) was the subject of a recent rezoning and issuance of Development Permit No. 2023-(01) (June 7, 2023). The road dedication towards the back (east boundary) of the parcel is oriented in the direction of the Fern Road dedication (Item Three attached).

The only other "un-opened road ends" in West Sechelt that we could locate are highway dedication under Section 75 (b) of the *Land Title Act* to provide public access to the waterfront. The following Official Community Plan Policy is pertinent (Item Four attached):

9.14 Public waterfront access (highway rights-of-way) provide waterfront access for all members of the public and shall not be used for private use.

With respect to West Sechelt, which has significant residential development potential, affordable housing sites would perhaps be best achieved with the implementation of Policies 5.24 to 5.28 in the Official Community Plan (Items Five (a) and (b) attached). For example, we understand that there have been no affordable housing units provided in the Silverstone development.

Respectfully submitted,

Candice Sayre

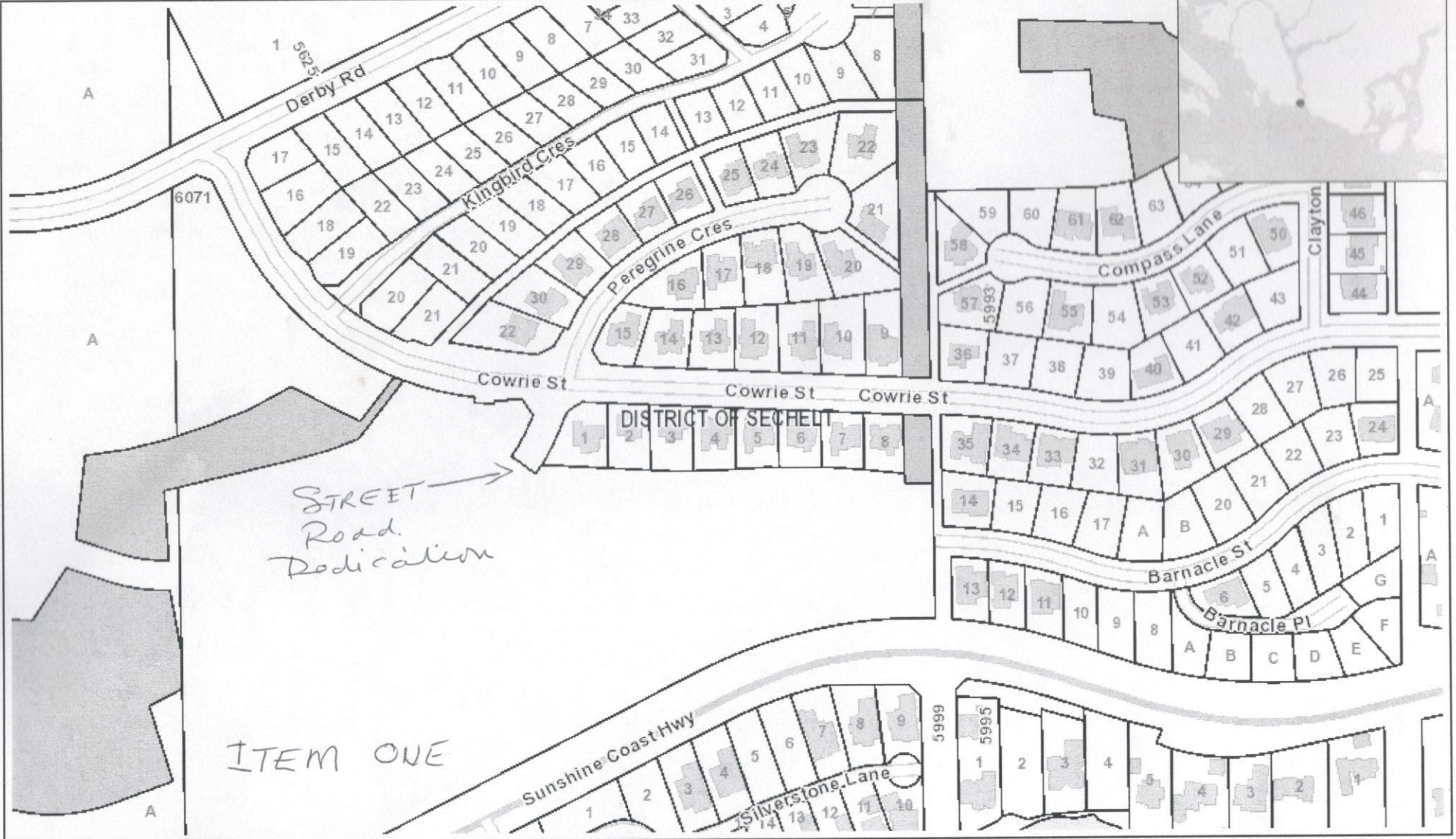
President, West Sechelt Community Association

C: The Board

ITEM ONE



Index Map



149.1 0 74.53 149.1 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.



6/7/2024

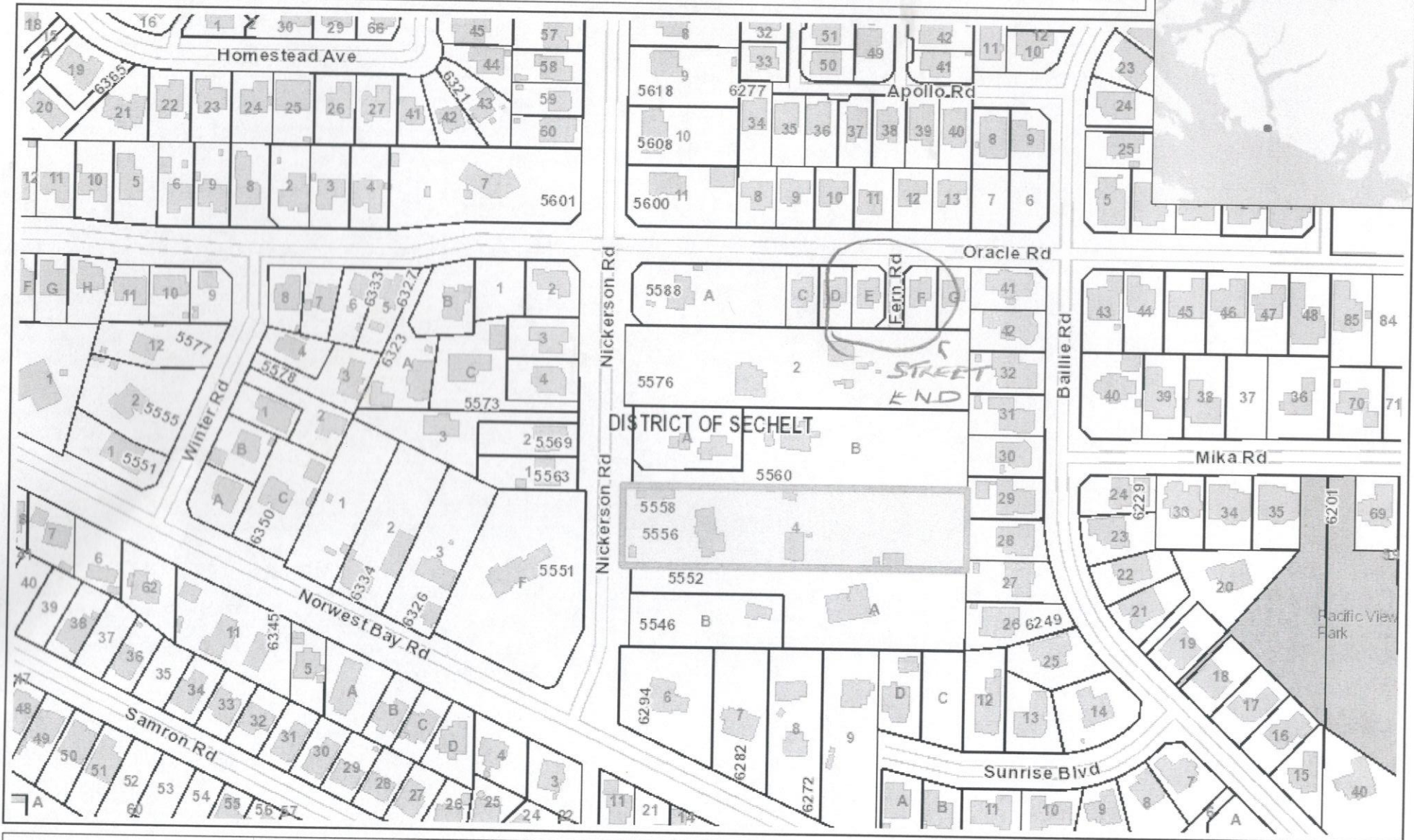
1:2,934



# ITEM TWO



Index Map



149.1 0 74.53 149.1 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



6/18/2024  
1:2,934



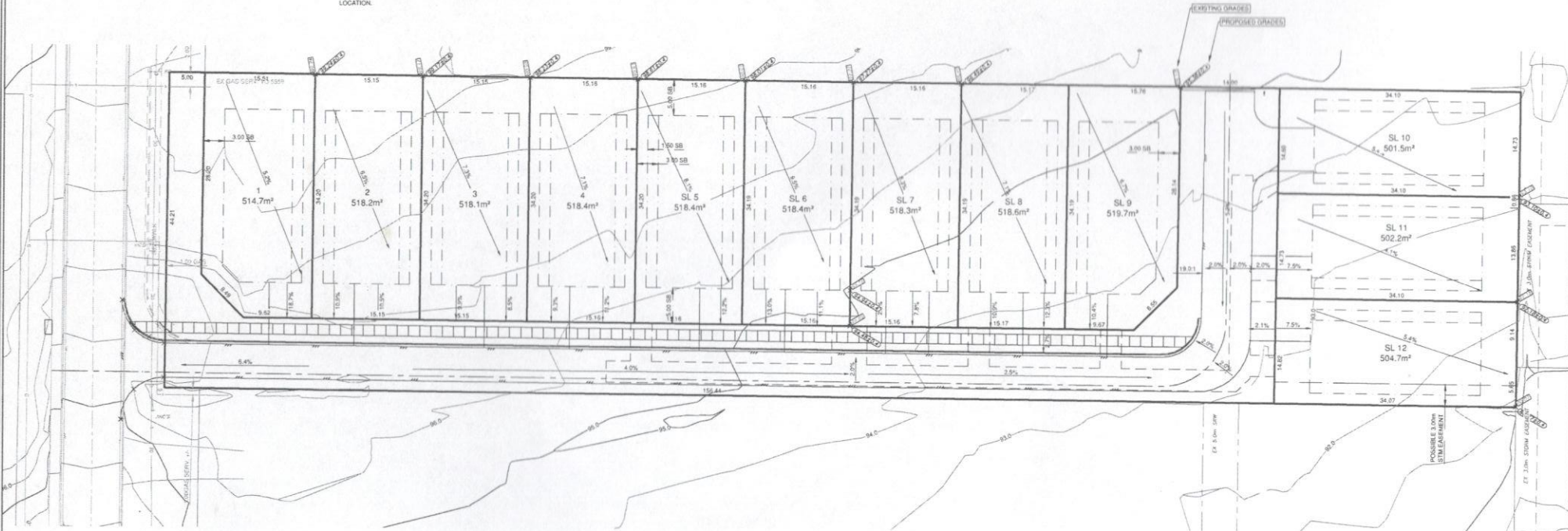
ITEM THREE

ATTACHMENT 1

	STM	SAN	STM	SAN	
	ICN	ICN	MRE	MRE	
LOT 1	64.30	64.02	63.70	64.62	FREE CLOSURE  SEPTIC STRATA
LOT 2	64.50	64.24	65.10	64.84	
LOT 3	64.54	65.21	65.14	64.86	
LOT 4	64.77	64.50	65.37	65.10	
LOT 5	63.65	64.60	64.25	65.25	
LOT 6	63.42	63.67	64.59	65.85	
LOT 7	62.98	63.37	63.58	62.77	
LOT 8	62.78	62.79	62.50	62.44	
LOT 9	62.23	62.26	62.83	62.95	
LOT 10	62.22	62.71	62.82	62.71	
LOT 11	61.25	62.68	61.55	62.42	
LOT 12	62.22	61.65	60.82	61.25	

STRATA LOTS TO HAVE A LIFT STATION THAT PUMPS INTO THE FORCE MAIN MBE'S WILL VARY BASED ON LIFT STATION LOCATION.

- NOTES:
- LOTS ARE TO MATCH NEIGHBORING PROPERTIES TO THE NORTH AND EAST LOTS.
  - RIGHT OF WAY TO BE GRADED ACCORDING TO THE PROPOSED ROAD.
  - AT PRESENT THE DEVELOPER PROPOSES TO BUILT HOMES ON THE PROPERTIES BUT HAS NOT FINALIZED ANY DECISIONS.
  - GRADING OF PROPERTIES ARE TO BE REFLECTIVE OF THE PROPOSED BUILDINGS.
  - LOT PREPARED FOR FOUNDATIONS AND MIDDLE OF LOT MAY BE DUG DOWN
  - BACKFILLED MATERIAL STORED ON THE LOT IS TO BE USABLE MATERIAL.
  - NON USABLE MATERIAL IS TO BE REMOVED FROM SITE.
  - IF THE LOTS ARE TO BE SOLD OFF THEN THE GRADING IS TO REFLECT SAALBLE LOTS.
  - LOTS ARE TO BE LEFT CLEAN AND GRADED APPROPRIATELY AND CLUTTER FREE.
  - ALL MATERIALS ARE TO BE REMOVED FROM THE SITE.



DEVELOPMENT Permit No 2023-(01)



NO.	DATE	REVISIONS	BY
1	02/02/2021	PRELIMINARY APPLICATION DESIGN	MC
2	16/02/2022	UPDATED APPLICATION PLANS AS PER DCS COMMENTS	MC
3	04/01/2023	DESIGN PER PLAN LIST REVIEW SUBMISSION	MC
4	21/04/2023	ADDITION OF SEPTIC STRATA 2ND REVIEW SUB	MC
5	05/06/2023		ZZ
6	05/06/2023		ZZ
7	06/06/2023		ZZ

GRADING PLAN  
12 LOT NICKERSON SUBDIVISION  
LOT 4, DL 4296, PLAN VAP9763  
HENRY UNGER  
5556 NICKERSON RD, SECHLT

PROJECT NO.	2020-087
DWG NO.	103
REV NO.	4
DATE	02/02/2021
OTHERS FILE NO.	DO5
	3320-20-2022-03

FILE: 2020-087 DRAWING.DWG PLOTTED ON: April 30, 2023 Sheet Set: 2020-087 DRAWINGS

District of Sechelt/Thorpe Council Meeting  
Wednesday, June 7, 2023  
Page 101

Regul - Council Agenda

5556-5558  
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Rout



## ITEM FOUR

- 9.9 Trails will be acquired at the time of subdivision or development, or through purchase if necessary.
- 9.10 The District will ensure access for handicapped users wherever grades permit, with the use of hard surfaces instead of loose materials.
- 9.11 The District may seek agreement with owners of undeveloped land to obtain public access agreements where appropriate to accommodate a greenway link.
- 9.12 The District will work with the SCR D and Sechelt Nation to support parks and trails that cross District boundaries.

### *Beach Access*

- 9.13 Public waterfront access shall be provided at the time of subdivision through highway dedications in accordance with Section 75(b) of the *Land Title Act*.
- 9.14 Public waterfront access (highway rights-of-way) provide waterfront access for all members of the public and shall not be used for private use.
- 9.15 The District will not sell dedicated beach accesses.
- 9.16 New beach access rights-of-way should be located in the best possible location, preferably with low slope, leading to a sandy or small pebble beach wherever possible, and should avoid steep portions of the shoreline that cannot be readily developed for public access to the shoreline.

### *Waterfront Park or Shoreline Walkway*

- 9.17 Waterfront parks shall be provided with any new subdivision or developments adjacent to marine waters or streams. Linear pathways along the shoreline must include sufficient land area to provide for pedestrian use as well as protection of shoreline vegetation. Park dedications that provide viewpoints, "pocket parks", boardwalks or other access to the shore may be considered where shoreline conditions prevent linear walkways.
- 9.18 The District of Sechelt will consider purchase of waterfront properties where land becomes available that provides opportunity to expand an existing beach access or would

provide an important park for view or public marine access purposes.

- 9.19 Protection of the Chapman Creek trail system and surrounding forested land and riparian corridor is a priority for Sechelt. The District will pursue formal protection (lease, park dedication, purchase or other permanent tenure) of this Crown land area provincial agencies for recreation and open space purposes.

### *Park Dedication at Subdivision or Development*

- 9.20 Park dedication at the time of subdivision shall consist of usable parkland that compliments the District's park and trail system and fulfils park needs. Parks shall be located in a visible and central location within the neighbourhood, with frontage on at least one public road.
- 9.21 Natural park areas that provide for passive recreation uses such as scenic viewpoints may be considered as part of the parkland dedication.
- 9.22 Land that is not suitable for park use such as wetlands, riparian areas, steep slopes or rockfall hazard will not be accepted as part of the 5% minimum park dedication at the time of subdivision. Owners are encouraged to dedicate undevelopable lands (i.e. areas with environmental significance or areas with natural hazards) as additional parkland/open space. Where not dedicated to the District, these areas may be required to be protected through a restrictive covenant.
- 9.23 Where land is proposed to be rezoned to a higher density use, additional parkland beyond the minimum 5% park dedication may be accepted by the District as an amenity contribution (see OCP Residential density bonus policies).
- 9.24 Lands required for beach access, trails, walkway or bicycle route will not be included as part of the park dedication and will be dedicated as right-of-way as per the *Land Title Act* or the *Bare Land Strata Regulations*.



## ITEM FIVE (a)

### Affordable, Accessible and Special Needs Housing

- 5.21 Sechelt supports initiatives to create more accessible and adaptable housing to accommodate aging in place and for people with permanent or temporary mobility issues.
- 5.22 Secondary suites are supported as a primary means of creating affordable housing for both owners and renters within all single-family areas.
- 5.23 The District of Sechelt will use the tools provided by the *Local Government Act* to guarantee the long-term affordability of affordable, special needs and accessible/adaptable housing acquired from new developments, within the following general framework:
- (a) Where Affordable Housing for Groups in Need<sup>21</sup> is provided by a developer, Council may enter into a housing agreement pursuant to S.904 or S.905 of the *Local Government Act* and/or S.219 of the *Land Title Act* to ensure lots/units are retained in the long-term for Groups in Need;
  - (b) Council may accept land in lieu of housing units for Affordable Housing, based on guidelines in the District of Sechelt Policy Manual;
  - (c) Lands acquired by Council for Affordable Housing may be conveyed to a registered non-profit Housing Corporation for the provision of Affordable Housing;
  - (d) Council may accept funds of cash in lieu of housing units for Affordable Housing, based on guidelines in the District of Sechelt Policy Manual. Any funds acquired will

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<sup>21</sup> Defined as priority groups that are in need of Affordable Housing as identified by the District and derived from the Sunshine Coast Affordable Housing Study 2006 or updated studies.

be appropriated to the Affordable Housing Statutory Reserve Fund.

### Density Bonus – General Framework

- 5.24 The District of Sechelt supports bonus densities for residential developments in exchange for the provision of Affordable Housing and Community Amenities. Council may allow a density bonus only within the framework of the policies below.
- 5.25 Base and maximum density limits will be based on policy 5.28 (Housing Types and Density) except where existing zoning for a site allows a higher base density. In that case, the base density of the zoning provisions for a site will apply.
- 5.26 Affordable Housing requirements will be part of any residential development that is rezoned to a higher residential density. At least 20% of the increase in potential residential units (or "lift") in a development will consist of Affordable Housing for Groups in Need. This means the housing must be affordable to low or moderate income households or have special features that the private market does not typically provide.
- 5.27 A density bonus may be achieved by providing a combination (as appropriate to the development site and location) of community amenities described in policies 5.17 to 5.20 in addition to Affordable Housing as described in policies 5.21 to 5.26. The following increases in density will be considered:



ITEM FIVE (6)

- (a) 2% density bonus for every 10% of the total number of units built adaptable and accessible;
- (b) 10% density bonus for every 5% of total site area as additional protected, publicly accessible open space in locations satisfactory to the District. This open space is separate from any open space requirements as a result of increased building heights under policy 6.14;
- (c) Up to 10% density bonus for providing cultural or recreational facilities in locations and forms satisfactory to the District;
- (d) 2% in density bonus for every 10% of the total number of units built according to green standards (Built Green Gold or Ashrae 90.1 (2007) or better standards).

*Housing Types and Density*

- 5.28 In order to provide a range of housing, the housing forms and densities listed in Fig. 17 are supported in the areas identified on Schedule C. The lower density figures are considered the "base" density; higher density up to the maximum density shown in Fig.17 may be achieved through provision of additional open space, affordable or special needs housing or other amenities as outlined in policies 5.17 to 5.27. Site-specific density and building forms, amenity/affordable housing contributions and other appropriate conditions, will be determined through the rezoning process.
- 5.29 Notwithstanding any other provisions of the OCP, the maximum density of the combined properties with the following legal descriptions is 175 units/ha and a 1.76 FAR:
- a. LOT A BLOCK 11 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48362 (PID 024-927-775) at civic address 5821 Medusa Street;
  - b. LOT 1 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP12200 (PID 028-696-247) at civic address 5583 Ocean Avenue; and

- c. STRATA LOT 1 & 2 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS408 (PID 028-712-536 and PID 028-712-544) at civic address 5583 Ocean Avenue.

5.30 Notwithstanding any other provisions of the OCP, the property legally known as Lot 1, Plan BCP36628, District Lot 304, PID 027-536-998 (addressed 5656 Hightide Avenue):

- a) has a Base Density of 50 apartment dwelling units per hectare of lot area;
- b) which may be increased to a Maximum Density of 221 rental apartment dwelling units per hectare of lot area OR 40 rental apartment dwelling units on the lot, whichever is less, subject to the following conditions:

- i. Providing four of the dwelling units are constructed to an adaptable accessibility standard and four of the dwelling units are built to a wheelchair accessible standard with wheelchair roll-in showers and wheelchair accessible sinks, counters and kitchenettes;
- ii. Providing 100% of the dwelling units on the lot are guaranteed as Affordable Housing where the District of Sechelt and the owner have entered into a Housing Agreement under Section 483 of the Local Government Act to provide not-for-profit rental housing;
- iii. Providing the building is no more than three (3) storeys in height with a maximum 1.1 FAR.

## FOR INFORMATION

**TO:** Committee of the Whole  
**FROM:** Brenda Rowe, Councillor  
**SUBJECT:** **Community Safety Update**  
**FILE NO:** 0360

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**MEETING DATE:** September 11, 2024

### **PURPOSE**

To promote an upcoming meeting to further discuss community safety in the District of Sechelt at 6:30pm on October 3, 2024 at the Sechelt Activity Centre.

### **DISCUSSION**

#### **Summary**

The August 21, 2024 community safety meeting held at the Sechelt Activity Centre was successful in bringing together concerned citizens who offered valuable insights. The positive turnout and constructive dialogue demonstrated a strong community desire to address these challenges collectively. Building on this momentum, the Sechelt Community Safety Committee invites everyone to join us for a follow-up meeting at 6:30pm on October 3, 2024 at the Sechelt Activity Centre, where we will discuss specific solutions and strategies for implementation.

Continued collaboration is crucial in creating a safer and more vibrant community for all.

### **SUSTAINABILITY PLAN IMPLICATIONS**

1. Social Sustainability and Community Well Being

### **STRATEGIC PLAN IMPLICATIONS**

1. Effective Growth
3. Community Safety and Wellbeing
6. Fostering a Vibrant Downtown Core

### **FINANCIAL IMPLICATIONS**

Costs to the District include event advertising, a facilitator, staff time, venue rental, office supplies, and food or beverage served, if any.

### **COMMUNICATIONS**

This message will be broadcasted to the public by way of the District website, social media platforms and the local newspaper.

Respectfully submitted,

Brenda Rowe

Councillor

Attachments:

1 – Sechelt Community Safety Meeting: What we Heard – To be Distributed