

DISTRICT OF SECHELT REGULAR MEETING OF COUNCIL AGENDA

Wednesday, October 2, 2024, 7:00 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: <u>https://www.youtube.com/user/SecheltMedia</u> Zoom: <u>https://zoom.us</u>, join Meeting ID: 838 8532 1487 and Password: OCT2024 Phone: 1-778-907-2071, with Meeting ID: 838 8532 1487 and Password: 9717422

Pages

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2.	CALL	TO ORDER	AND DECLARATION OF CONFLICT	
3.	ADOP		AGENDA	
4.	DELEC None		& PROCLAMATIONS	
5.	BUSIN		S	
	5.1	Develop	ment Permit for 5750 Anchor Road	3
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		a.	Official Community Plan Bylaw No. 492-35 For Second Reading.	142

6.3 Zoning Amendment Bylaw No. 580-17, 2024 - Community Services (5638 Inlet Ave)

a. Zoning Amendment Bylaw No. 580-17 For First, Second and Third Reading.

7. MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting

That the Minutes of the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting be received and the following recommendations be endorsed:

(4) That staff representatives apply for grant funding to support Sunshine Coast Accessibility Advisory Committee initiatives including, but not limited to, hiring a consultant to create the Accessibility Plan and projects that reduce or eliminate accessibility barriers on the Sunshine Coast;

(5) That the Town of Gibsons student representative be appointed to the Sunshine Coast Regional Accessibility Advisory Committee each year;

(6) That a letter be sent to School District 46 to inquire about the implementation of their accessibility plan and to inquire about opportunities for collaboration; and That the letter be approved by the Chair before it is sent.

8. BUSINESS ARISING FROM THE MINUTES

9. COUNCIL REPORTS

- 9.1 Sunshine Coast Regional District Representatives
- 9.2 Council
- 10. CORRESPONDENCE

None.

- 11. RELEASE OF CLOSED MEETING ITEMS None.
- 12. ADJOURNMENT

Public Question and Answer Period.

145

153

151



REQUEST FOR DECISION

TO:CouncilMEETING DATE:October 2, 2024FROM:Ian Holl, Development Planning ManagerSUBJECT:Development Permit for 5750 Anchor Road

FILE NO: 3060-2022-25

RECOMMENDATION(S)

That Development Permit 2022-25 be approved and issued.

PURPOSE

The property owner has applied for a development permit for form and character for a four unit (two duplexes) development. Development Permit Area No. 8 applies and requires Council approval. Development Permit Area No. 5 applies but does not require Council approval.

OPTIONS

- 1. Defer the application pending additional information.
- 2. Deny the application.

DISCUSSION

Background

The property is currently zoned RM1 and designated Multifamily Mixed Residential in the Official Community Plan. The property has terrain challenges for development, and the proposal is intended to adapt to the site conditions and avoid blasting the rock face to create flat areas.

Applicant	Greg Palamarz, Panelex Industries
Owner	1344128 BC Ltd.
Civic Address	5750 Anchor Road
Legal Address	Lot 21, Block 10, DL 304, Plan 17781, PID 007-255-705
Size of Properties	~1,689 m ²
OCP Designation	Multifamily Mixed Residential
Zoning Designation	RM1
DP Areas	DPA No. 5 (steep slopes), DPA No. 8 (intensive residential and infill)

Table 1 – Application Information



Figure 1 – Subject Property Location

The primary focus of Council review should be the DPA No. 8 objectives and guidelines. The DPA No. 4 and 5 are primarily addressed through geotechnical assessment and technical review and are under review with staff.

Legislative Context

Local governments have the authority to establish objectives for the form and character of intensive residential development within the Official Community Plan. Guidelines are specified to provide direction for developers to meet the objectives. The relevance of guidelines can vary depending on the context and form of development. Guidelines can also range in importance from required to optional. It is a discretionary decision by Council to determine if sufficient guidelines have been incorporated to meet the objectives of the development permit area.

The review of development permit applications is restricted to consideration of guidelines and objectives in relation to the proposed development. The level of density or use of the land may not be regulated through the development permit process.

The Local Government Act limits that development permits may only include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

POLICY AND BYLAW IMPLICATIONS

The proposed development is for two duplexes, stacked close together with a single shared access. Overall, the applicantion meets the objectives and guidelines of Development Permit Areas No. 4, 5, and 8. While there are still detailed servicing plans to be prepared and reviewed, and adjustments to adhere to parking regulations within Zoning Bylaw 580, there are no major outstanding issues at this time. The BC Building Code may provide some challenges for the applicant to work through, which will be undertaken at building permit stage.

Development Permit Area 8: (DPA 8)

Objectives

DPA 8 has the following goals and objectives:

- To create variety of compact housing forms with a high standard of urban design and livability, designed for durability and an attractive appearance over the long term.
- To integrate new infill development with the surrounding neighbourhood.
- To provide new housing forms which are affordable and appropriate to the needs of different groups of the population.
- To control design of new development and the provision of amenities.

Guidelines in DPA 8 are categorized as follows:

- Site Planning / Building Scale, Form and Character
- Small Lot Subdivisions {not applicable}

Development Permit Area 4: (DPA 4)

Objectives

DPA 4 has the following goals and objectives:

• To protect development from hazardous conditions, which includes rocky beach front and upland slopes, beach front escarpments, and rockfall hazards.

Guidelines in DPA 4 are categorized as follows:

• Land alteration, building sites, landscaping and revegetation, assessment and investigation.

Development Permit Area 5: (DPA 5)

Objectives

DPA 5 has the following goals and objectives:

- To minimize the impact of development on hillsides and steeply sloped lands.
- To retain the natural features of sloped lands.
- To support low impact and innovative development approaches to minimize long-term infrastructure maintenance costs on steeply sloped lands.

Guidelines in DPA 5 are categorized as follows:

- Basic Design Principles
- Natural Areas/Vegetation
- Building Sites
- Building Heights and Massing
- Driveways and Garages

- Retaining Walls
- Site Grading
- Road Design
- Stormwater Management
- Parks and Trails

- Sustainability / Lighting
- Coach Houses (not applicable)
- Parking and Access / Servicing
- Waterfront Infill (not applicable)

SUSTAINABILITY PLAN IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

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

COMMUNICATIONS

If Council approves the Development Permit, then it can be issued once the security has been paid.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Development Permit 2022-25



DEVELOPMENT PERMIT NO. 2022 – 25

1. This Development Permit is issued to:

1349123 BC Ltd.

9286 - 116th Street

Delta, BC V4C 5W9

- 2. This Development Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.
- 3. This Permit supplements, but does not replace, relevant provincial and federal regulations and statutes.
- 4. This permit applies to the lands within the District of Sechelt described below:

Parcel Identifier:	PID 007-255-705
Legal Description:	Lot 21, Block 10, DL 304, Plan 17781
Addressed as:	5750 Anchor Road

- 5. The Property is located in a designated Development Permit Area:
 - (a) Development Permit Area #4
 - (b) Development Permit Area #5
 - (c) Development Permit Area #8
- 6. This Development Permit applies to following works on the Property subject to signed servicing agreements for all onsite and offsite works and services:
 - (a) Constructing two new duplexes, one of which includes an existing dwelling unit already on the property. Constructing a roofed stairway to access all units.
 - (b) Constructing an accessory building for solid waste management.
 - (c) Creating a looped driveway access and associated parking areas.
 - i. Four parking spaces required.
 - ii. One Level 2 EV charger required.
 - iii. All spaces must be 2.5 m (width) by 6 m (length).
 - iv. No small car spaces allowed.
 - (d) Installing landscaping improvements groundcover, shrubs, and trees.



CONDITIONS OF DEVELOPMENT PERMIT

- The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Permit and any plans and specifications attached to this Development Permit shall form part of this Development Permit:
 - (a) Attachment 1, which contains the Site Location Map.
 - (b) Attachment 2, which contains the Site Plan and Cross Section, prepared by Gregory Palamarz, of Panelex/Primex Industries, dated August 15, 2022 (Revised April 5, 2024).
 - (c) Attachment 3, which contains the elevations and renderings, prepared by Gregory Palamarz, of Panelex/Primex Industries, dated August 15, 2022 (Revised April 5, 2024, August/September 2024).
 - (d) Attachment 4, which contains the Geotechnical Hazard Assessment, prepared by Benjamin Smale, P.Eng., of Boundary Consulting Services Ltd., dated August 30, 2022 (BCS-0081).
 - (e) Attachment 5, which contains the Geotechnical Field Review, prepared by Micah Smith, P.Eng., of Boundary Consulting Services Ltd., dated March 22, 2024 (BCS-0081).
 - (f) Attachment 6, which contains the Landscape Plan and Cost Estimate, prepared by Zale Design., dated July 5, 2024 (24-02).
 - a. All species should be drought tolerant and adhere to Fire Smart guidelines.
 - b. Irrigated lawns are not permitted.
 - c. Groundcover cannot be grass or sod, and must be one or more of the following:
 - i. Trifolium repens var. Pipolina (Microclover)
 - ii. Antennaria rosea (Pussytoes)
 - iii. Actostaphylos uva-ursi (Kinnickinnick)
 - iv. Lonicera spp. (Honeysuckle)
 - v. Sedum spp. (Stonecrop)
 - (g) The entire access stairway from the ground level to the top level must be covered by a roofed structure that provides weather protection from rain, snow, and sun.



- 2. Sensitive operations involving land alteration/excavation are confined to periods of dry weather with minimal traffic and appropriate equipment that will create the least disturbance.
- 3. Any retaining systems (regardless of height) that are needed for the proposed development must have a detailed design prepared by a qualified professional engineer and approved by the District based on the EGBC Retaining Wall Design Professional Practice Guidelines (Version 1.1 February 25, 2020) and must include the signed Retaining Wall Assurance Statement. Retaining Structures that exceed 1.2 m or have a horizontal to vertical setback of less than 2H to 1V with a cumulative height greater than 1.2 m require a Building Permit complete with Sealed design and Letters of Assurance from qualified professional engineers with expertise in Geotechnical design and Structural design.
- 4. Provide a security bond in the amount of \$18,846 in the form of an irrevocable letter of credit, bank draft or certified cheque. This security bond will be held to ensure that the works have been satisfactorily completed according to the plans and specifications in Attachments 1 4, noted in Condition 1 above.

Partial releases of the security bond will be considered upon completion of the works outlined in each phase, upon submission of the following reviews, once approved by the District:

- (a) 25% of the security bond may be released after the two following reports have been submitted:
 - i. Field review report #1 prepared and signed by the qualified engineering professional confirming that appropriate erosion and sediment control measures are installed. This report is to be submitted; <u>at least four weeks</u> <u>prior to the start of any development activities</u>.
 - ii. Field review report #2 prepared and signed by the qualified environmental professional confirming that appropriate tree protection measures are installed. This report is to be submitted; <u>at least four weeks prior to the start of any development activities</u>.



- (b) 50% of the security bond may be released after Final Report #1 and #2 have been submitted.
 - i. Final Report #1 Final Review: Prepared and signed by the qualified engineering professional immediately following completion of all land alteration works confirming that all works have been done in accordance with the requirements of this permit.
 - ii. Final Report #2 Final Review: Prepared and signed by the qualified environmental professional immediately following completion of all planting and landscape work confirming that all works have been done in accordance with the requirements of this permit.
- (c) The remaining 25% of the security bond will be released upon submission of:
 - Final report prepared and signed by the qualified environmental professional after 2 years post-installation of the planted materials as approved in the Landscape Plan contained in Attachment 3 and Condition 1(c)(a – d), confirming at least 80% survival rate of the planted materials.
- 5. If construction for the development permitted by this Permit does not substantially commence within <u>twenty-four months</u> of the date of issuance, this Permit shall lapse.
- 6. Notice of this permit shall be filed at the Land Titles Office under the authority of Section 503 of the *Local Government Act* and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.



604 885 1986 PO Box 129, 5797 Cowrie St, 2nd Floor Sechelt, BC VON 3A0 www.sechelt.ca

THIS DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT.

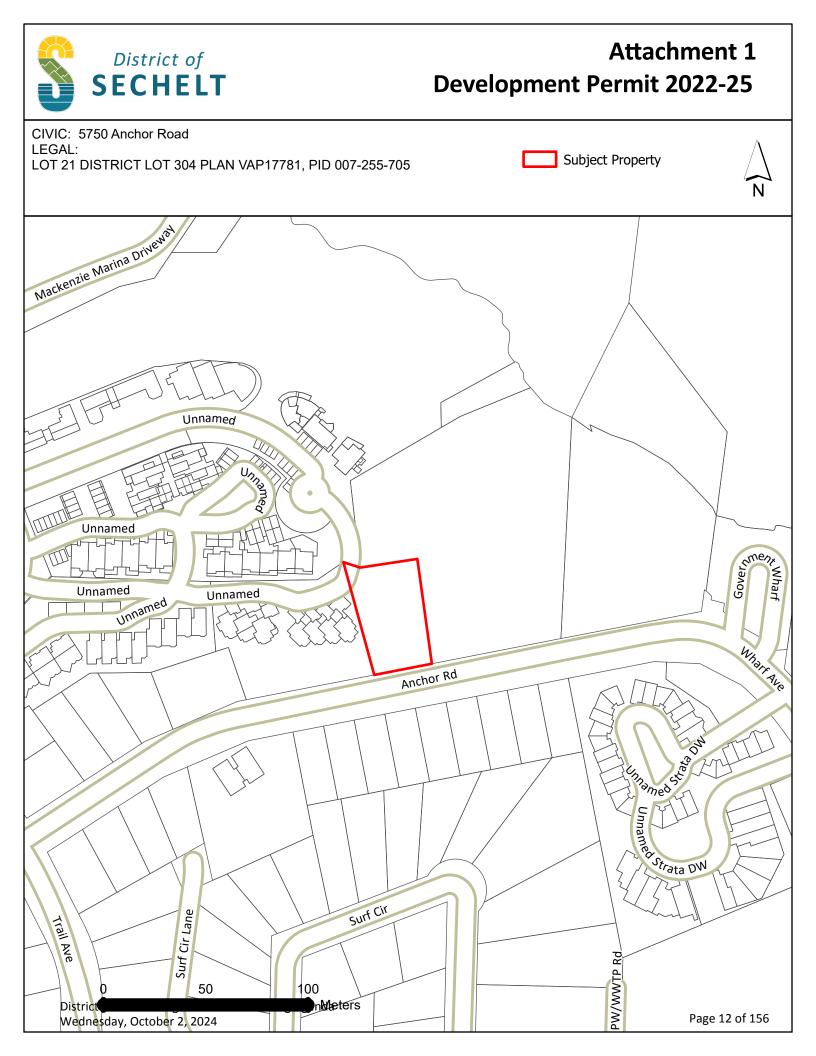
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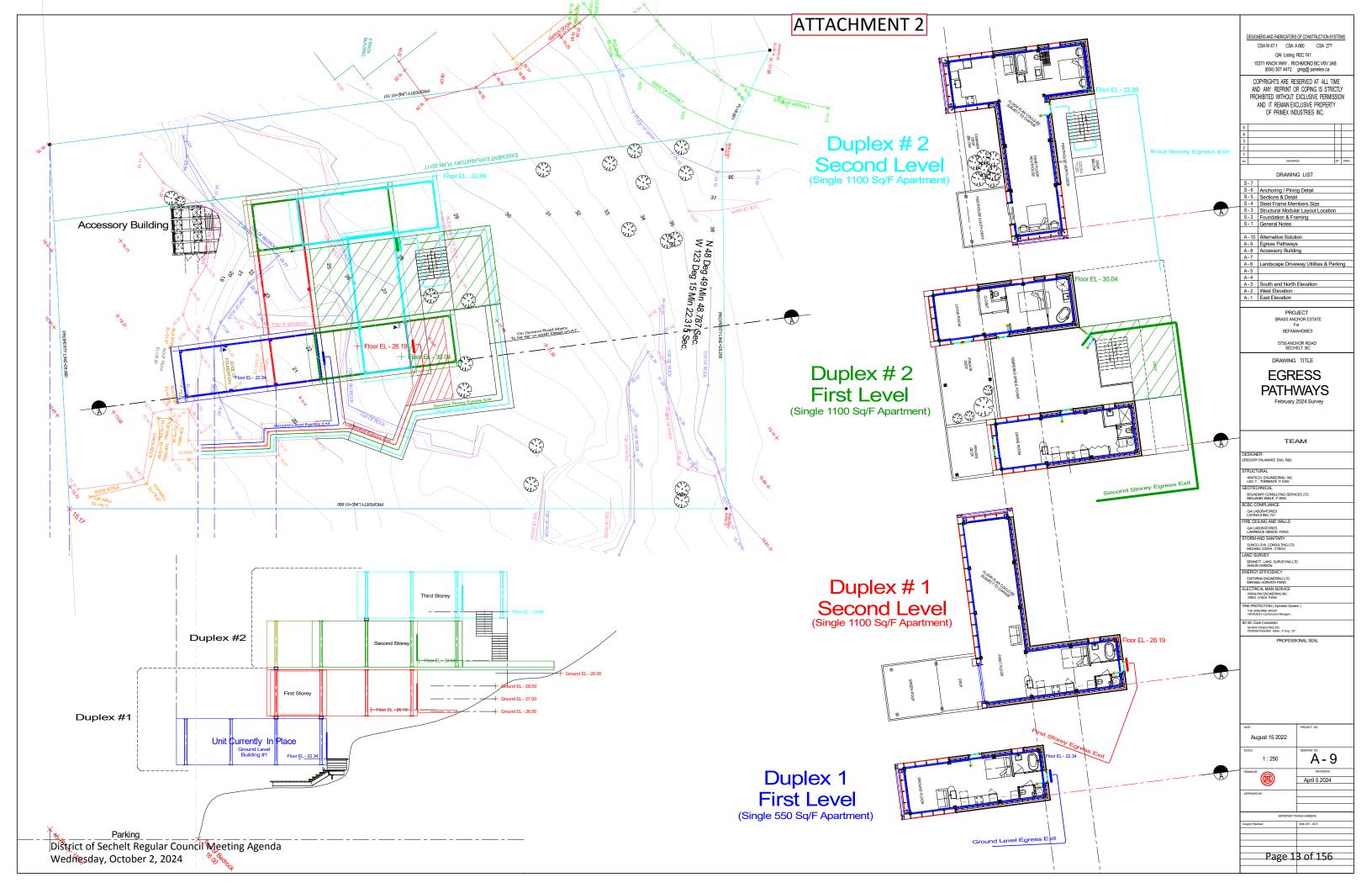
Authorizing Signature:

Andrew Allen

Director of Planning & Development

- Attachment 1
- Attachment 2
- Attachment 3
- Attachment 4
- Attachment 5
- Attachment 6





ATTACHMENT 3



BULLNOSE GLASS SECTION

DECORATING FACADE

)	ALUMINUM PANEL WHITE
)	WOOD GRAIN METAL TRIM (FRONTIER)
)	NATURAL REAL COPPER PANEL
)	ALUMINUM PANEL GREY
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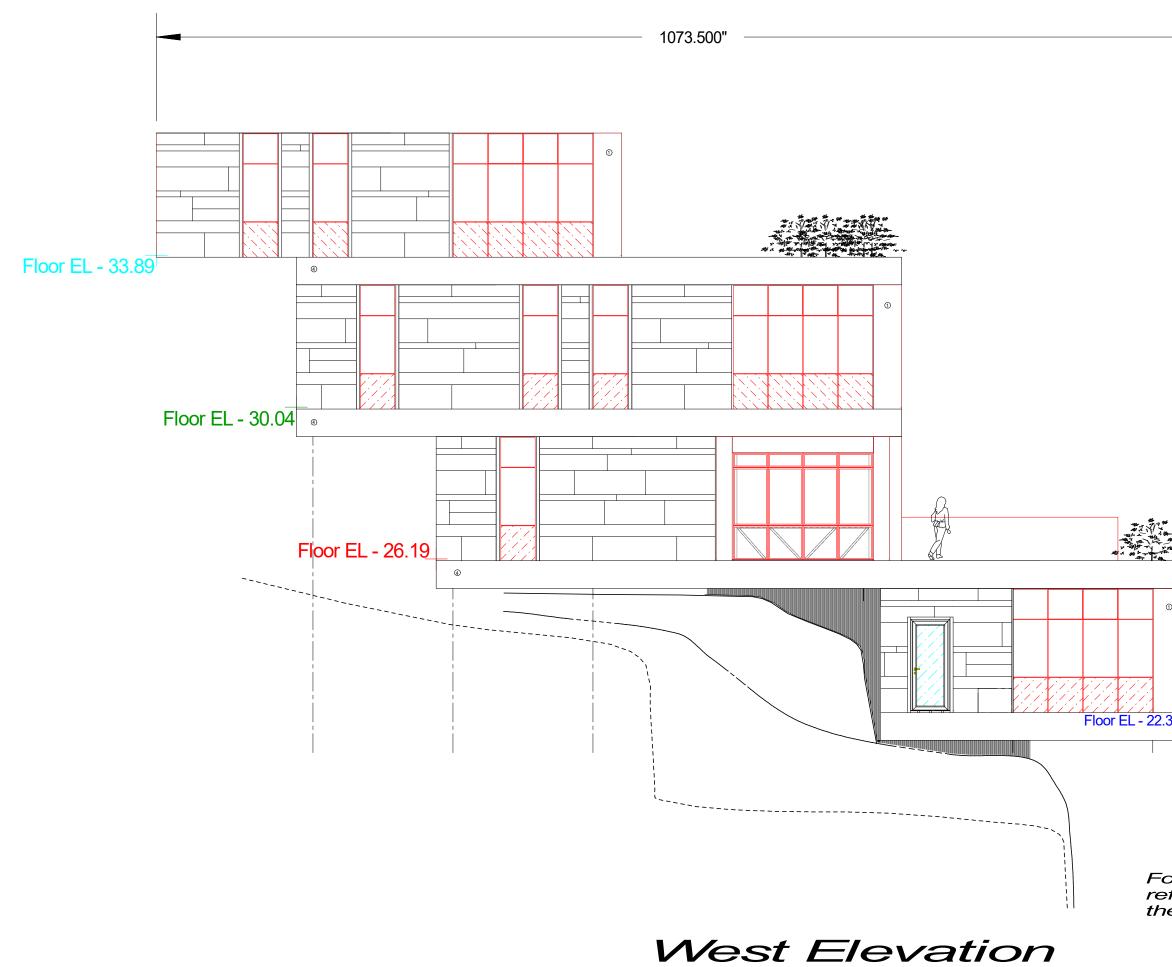
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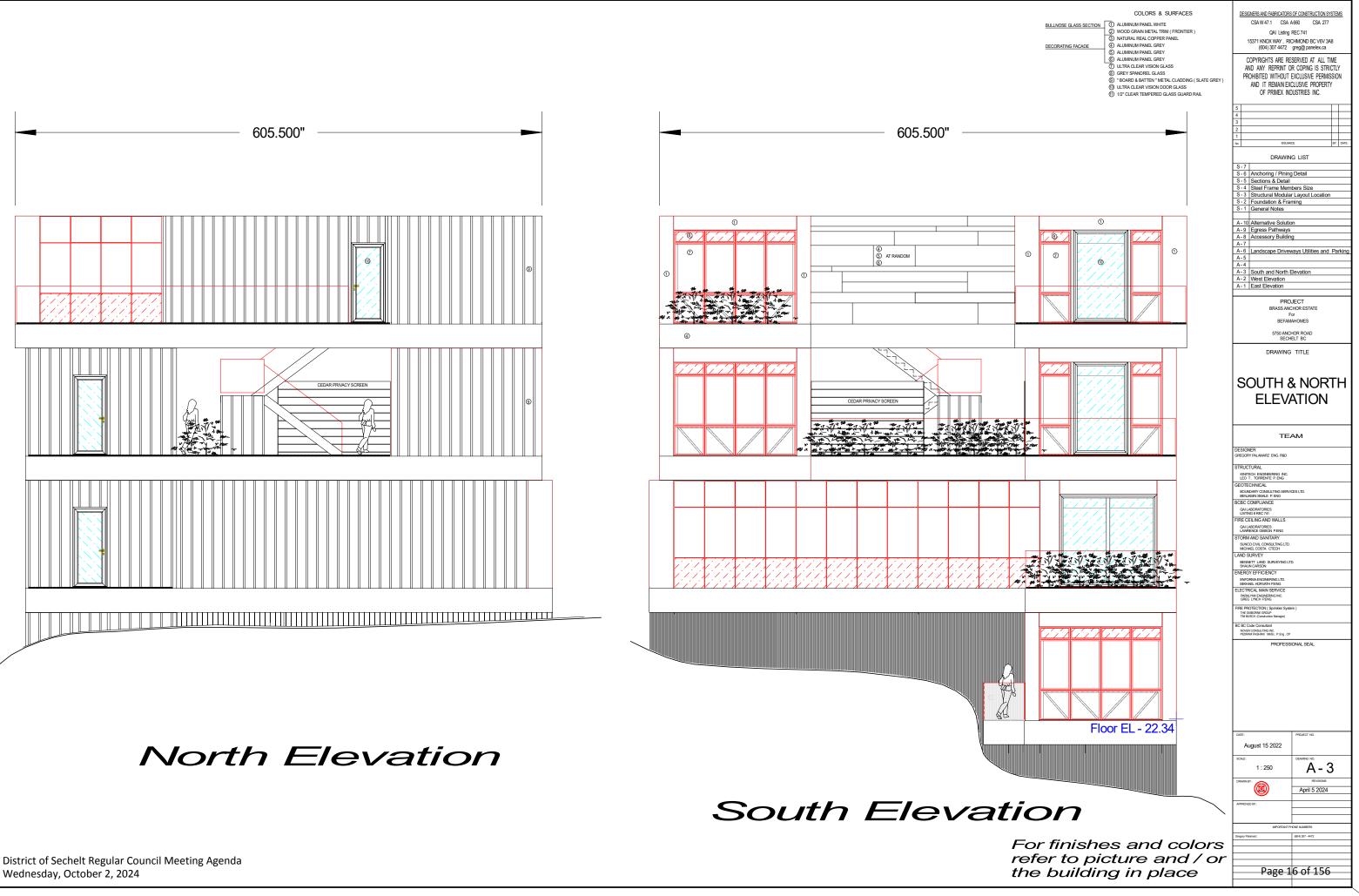
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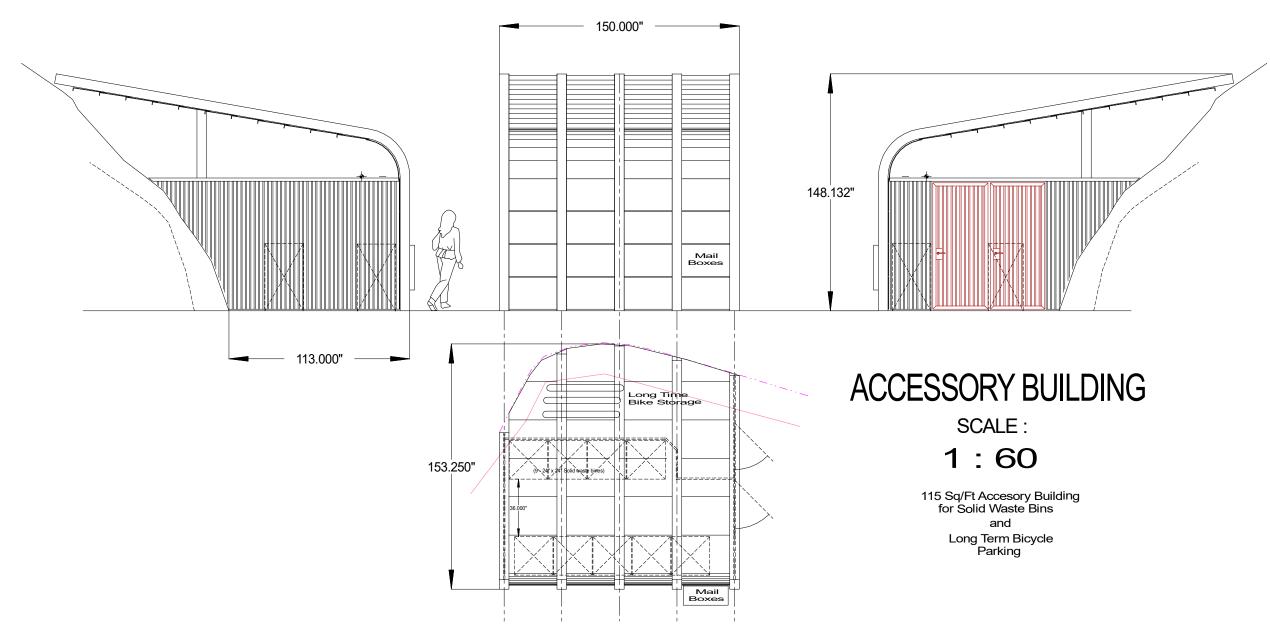
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District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

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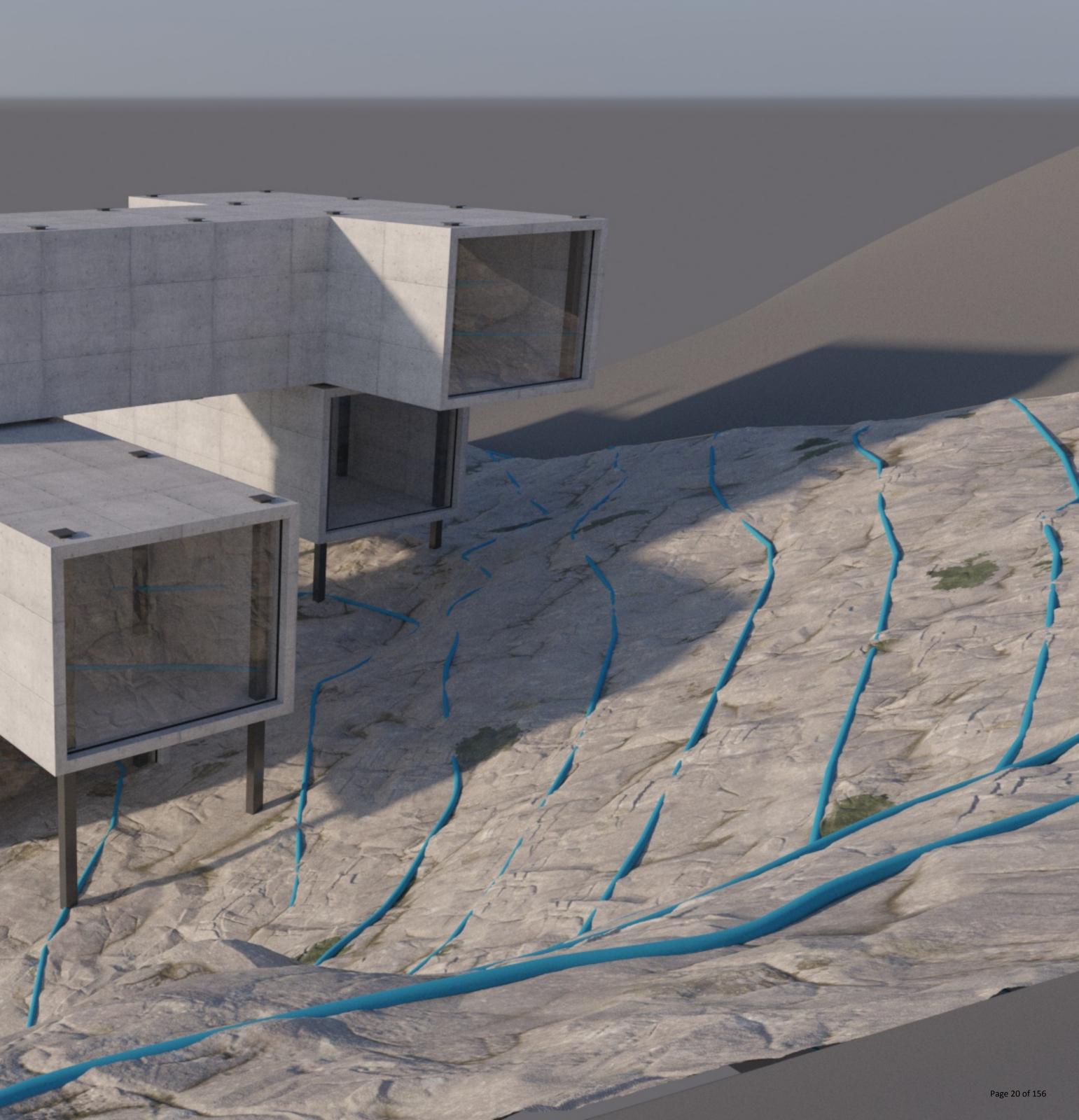


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District of Sechelt Regular Council Meeting Agen Wednesday, October 2, 2024





ATTACHMENT 4

Boundary Consulting Services Ltd.

August 30, 2022 BCS-0081

Gregory Palamarz 1344128 B.C. Ltd. 1371 Knox Way Richmond, BC V6V 3A8

e. greg@panelex.ca | t. 604.307.4472

Re: GEOTECHNICAL HAZARD ASSESSMENT – MULTI-FAMILY RESIDENTIAL STRUCTURE 5750 Anchor Road, Sechelt, BC

INTRODUCTION

Boundary Consulting Services Ltd. (BCS) presents the following document summarizing the results of a recent geotechnical hazard assessment performed for a proposed multi-family residential structure on 5750 Anchor Road in Sechelt, BC. The intent of this document is to provide the Client (1344128 B.C. Ltd.) with the information required for design and permitting for the proposed structure.

SCOPE

The scope for this project included:

- 1. An initial site meeting with the Client's representative to review, conceptually, the Client's plans for development;
- A surficial site reconnaissance to collect relevant information on lot layout, existing development, proposed development, topography, vegetation, surface water, access, and surficial soil/rock outcropping;
- A subsurface assessment including test pitting in three locations on the lower bench of the lot where thicker soil deposits are present. This included general observation for geotechnical conditions. Sampling and testing were not required and were not conducted;
- 4. A background study to review any additional available information regarding topography, vegetation, geologic setting, seismicity, and stratigraphic progression, amongst others;
- 5. Qualitative hazard analysis to determine the potential for geotechnical hazard development that may impact the proposed development;
- 6. Quantitative hazard analysis where required to further define potential hazardous conditions that may impact the proposed development;



- 7. Geotechnical engineering analysis to determine the geotechnical engineering design parameters to provide the Client for structural design; and,
- 8. Preparing a report summarizing the above details for use by the Client in design and permitting.

METHODOLOGY

A BCS technical representative met with the Client onsite on January 7, 2022. During this site visit, the representative and the Client review the Client's plans for development.

A BCS technical representative returned to site on January 14, 2022 During this site visit, the representative excavated three test pits (location shown in Appendix B). No sampling or laboratory testing was performed during test pitting as it was not required for determination of geotechnical or geotechnical hazard parameters. The representative collected information on topography, lot layout, vegetation, surficial soil/rock outcropping, development layout, and other information relevant to geotechnical engineering.

BCS conducted a background study of the available information on and near the lot to supplement the information collected during site reconnaissance. This included reviewing topographic maps, geologic maps, zoning maps, water well databases, flood maps, and other information critical to geotechnical hazard review and/or geotechnical analysis.

BCS performed a qualitative analysis of hazards to provide a basic determination of what hazards the site may be subject to, and to determine if further analysis would be required for site specific hazard determination or building component design. The qualitative analysis was performed using methodology as described in the Engineers and Geoscientists of British Columbia (EGBC) *Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC* (EGBC, 2010). Quantitative analysis was considered, but not required for the small-scale rock features onsite.

BCS created this report to summarize the results of the above components. This report is structured to provide the Client with the geotechnical engineering information required for design. It is also structured to provide the Client with the information required to apply for a Development Permit (DP) at the Authority Having Jurisdiction (AHJ, the District of Sechelt). Specifically, this is intended to satisfy the predevelopment requirements for Development Permit Area (DPA) #3 – Marine Foreshore and Shoreline Areas and DPA #4 – Rocky Beach Front, Escarpments, and Slope Hazards.

LOT DESCRIPTION

The Lot that is the subject of this study is located at 5750 Anchor Road in Sechelt, BC (Lot 21, Block 10, District Lot 304, Plan VAP17781). The Lot is roughly rectangular with a frontage and depth of 29 m and 52 m, respectively. The Lot has an area of approximately 0.17 ha. It is bound on its western lot line with a strata development, on its eastern lot line by a vacant lot, on its northern lot line by a strata street, and



on its southern side by Anchor Road. The Lot's legal frontage currently exists on Anchor Road. Access to the Lot is provided either through its frontage or through its northern confluence with the strata road (SCRD, 2022).

EXISTING DEVELOPMENT

The Lot does not contain any existing development. It has been previously cleared of vegetation and was partially levelled as part of site preparation work in early 2022.

PROPOSED DEVELOPMENT

The Client intends to construct a new multi-family residential structure on the Lot. The development will be constructed out of modular structural units. These units will be assembled on shallow pier foundations pinned directly to bedrock. The Client intends to proceed in a phased development and is currently constructing one unit.

This report covers review of the first unit of the development – a detailed unit layout of the remaining units was not available at the time of this report. Each unit will require individual approval from a qualified geotechnical professional, which can be made in addendum to this report. The layout of the first unit is provided in Appendix C of this report.

The Client intents to develop the Lot with minimal disturbance to the existing rock and soil structures onsite. The lower area of the site has been previously regraded, and the Client is intending this area eventually be developed into a parking lot or similar access. This component should be reviewed when presented (it has not been presented at the time of this report). The remaining units will be placed on pier foundations in a manner that agrees with existing site grade to minimize grading work. The proposed work for this project does not include substantial grading or blasting (greater than 5 m³).

TOPOGRAPHY

The local topography of the Lot can be described as a benched bedrock surface landing in overburden at the base of site. This surface slopes from northwest downward southeast starting at 39 masl ending at 16 masl on a benched slope with an average gradient of 35%. There is not sufficient resolution on the aerial topographic imagery to describe each bench in detail. These benches extend from southeast to northwest each approximately 20 m wide x 5 m tall. The top two benches consist of bedrock. The bottom bench consists of overburden soil (SCRD, 2022).

The global topography of the area around the Lot generally slopes from west downward east starting near 130 masl in West Sechelt extending to 17 masl near site with an overall gradient of 6%. Near site, the topography delineates into a small knoll. The Lot is situated on the slope of this knoll. The base of the site is near the base of the knoll, the crest of the site is near the crest of the knoll (SCRD, 2022).



VEGETATION

The Lot has been cleared of the natural forest prevalent in the area. There is no established canopy remaining onsite. The remaining vegetation consists of a ground cover of mostly invasive species of herbs, forbs, and woody stemmed plants. Some of this vegetation was stripped and grubbed as part of the site visit described above. Vegetation provides no indication to geotechnical hazard and is not expected to effect geotechnical hazard conditions in an adverse manner.

SURFACE WATER/DRAINAGE

There was no surface water present at the time of the preliminary assessment site reconnaissance. There are no signs of defined surface water features that are a concern for geotechnical conditions.

SOIL AND ROCK

The subsurface investigation included excavation of three test pits. The location of these test pits is provided in the appended documents to this letter (Test Pit Location Map). The results of the test pit investigation indicated the following stratigraphy below site to the maximum excavation depth of 2.0 m:

Podzol/Organic Soil:

A PODZOL/ORGANIC SOIL horizon is present onsite between 0.0 mbgs and 0.3 mbgs. This material consists of sand, some gravel, some silt, some organics, brown to dark brown, non-plastic, non-dilatant, loose, mixed, bedded with rotting organics. This layer is a mixture of natural and non-natural deposits and is expected to vary in thickness throughout site. No laboratory testing was performed on this material. The material is not suitable for use as structural bearing and would not be preferable for use as road or access subgrade. Direction has been provided to the Client to either grub and dispose this material or to stockpile this material for later use.

Gravelly Sand:

A GRAVELLY SAND horizon is present onsite between 0.3 mbgs and 1.9 mbgs. This material consists of gravelly sand, trace cobble, trace boulder, trace silt, brown to light brown, non-plastic, non-dilatant, compact to dense, mixed. This layer is native in origin and varies in thickness throughout site with ground and rock profile. No laboratory testing was performed on this material. This material is suitable for use as structural bearing and would be suitable for use as road or access subgrade. Direction has been provided to the Client that this layer is suitable for bearing or reuse around site as structural fill, where clean.



Gravel:

A GRAVEL horizon was found in TP21-01 only at the very base of the test pit at 1.9 mbgs to 2.0 mbgs. This material consists of gravel, some sand, some cobble, trace boulder, trace silt, brown, non-plastic, non-dilatant, very dense, mixed. This layer is native in origin and cannot be reliably predicted for depth without further test pitting. No laboratory testing was performed on this material. This material is suitable for use as structural bearing and would be suitable for use as a road or access subgrade. The excavator refused in this layer, which is an indication that the profile is likely getting close to encountering rock. Direction has been provided to the client that this layer is suitable for bearing but not likely reuse as structural fill due to its boniness.

Granite:

GRANITE outcropping is present throughout site though was not encountered in the test pits excavated at the base of the middle bench. This rock is generally considered intact, very strong, massive, with closely gapped non-weathered discontinuities. The reviewer could not find any locations of recent bedrock calving, topple, or other instability events. A large pile of granite rubble exists at the eastern base of site, though this is expected to be remnant construction debris from a different project. The rock is considered suitable for structural bearing and would be suitable for use as road or access subgrade.

GROUNDWATER

No groundwater was encountered during the subsurface investigation. If groundwater is encountered during site preparation, it should be reviewed for importance by a qualified professional.

SEISMICITY

The current version of the BC Building Code (British Columbia Municipal Affairs and Housing, 2018) references data and information from the 2015 Earthquake Hazard Calculator (Government of Canada, 2022). The calculator uses site location and the earthquake monitoring database to determine the likely spectral responses to defined return seismic events. These values are provided in below, and in further detail in Appendix B.

Latitude:	49.482° N
Longitude:	123.760° W
Peak Ground Acceleration:	0.357g
Peak Ground Velocity:	0.548 m/s
Spectral Acc. Response Values:	SA(0.2)=0.816g, SA(0.5)=0.736g, SA(1.0)=0.428g, SA(2.0)=0.262g

The interaction between seismic motion and the top 30 m of soil influences seismic design. The current BC Building Code accounts for this by applying a correction to the above values based on soil class type. This allows for these values, which are provided based on an expected Site Class C, to be adjusted to



account for different soil conditions. The soils encountered during the subsurface investigation indicates that the subject lot is Site Class B – Rock. This correlates to the following design coefficients (Canadian Geotechnical Society, 2012):

Seismic Coefficients: FA=0.9, Fv=0.8

The newest proposed version of the National Building Code (2020), which is yet to be released and used provincially, uses information from a newer 2020 Earthquake Hazard Calculator. This tool has improved on the 2015 calculator by adding new data from monitoring programs, new design waveforms from earthquakes internationally, and more tools for data production and interpretation. The 2020 version allows the user to specify Site Class or Vs30 directly to correct for the difference in seismic response caused by difference in Site Class. The BC Building Code does not currently contain the information and equations to use this new calculator, but the data has been included for reference and use in geotechnical analysis. Changes to peak ground acceleration are particularly useful for a more realistic understanding of slope stability responses to seismic movement.

Latitude:	49.482° N
Longitude:	123.760° W
Peak Ground Acceleration:	0.367g
Peak Ground Velocity:	0.332 m/s
Spectral Acc. Response Values:	SA(0.2)=0.832g, SA(0.5)=0.717g, SA(1.0)=0.3g, SA(2.0)=0.192g

QUALITATIVE HAZARD ASSESSMENT

BCS conducted a qualitative assessment of hazards present in the project area. The intent of this qualitative assessment was to determine which hazards are applicable to site, their relative probability of occurrence, and if any further study would be required to determine hazard susceptibility. Qualitative assessments involve the determination of relative susceptibility based on desktop study, field study, sound engineering judgement, and local experience. The results of qualitative analyses are typically used as a precursor to determine if and which quantitative methods should be used for hazard determination.

BCS conducted a qualitative assessment of the project area for the following geotechnical hazards:

- 1. Creek/river flooding;
- 2. Creek/river erosion;
- 3. Debris flow/floods;
- 4. Small scale localized landslide;
- 5. Snow avalance;
- 6. Rock fall/instability; and,
- 7. Liqeufaction.

Each hazard was reviewed independently to determine the qualitative probability of impact to the proposed project.

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The criterion for qualitative evaluation of hazards is generally considered subjective, and there are many applicable standards for use and comparison in qualitative evaluation. It is important to note that the qualitative hazard review for this project is used as a screening tool for further quantitative evaluation.

EGBC (Engineers and Geoscientists of British Columbia, 2010) and the report on *Hazard Acceptability for Development Approvals by Local Government* prepared by Dr. Peter W. Cave (Cave, 1993) provide guidelines for assessment and reporting of qualitative hazard assessment. Qualitative assessment commonly utilizes relative terms and return period ranges to identify potentially hazardous areas, and the associated actions required in assessment.

These relative terms and return period ranges can be compared to the information provided in Table 1 prepared by the Resource Inventory Committee, Government of British Columbia Slope Task Force (Resource Inventory Committee, British Columbia, 1996).

Relative Term of Probability of Occurrence	Estimated Annual Probability of Occurrence	Comments
Very Low	< 1 in 2,500 years	-
Low	1 in 2,500 years to 1 in 500 years	Indicates the hazards is of uncertain significance.
Moderate	1 in 500 years to 1 in 100 years	Indicates the hazard within a given lifetime is not likely, but possible. Signs of previous events, such as vegetation damage, may not be easily noted.
High	1 in 100 years to 1 in 20 years	Indicates that the hazard can happen within the lifetime of a person or typical structure. Events are clearly identifiable from deposits and vegetation but may not appear fresh.
Very High	> 1 in 20 years	Indicates the hazard is imminent and well within the lifetime of a person or typical structure. Events occurring within a return period of 1 in 20 years or less generally have clear and fresh signs of disturbance.

Table 1: Relative terms and ranges of probability of occurrence.

Table 2 provides the results of the qualitative hazard assessment for the site containing the proposed construction. These results are based on the information provided in the site reconnaissance, desktop study, and drawing review.

Table 2: Results of qualitative hazard review of the proposed building site.

Creek/River	Creek/River	Debris	Small Scale	Snow	Rock		Catastrophic
Flooding	Erosion	Flow/Flood	Landslide	Avalanche	Instability	Rock Fall	Landslide
Very Low	Very Low	Very Low	Very Low	Very Low	Moderate	Moderate	Very Low

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Based on the results of the qualitive assessment, further quantitative analysis was deemed required to determine susceptibility of the proposed construction to rock instability and rock fall.

QUANTITATIVE HAZARD ASSESSMENT

Rock instability and rock fall are of sufficient qualitative probability to merit review from a quantitative perspective. However, the relatively small nature of the rock features onsite limits the creation and progression of either rock instability or rockfall. Additionally, the overall slope at 35% is already barely conducive to propagation of rockfall particles, and even less so across the benches throughout site. Quantitative models at this scale are rarely productive and don't provide further information to the reviewer.

DEVELOPMENT SITING

The results of the geotechnical hazard assessment indicate that the proposed first unit of the multi-family residential structure is situated in a location that is not subject to natural geotechnical hazard.

Most of the rock instability and rockfall hazards present onsite can be attenuated through site specific placement review, site modification (where required), and protection devices (where required). Review of the plans created for this report, for the existing unit, are considered in compliance with the requirements from a rock instability and rockfall perspective, and may be considered safe for intended use with registered covenants requiring:

- Blasting All blasting must be performed under the supervision of a qualified blasting professional. This includes registration and review of a blast plan with the District of Sechelt, and registry of that plan under a relevant development permit. All blasting activities should be evaluated for monitoring and/or inspection by a qualified professional.
- 2. Approval of Future Sites The placement of all future units must be approved in writing by a qualified geotechnical professional either in the form of a new geotechnical hazard assessment or in addendum to this report.
- 3. Final Approval of Completed Structures In case review practices change, this development will always require written review from a qualified geotechnical professional prior to completion of the development permit or provision of the permission to occupy. The
- 4. Protection of Nearby Structures –Site grading activities, especially those occurring on or above the rock benches, must be accomplished under the scheduled field review of a qualified geotechnical professional to ensure downslope structures or infrastructure is protected from rockfall.



SITE PREPARATION

The first unit of the proposed development will be placed near the centre of the site on a lower bedrock bench. To prepare for construction, the rock surface in the area should be cleared of overburden soil and pressure washed to expose the rock surface. The rock surface must be reviewed by a qualified geotechnical professional to ensure that the discontinuities in the rock surface don't provide localized conditions of rock instability below or above the development. The qualified professional must review the footing locations to ensure intactness of the rock surface. Further recommendations on preparing footing areas is provided in Foundation Design in this report.

EXCAVATION AND BLASTING

The Client is not planning on any major excavation or blasting as part of the work (less than one truckload of material, approximately 5 m³). Should this change, this must be reviewed by a qualified blasting professional and/or a qualified geotechnical professional. Some minor scaling, chipping, and drilling is planned for the project, but this may be performed without specific specification other than cause no harm to existing structures. The nearby development to the west is situated directly on rock, and is not at risk of undermining from small excavation or blasting.

FOUNDATION DESIGN

The Client has requested that the structures be designed with shallow pier foundation units. These discrete foundation points will be placed directly on bedrock and pinned to the bedrock surface to limit uplift. The first unit of the multi-family residential structure, shown in Appendix B, currently shows all piers placed directly on rock surface. These piers may be designed with an allowable bearing capacity of 500 kPa based on an ultimate bearing capacity (unfactored) of 1,500 kPa (factored) 750 kPa. These values are based on a conservative interpretation of information provided in the Canadian Foundation Engineering Manual. No site-specific coring and testing were performed for the project. This process is generally more expensive than its resultant design change (Canadian Geotechnical Society, 2012).

The design calls for construction of small piers with structural pinning to rock. These appear to be features provided for uplift resistance. The structural design has not provided the assumptions used in design of these features. For the purpose of verification, the Structural Engineer should review this report and utilizing the Estimated Ultimate Bond Strength Rock-Grout of 500 kPa (Ostermayer & Barley, 2002).

SLABS ON GRADE

The proposed multi-family residential structure has a crawl space and is situated above grade. There are no slabs on grade currently planned for this structure or the overall development. Should this change, a qualified geotechnical professional should be contacted to review subgrade conditions and confirm requirements for drainage or envelope protection.



SURFACE AND SUBSURFACE DRAINAGE

Surface drainage features for the proposed multi-family residential structure will be designed by others.

The proposed multi-family residential structure will be situated on a shallow pier foundation and will not involve the construction of earth retaining walls either for basement walls or for grading. The foundation will be situated on a rock foundation not susceptible to frost heave. Accordingly, perimeter drains (foundation walls) or toe drains (retaining walls) may not be required for this project. This should be verified during construction by a qualified geotechnical professional.

All collected surface and subsurface drainage should be routed to an approved storm water collection point. This should be the District of Sechelt storm water sewer system. If no connection to the sewer is available, the Lot may be fitted with a rock pit to control and dissipate collected drainage. This system must be designed and/or reviewed by a qualified geotechnical professional.

BULK CUT/FILL

The proposed multi-family residential structure is currently planned to be placed on a shallow pier foundation directly on rock. The desired bearing subgrade is either at surface or near surface for most of the structure. Little bulk cut or fill (< 0.9 m depth) is planned as part of the construction of the first unit of the multi-family residential structure. Should this change, a cut/fill plan should be created and/or reviewed by a qualified geotechnical professional.

BACKFILL AND COMPACTION OF ENGINEERED BACKFILL

There is little bulk cut/fill planned or the development (< 0.9 m depth). There are no specific features currently visible in the Client's design that would constitute backfill or compaction of engineered fill; other than buried utilities, road access, and pedestrian access features. The Client should make themselves aware of the requirements and specifications required by the facilitators of these features. Where specifications are not provided and required by the Client or the District of Sechelt, they should be created and/or reviewed by a qualified geotechnical professional.

FIELD REVIEW

The recommendations provided in this report are considered to be part of a two phase engineering project including construction review. This office should be contacted upon completion of the architectural and structural drawing set for review in compliance with the geotechnical recommendations provided herein. Following completion of that review, BCS can provide a Schedule B to provide assurance of design and construction review for geotechnical engineering aspects of the project. As part of the scheduled professional process, BCS must be contacted for review of the following project components:



- Site clearing, preparation, and grading;
- Review of structure siting in consideration of geotechnical hazards and other requirements;
- Compacted engineered fill and backfilling;
- Foundation bearing capacity and subgrade;
- Drainage installation and permanent site dewatering (if required); and,
- Closure review following completion of all geotechnical components of construction.

(SCRD, 2022)



Constraints and Limitations

The recommendations in this report are provided with the understanding that the contractor will be suitably qualified and experienced to perform the proposed works. The analysis and recommendations submitted in this report are based in part on reconnaissance level site investigation and survey information's available at the time of the investigation. The nature and extent of variations across the site may not become evident until commencement of construction. If variations then become apparent, it may become necessary to re-evaluate the recommendations of this report. In the event of report revisions, additional funds may be required.

Stratigraphic variations in ground conditions are expected due to the depositional nature of soil deposits. As such, all explorations involve an inherent risk that some subsurface conditions may not be detected. It is the contractor's responsibility to notify this office in the case that unforeseen subsurface conditions are encountered during any stage of the proposed development of the subject site.

No other warranty, either expressed or implied, is made. If the project does not start within two years of the report date, the report may become invalid and further review may be required. This report has been prepared for the exclusive use of 1344128 B.C. Ltd. and their "Approved Users". BCS and its employees accept no responsibility to any party for loss or liability incurred as a result of use of this report. Any use of this report for purposes other than the intended should be approved in writing by BCS. Contractors should rely upon their own explorations for costing purposes.

This report is based on the information provided by the Client and/or the Client's consultant. BCS cannot accept responsibility for inaccuracies, misstatements, omissions and/or deficiencies in this report resulting from the sources of this information. This report assumes that BCS will be retained to review the geotechnical aspects of construction during the development of this lot.

Closure

We hope that this document provides the information required at this time. Should any further information be required please don't hesitate to contact our office.

Sincerely,

Boundary Consulting Services Ltd.



Geotechnical Engineer

Appendix A: Standard Limitations (2 pages) Appendix B: Drawings (1 pages) Appendix C: External Information (6 pages) Appendix D: Site Photographs (4 pages) Appendix E: Project Formwork (6 pages)

The Engineering content of this document has been produced following Boundary Consulting Services Ltd.'s documented quality management progress using engineering standards authenticated by the Professional of Record under Permit to Practice Number 1002593.

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APPENDIX A

Standard Limitations

STANDARD TERMS



- 1. General: Boundary Consulting Services Ltd.. (BOUNDARY) shall render the Services, as specified in the attached Scope of Services, to the client for this Project in accordance with the following terms of engagement. BOUNDARY may, at its discretion and at any stage, engage sub-consultants to perform all or any part of the Services.
- 2. Representatives: Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.
- 3. Authorization to Proceed: Ordering of work over the telephone or by written instructions will serve as authorization for BOUNDARY to proceed with the services called for in this proposal and agreement with the terms. This Agreement, including attachments incorporated herein by reference, represents the entire agreement between BOUNDARY and Client. This Agreement may be altered only by written instrument signed by authorized representatives of both Client and BOUNDARY.
- 4. Extent of Agreement: Work beyond the scope of services or redoing any part of the project through no fault of BOUNDARY, shall constitute extra work and shall be paid for on a time-and-materials basis in addition to any other payment provided for in this Agreement. If, during the course of performance of this Agreement, conditions or circumstances are discovered which were not contemplated by BOUNDARY at the commencement of this Agreement, BOUNDARY shall notify Client in writing of the newly discovered conditions or circumstances, and Client and BOUNDARY shall renegotiate, in good faith, the terms and conditions of this Agreement.
- 5. Compensation: Charges for the Services rendered will be made in accordance with BOUNDARY Schedule of Fees and Disbursements in effect from time the services are rendered. BOUNDARY Schedule of Fees and Disbursements are included in BOUNDARY Budget Estimate. All charges will be payable in Canadian Dollars. BOUNDARY shall invoice the Client on a monthly basis for the services performed under this Agreement and shall provide a monthly summary of costs to date. The Client shall pay such invoice upon receipt. Invoices not paid within thirty (30) days of the invoice date shall be subject to a late payment charge of 1.5 percent per month (18% per annum) from date of billing until paid. The invoice amounts shall be presumed to be correct unless Client notifies BOUNDARY in writing within fourteen (14) days of receipt. Overdue accounts over 90 days will be forwarded to a collections agency.
- 6. Probable Costs: BOUNDARY does not guarantee the accuracy of probable costs for providing Engineering Services. Such probable costs represent only BOUNDARY as a Professional and are supplied only for the general guidance of the Client.
- 7. Standard of Care: BOUNDARY shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. This Agreement neither makes nor intends a warranty or guarantee, expressed or implied.
- 8. Indemnity: Client waives any claim against BOUNDARY, its officers, employees and agents and agrees to defend, indemnify, protect and hold harmless BOUNDARY and its officers, employees and agents from any and all claims, liabilities, damages or expenses, including but not limited to delay of the project, reduction of property value, fear of or actual exposure to or release of toxic or hazardous substances, and any consequential damages of whatever nature, which may arise directly or indirectly, to any party, as a result of the services provided by BOUNDARY under this Agreement, unless such injury or loss is caused by the sole negligence of BOUNDARY.
- 9. Limitation of Liability: Client agrees to limit BOUNDARY and its officers, employees, and agents liability due to professional negligence and to any liability arising out of or relating to this Agreement to Fifty Thousand Dollars (\$50,000) or the amount of BOUNDARY fee, whichever is less. This limit applies to all services on this project, whether provided under this or subsequent agreements, unless modified in writing, agreed to and signed by authorized representatives of the parties. No claims may be brought against BOUNDARY in contract or tort more than two (2) years after Services were completed or terminated under this engagement. Note: BOUNDARY will not be responsible for water ingress related problems as our insurance policy contains an Absolute Water Ingress Exclusion.
- 10. Additional Limits: For special projects, higher liability limits are available from our underwriter for an additional fee.
- **11. Insurance:** BOUNDARY warrants it is protected by WorkSafe BC Insurance, General Liability Insurance, Professional Errors and Omissions Insurance, and Automobile Liability Insurance. Certificates for such policies of insurance shall be provided to the Client upon request.
- 12. Responsibility: BOUNDARY is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of BOUNDARY, nor is BOUNDARY responsible for their acts or omissions or for any damages resulting therefrom. BOUNDARY shall not be responsible for:
 - a. The failure of a contractor, retained by the Client, to perform the work required for the Project in accordance with the applicable contract documents;
 - b. The design of or defects in equipment supplied or provided by the Client for incorporation into the Project
 - c. Any cross-contamination resulting from subsurface investigations;
 - d. Any damage to subsurface structures and utilities which were identified and located by the Client;
 - e. Any Project decisions made by the Client if the decisions were made without consultation of BOUNDARY or contrary to or inconsistent with BOUNDARY recommendations;
 - f. Any consequential loss, injury, or damages suffered by the Client, including but not limited to loss of use, earnings, and business interruption; and,
 - g. The unauthorized distribution of any document or report prepared by or on behalf of BOUNDARY for the exclusive use of the Client.

© Boundary Consulting Services Ltd. District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

STANDARD TERMS



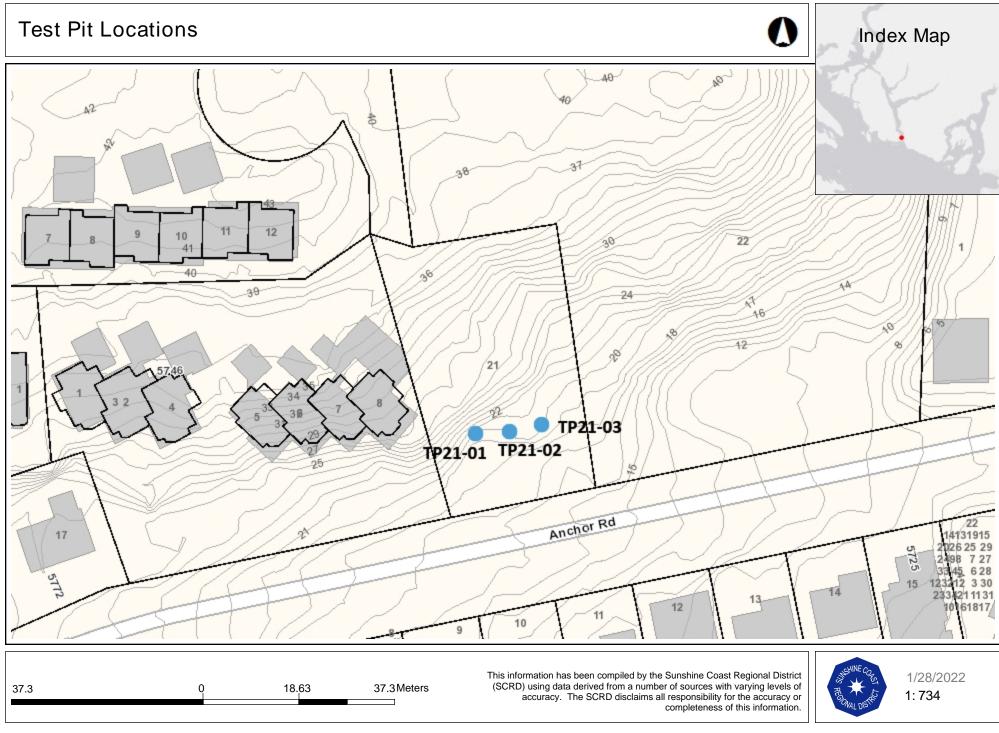
- **13.** Exclusive Use: Services provided under this Agreement, including all reports, information or recommendations prepared or issued by BOUNDARY, are instruments of service for the execution of the Project. BOUNDARY retains the property and copyright in these documents, whether the Project is executed or not. No other use of these documents is authorized under this Agreement without the prior written agreement of BOUNDARY.
- 14. Samples: All non-consumed samples shall remain the property of the Client, and Client shall be responsible for and promptly pay for the removal and lawful disposal of samples, cuttings and hazardous materials, unless otherwise agreed in writing. If appropriate, BOUNDARY shall preserve samples obtained for the project for not longer than thirty (30) days after the issuance of any document that includes the data obtained from those samples.
- **15.** Environmental: BOUNDARY's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of air, soil and/or groundwater, unless otherwise specifically listed in the attached Scope of Services. BOUNDARY will co-operate with the Client's environmental consultant during field work phase of the investigation.
- **16. Field Services:** Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of BOUNDARY, to review whether the work of a contractor retained by the client is being carried out in general conformity with the intent of the Services. Any reduction from the level of services recommended will result in BOUNDARY not providing qualified certifications for the work.
- **17. Termination:** This Agreement may be terminated by either party upon ten (10) days written notice to the other. In the event of a termination, the Client shall pay for all reasonable charges for work performed and demobilization by BOUNDARY to the date of notice of termination. The limitation of liability and indemnity obligations of this Agreement shall be binding notwithstanding any termination of this Agreement.
- **18. Dispute Resolution:** If requested in writing by either the Client or BOUNDARY, the Client and BOUNDARY shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured, nonbinding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of British Columbia or by an arbitrator appointed by agreement of the parties or by reference to a Judge of the Supreme Court of British Columbia.
- **19. Governing Law:** This Agreement is governed by the law British Columbia, and any litigation shall be brought and tried in, the judicial jurisdiction of the BOUNDARY office that entered this Agreement, as stated herein.
- **20.** Non-Solicitation: The Client agrees they shall not recruit for employment or hire any BOUNDARY employees who provide services pursuant to this Agreement during the term of this Agreement and for a period of one (1) year following its termination.



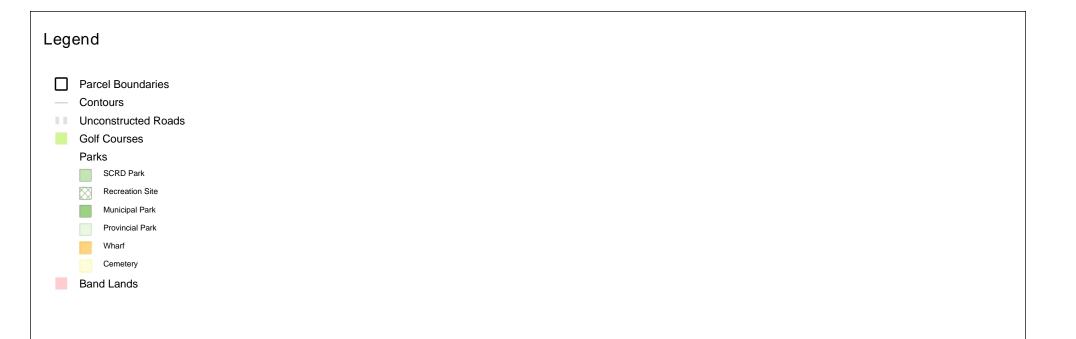
APPENDIX B

Drawings

Boundary Consulting Services Ltd. © District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024



District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024



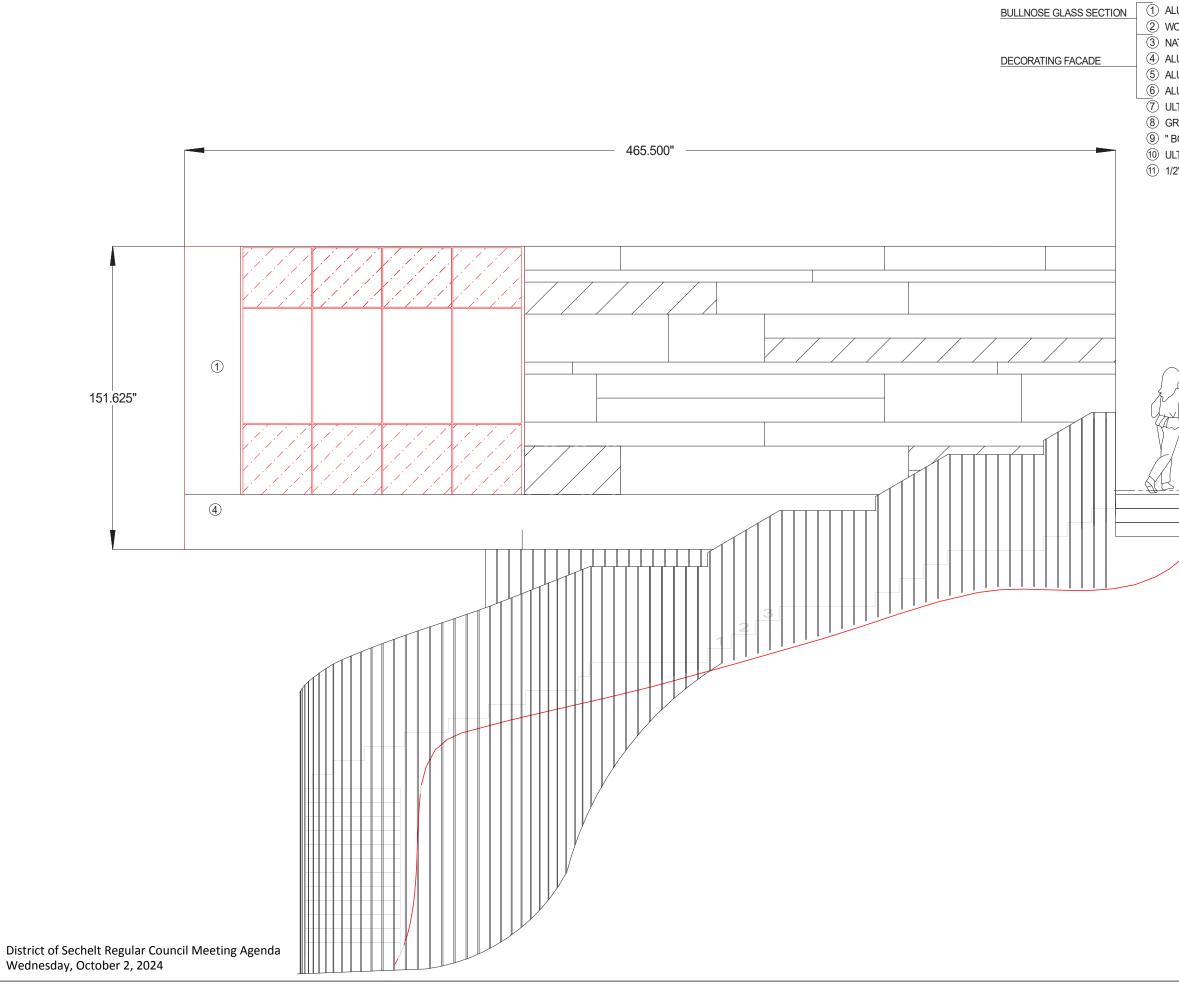


APPENDIX C

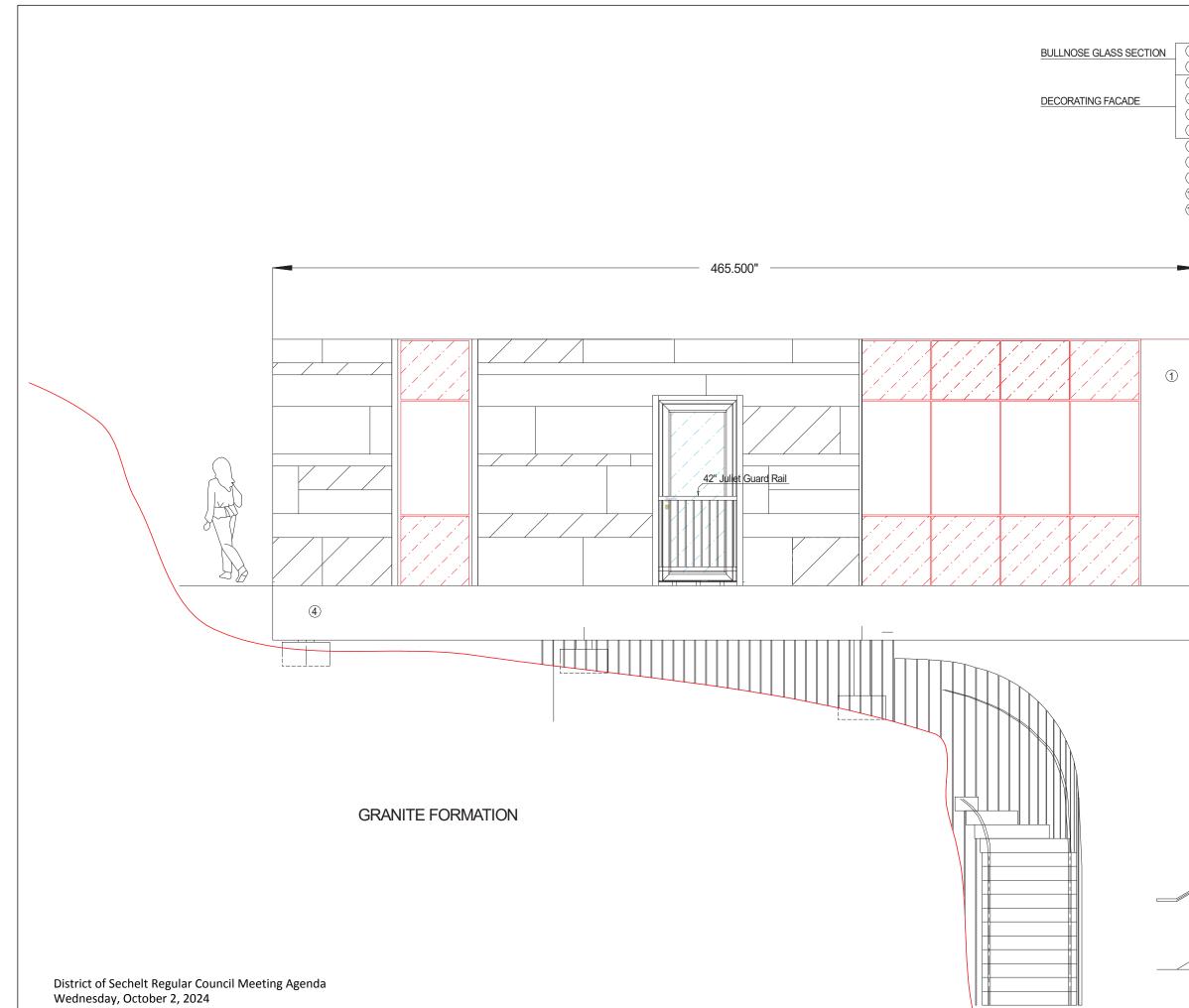
External Information

BULLNOSE GLASS SECTION

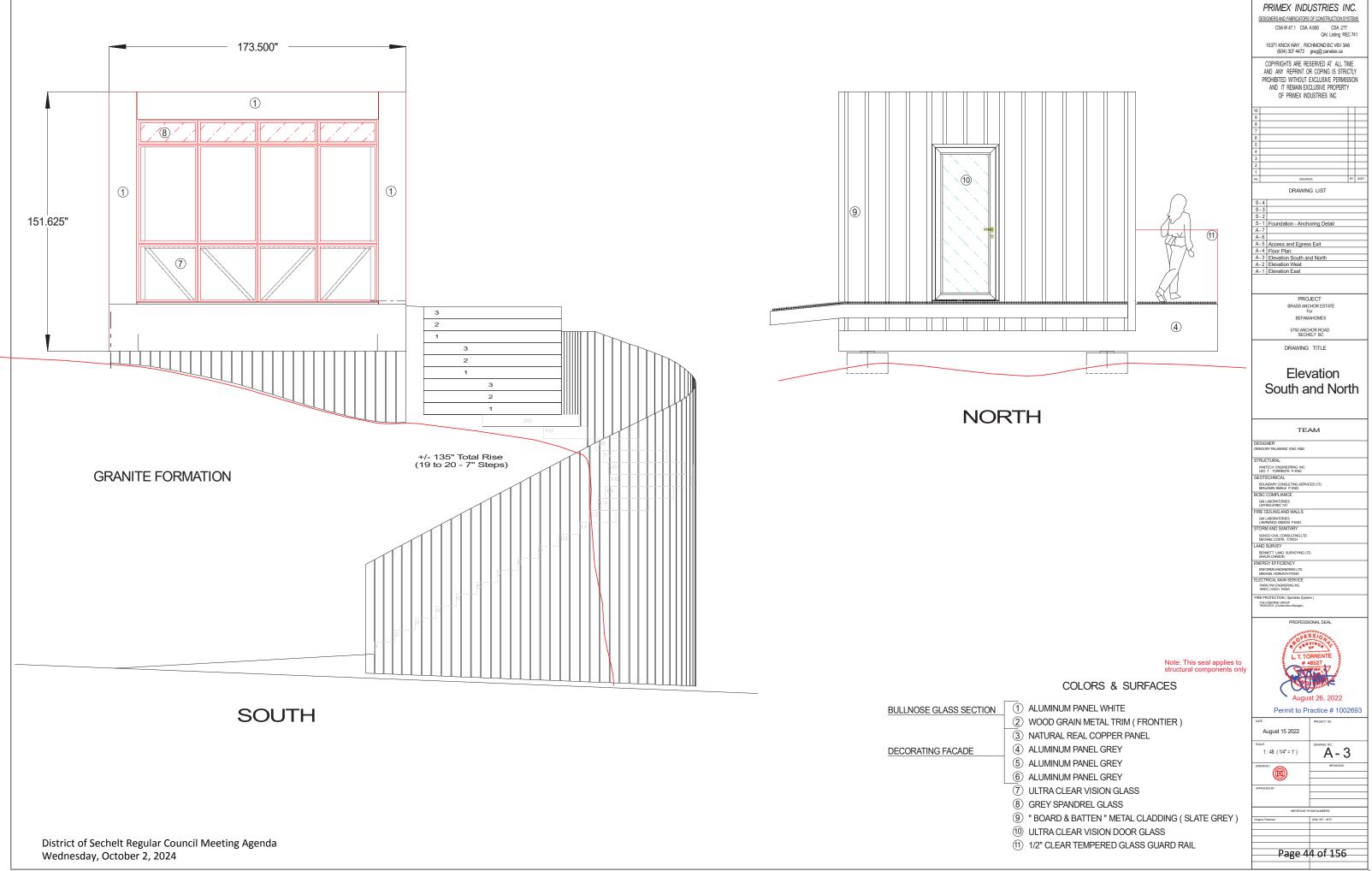
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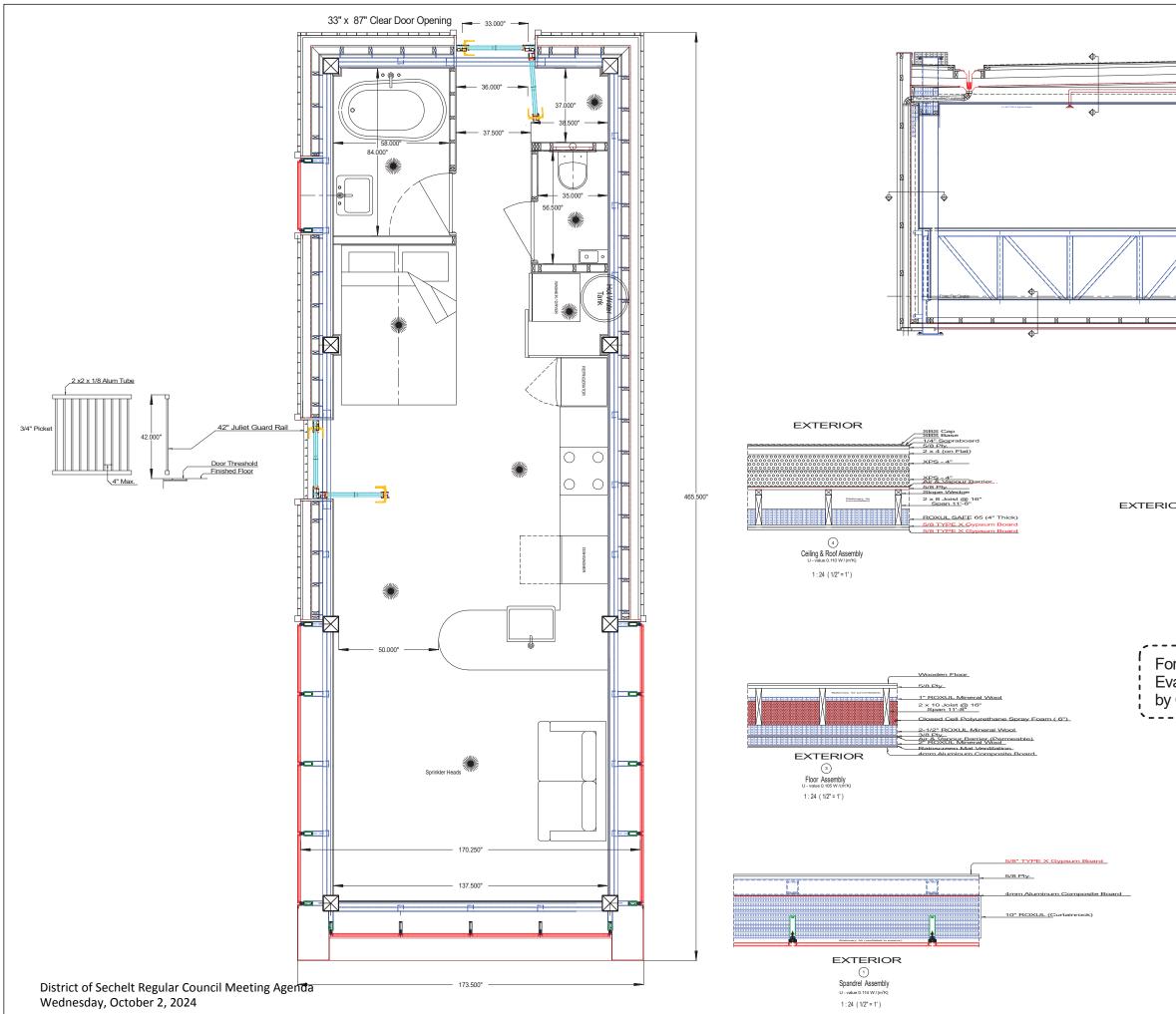


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LUMINUM PANEL WHITE	QAI Listing REC 741 15371 KNOX WAY, RICHMOND BC V6V 3A8
VOOD GRAIN METAL TRIM (FRONTIER)	153/1 KNOX WAY, RICHMOND BC V6V 3A8 (604) 307 4472 greg@ panelex.ca
IATURAL REAL COPPER PANEL	COPYRIGHTS ARE RESERVED AT ALL TIME AND ANY REPRINT OR COPING IS STRICTLY
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	A-4 Floor Plan A-3 Elevation South and North A 2 Elevation West
	A-2 Elevation West A-1 Elevation East
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	BOUNDARY CONSULTING SERVICES LTD. BENJAMIN SMALE P. ENG
	BCBC COMPLIANCE ON LABORATORIES
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	SUNCO CIVIL CONSULTING LTD. MICHAEL COSTA CTECH LAND SURVEY
	BENNETT LAND SURVEYING LTD. SHAUN CARSON
	ENERGY EFFICIENCY ENFORMA ENGINERING LTD. MIKHAEL HORVATH PENG
	ELECTRICAL MAIN SERVICE PARALYNX ENGINERING INC. GREG LYNCH PENG
	FIRE PROTECTION (Sprinkler System)
	THE GISBORNE GROUP TIM BUSCH (Construction Manager)
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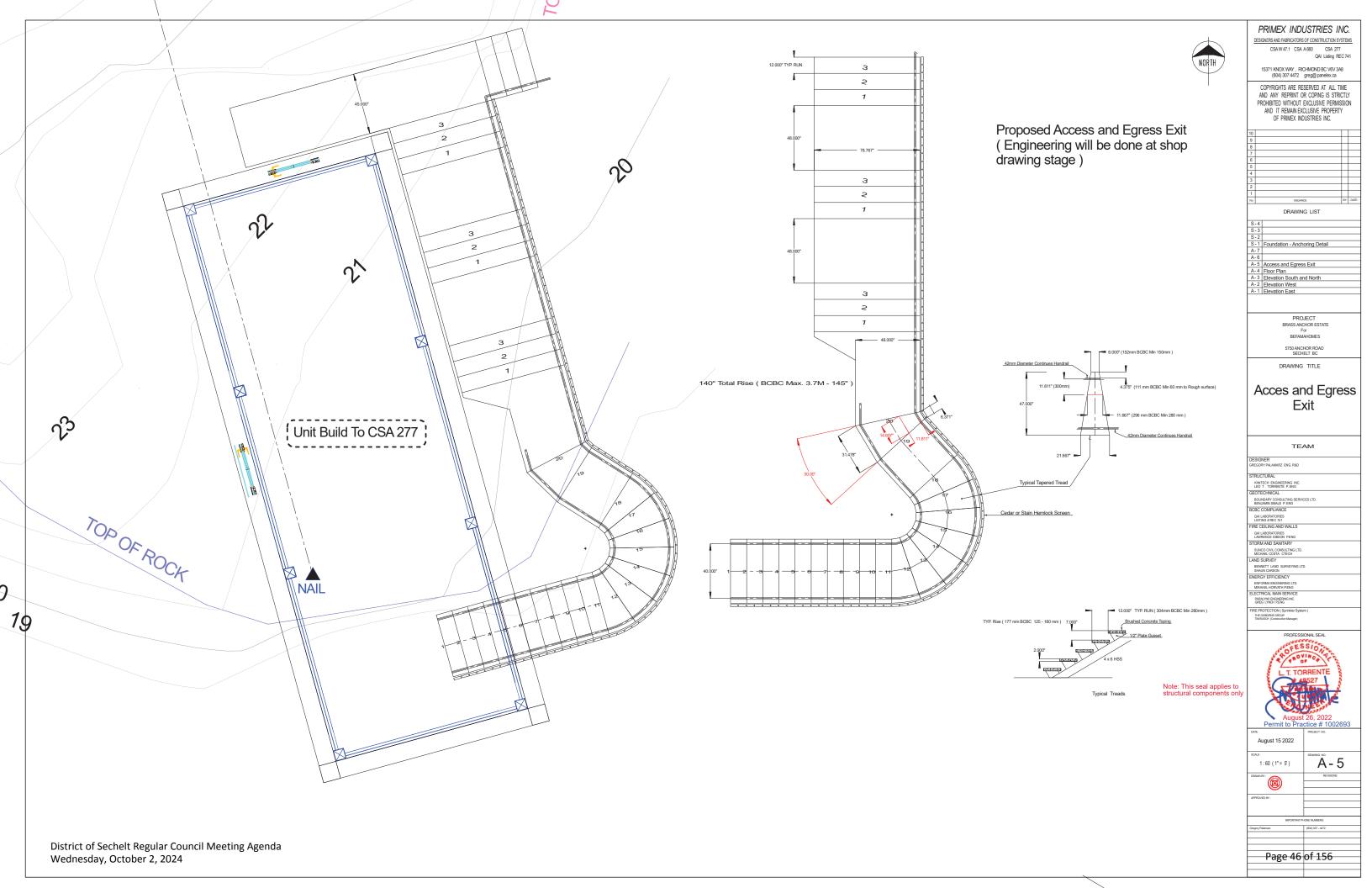


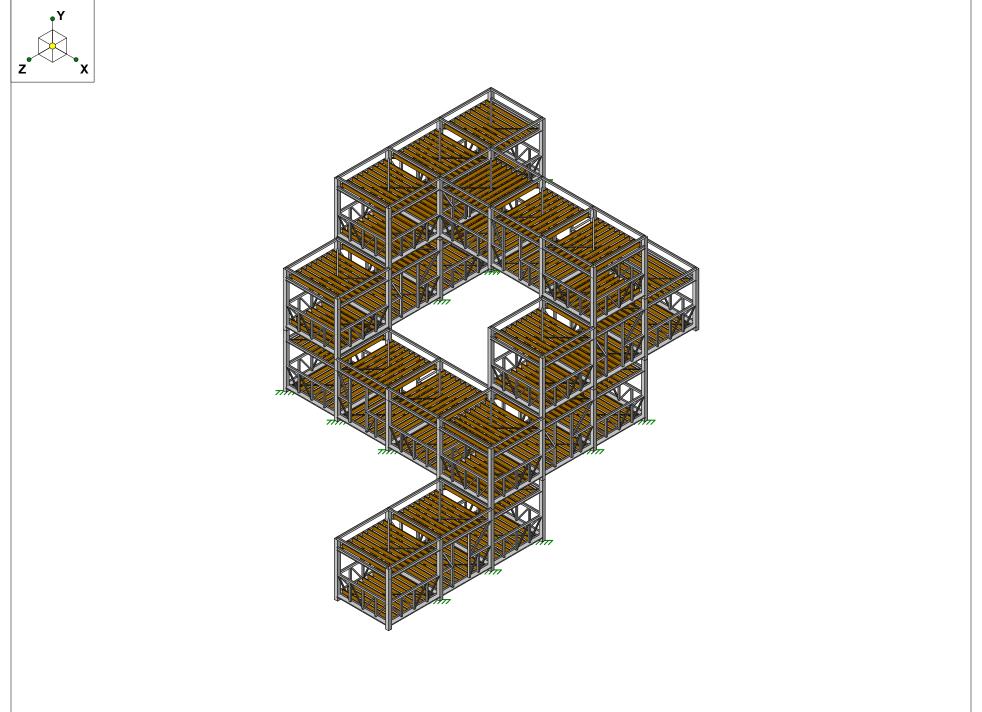
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(8) GREY SPANDREL GLASS	7 6
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	BOUNDARY CONSULTING SERVICES LTD. BENJAANN SMALE P. ENG BCBC COMPLIANCE
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	QAI LABORATORIES LAWRENCE GIBSON P.ENG STORM AND SANITARY
	SUNCO GIVE CONSULTING LTD. MICHAEL COSTA CTECH LAND SURVEY
	BENNETT LAND SURVEYING LTD. SHAUN CARSON
	ENERGY EFFICIENCY ENFORMA ENGINERING LTD. MIKHAEL HORVATH P.ENG
	ELECTRICAL MAIN SERVICE PARALYNX ENGINERING INC. GREG LYNCH PENG
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	IMPORTANT PHONE NUMBERS Gregory Palamarz (604) 307 - 4472
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APPENDIX D

Site Photographs

Boundary Consulting Services Ltd. © District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024





Photograph 1: Showing site access conditions to the west of site.



Photograph 2: Showing site access conditions to the east of site.





Photograph 3: Showing the bedrock surface near the base of the first planned unit.



Photograph 4: Showing the intact rock slope above the base of the first unit.





Photograph 5: Showing the next bedrock bench above the first planned unit.



Photograph 6: Showing the downslope perspective of the area shown in Photograph 5.





Photograph 7: Showing overgrown talus particle on the eastern extent of site.



Photograph 8: Showing talus on the eastern extent of site.

Wednesday, October 2, 2024



APPENDIX E

Project Formwork

Boundary Consulting Services Ltd. © District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and to be provided for *landslide assessments* (not floods or flood control) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines

To:

The Approving Authority District of Sechelt 5797 Cowrie Street, Sechelt, BC Date: August 30, 2022

Jurisdiction and address

With reference to (check on):

- Land Title Act (Section 86) Subdivision Approval
- Local Government Act (Sections 919.1 and 920) Development Permit
- Community Charter (Section 56) Building Permit
- Local Government Act (Section 910) Flood Plain Bylaw Variance
- Local Government Act (Section 910) Flood Plain Bylaw Exemption
- Local Government Act (Section 692 (D)) Provincial Regulation M268, Geotechnical Slope Stability (Seismic) Regulation

For the Property:

5750 Anchor Road, Sechelt, BC (Lot 21, Block 10, District Lot 304, Plan VAP17781)

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this statement. In preparing that report I have:

Check to the left of applicable items

- ✓ 1. Collected and reviewed appropriate background information
- ✓ 2. Reviewed the proposed residential development on the Property
- ✓ 3. Conducted field work on and, if required, beyond the Property
- ✓ 4. Reported on the results of the field work on and, if required, beyond the Property
- ✓ 5. Considered any changed conditions on and, if required, beyond the Property
 - 6. For a landslide hazard analysis or landslide risk analysis I have:
 - ✓ 6.1 reviewed and characterized, if appropriate, any landslide that may affect the Property
 - ✓ 6.2 estimated the landslide hazard
 - ✓ 6.3 identified esisting and anticipated future *elements at risk* on and, if required, beyond the Property
 - ✓ 6.4 estimated the potential consequences to those elements at risk
 - 7. Where the Approving Authority has adopted a level of landslide safety I have:
 - _✓ 7.1 compared the *level of landslide safety* adopted by the *Approving Authority* with the findings of my investigation
 - ✓ 7.2 made a finding on the level of landslide safety on the Property based on the comparison
 - ✓ 7.3 made recommendations to reduce landslide hazards and/or landslide risks
 - 8. Where the Approving Authority has not adopted a level of landslide safety I have:
 - ____8.1 described the method of landslide hazard analysis or landslide risk analysis used
 - __8.2 referred to an appropriate and identified provincial, national or international guideline for *level* of *landslide* safety
 - 8.3 compared this guideline with the findings of my investigation

APEGBC March 2006/Revised September 2008

Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia _8.4 made a finding on the level of landslide safety on the Property based on the comparison

8.5 made recommendations to reduce landslide hazards and/or landslide risks

✓ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparison between

check one

- the findings from the investigation and the adopted level of landslide safety (item 7.2 above)
- the appropriate and identified provincial, national or international guideline for level of landslide safety (item 8.4 above)

I hereby give my assurance based on the conditions¹⁸ contained in the attached landslide assessment report Check on or more where appropriate

for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended

Check one

- with one or more recommended registered convenants
- without any registered covenant
- for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit"
- for a building permit, as required by the Comunity Charter (Section 56), "The land may be used safely for the use intended"

Check one

- with one or more recommended registered convenants
- without any registered covenant
- for flood plain bylaw cariance (for debris flows only), as required by the "Flood Hazard Area Land Use Management Guidelins" associated with the Local Government Act (Section 910), "The development may occur safely."
 for flood plain bylaw exemption (for debris flows only) as required by the Local Government Act (Section 910)
- for flood plain bylaw exemption (for debris flows only), as required by the Local Government Act (Section 910), "the land may be used safely for the use intended."

Benjamin A. Smale	Aug	gust 30, 2022
Name (print)	Date	August 80 2022
Signature		a a connectat
507 Parker Road		B. A. SMALE
Address		# 18244
Gibsons, BC V0N 1V1		
604.989.0031		- Anone -
Telephone		(Affix Professional seal here)
If the Qualified Professional is	s a member of a firm, complete the following.	
I am a member of the firm	Boundary Consulting Services Ltd	

지수는 것 같은 것 같				
and I sign this letter on behalf o	f the firm.	(Print name of firm)		

APEGBC March 2006/Revised September 2008

Guidelines for Legislated Landslide Assessments 55 for Proposed Residential Development in British Columbia

¹⁸ when seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Cnada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

[&]quot;The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse."

SCHEDULE B

Forming Part of Subsection 2.2.7., Division C of the British Columbia Building Code

Building Permit Number (for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each registered professional of record.

(ii) This letter is endorsed by: Architectural Institute of BC, Association of Professional Engineers and Geoscientists of the Province of BC, Building Officials' Association of BC, and Union of BC Municipalities.

(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

District of Sechelt

Name of Jurisdiction (Print)

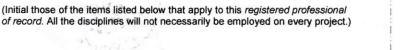
Re: Multi Family Residential Dwelling

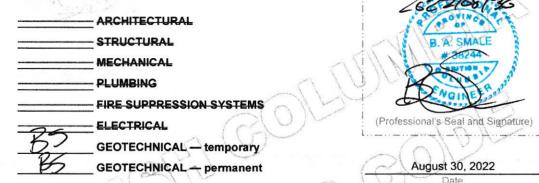
Name of Project (Print)

5750 Anchor Road, Sechelt, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the





components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the British Columbia Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

1 of 4

British Columbia Building Code 2018

Schedule B - Continued

Building Permit Number (for authority having jurisdiction's use)

5750 Anchor Road, Sechelt, BC

Project Address

Geotechnical Engineering

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a registered professional as defined in the British Columbia Building Code.

Registered Professional of Record's Name (F	Print)
507 Parker Road	
Address (Print)	2222(08(30.
Gibsons, BC V0N 1V1	A A ONINCO ALT
Address (Print) (continued)	B. A. SMALE
604.989.0031	
Phone Number	Course of the second se
· · · · · · · · · · · · · · · · · · ·	(Professional's Seal and Signature)
1. 2	
(I rest to	August 30, 2022
AR AL	Date
STIDE	A TIT
If the Remistered Professional of Record	d is a member of a firm, complete the following.)
in the medicine in toto contai on nooch	a le a tretriger al a milli semplete tre feneringly
NOM Boundary Cr	anguitting Convince I td
and I sign this letter on behalf of the firm	h. (Print name of firm)
and I sign this letter on behalf of the firm Note: The above letter must be signed b British Columbia Building Code defines (a) a person who is registered or li	 (Print name of firm) by a registered professional of record, who is a registered professional. a registered professional to mean icensed to practise as an architect under the Architects Act, or
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Schedule B - Continued

Building Permit Number

5750 Anchor Road, Sechelt, BC

Project Address

Geotechnical Engineering

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 Fire separations and their continuity
- 1.3 Closuros, including tightness and operation
- 1.4 Egress systems, including access to exit within suites and floor areas
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for firefighting access
- 1.10 Access requirements for persons with disabilities
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein

1.14 Interior signage, including acceptable materials, dimensions and locations

- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10 ASHRAE, NECB or Energy Step Code requirements
- 1.25 Building envelope, testing, confirmation or both as per Part 10 requirements

STRUCTURAL

- 2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint
- 2.2 Structural aspects of deep foundations
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post tensioned concrete design and construction

MECHANICAL

- 3.1 HVAC systems and devices, including high building requirements where applicable
- 3.2 Fire dampers at required fire separations
- 3.3 Continuity of fire separations at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical systems, Part 10 ASHRAE, NECB or Energy Step Code requirements
- 3.9 Mechanical systems, testing, confirmation or both as per Part 10 requirements

CRP's Initials

British Columbia Building Code 2018

3 of 4



(Professional's Seal and Signature)

August 30, 2022

Date

Page 58 of 156

Schedule B - Continued

Building Permit Number (for authority h

5750 Anchor Road, Sechelt, BC

Project Address

Geotechnical Engineering

Discipline

PLUMBING

- 4.1 Roof drainage systems
- Site and foundation drainage systems 4.2
- Plumbing systems and devices 4.3
- Continuity of fire coparations at plumbing penetrations 4.4
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- Maintenance manuals for plumbing systems 4.6
- Structural capacity of plumbing components, including anchorage and seismic restraint 47
- Review of all applicable shop drawings 4.8
- Plumbing systems, Part 10 ASHRAE, NECB or Energy Step Code requirements 4.9
- 4.10 Plumbing systems, testing, confirmation or both as per Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- Suppression system classification for type of occupancy 51
- Design coverage, including concealed or special areas 5.2
- Compatibility and location of electrical supervision, ancillary alarm and control devices 5.3
- Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping 54
- devices where necessary
- Qualification of welder, quality of welds and material 5.5
- Review of all applicable shop drawings 5.6
- Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards 5.7
- Maintenance program and manual for suppression systems. 5.8
- Structural capacity of sprinkler components, including anchorage and seismic restraint 5.9
- 5.10 For partial systems confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- Electrical systems and devices, including high building requirements where applicable 6.1
- Continuity of fire separations at electrical penetrations 6.2
- Functional testing of electrical related fire emergency systems and devices 6.3
- Electrical systems and devices maintenance manuals 6.4
- Structural capacity of electrical components, including anchorage and seismic 6.5 restraint
- Clearances from buildings of all electrical utility equipment 6.6
- Fire protection of wiring for emergency systems 6.7
- 68
- Review of all applicable shop drawings Electrical systems, Part 10 ASHRAE, NECB or Energy Step Code 6.9 requirements
- Electrical systems, testing, confirmation or both as per Part 10 requirements 6.10

22 **GEOTECHNICAL** — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

BS **GEOTECHNICAL** — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning

CRP's Initials

(Professional's Seal and Signature)

August 30, 2022

Date

4 of 4

British Columbia Building Code 2018

ATTACHMENT 5

Boundary Consulting Services Ltd.

MEMORANDUM

To: Gregory Palamarz		Date:		Ma	March 22, 2024	
10.	Gregory Palamarz Project No:		ject No:	ect No: BCS-0081		
Company: 1344128 B.C. Ltd.		Т.	604.307.4472	F.	-	
		Ε.	greg@panelex.c	<u>a</u>	a	
6			-	F.	-	
Cc:	-	Ε.	-			
From:	Micah Smith		604.671.6518	F.	-	
From:		E. <u>micah@boundar</u>		<u>ryconsulting.ca</u>		
Subjects	Field Review of Retaining Wall					
Subject:	5750 Anchor Road, Sechelt, BC					

PLEASE CALL IF YOU EXPERIENCE ANY DIFFICULTIES IN RECEIVING THIS DOCUMENT.

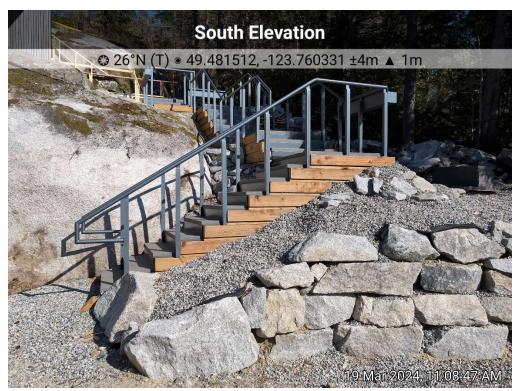
This message is intended only for the confidential use of the individual or entity to which it is addressed. Any Distribution, copying, or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and destroy the original without making a copy. Thank you.

Boundary Consulting Services Ltd. (BCS) presents the following document summarizing the results of a recent post-construction geotechnical review at the above-listed address. This review was initiated by the Client (Gregory Palamarz) to confirm adequate design and construction of a small, stacked rock retaining wall depicted in Photographs 1 & 2. The retaining wall is approximately 8 m long and has a maximum height less than 1.2 m. The wall is located near the southern lot line and extends north approximately 4 m then does a 90 bend towards the west.

The retaining wall is made of large boulders and placed with a negative batter up to a height less than 1.2 m in height. The construction is appropriate for this size and application. It is concluded that it is stable and unlikely to fail. However, in the improbable scenario of a failure, the collapse of this wall would not result in damage to the dwelling or neighboring properties.



Field Review of Retaining Wall 5750 Anchor Road, Sechelt, BC



Photograph 1 - Showing western portion of the wall.



Photograph 2 - Showing eastern portion of the wall.

Boundary Consulting Services Ltd. ©



Field Review of Retaining Wall 5750 Anchor Road, Sechelt, BC

The above reviewed retaining wall may be considered safe for intended use.

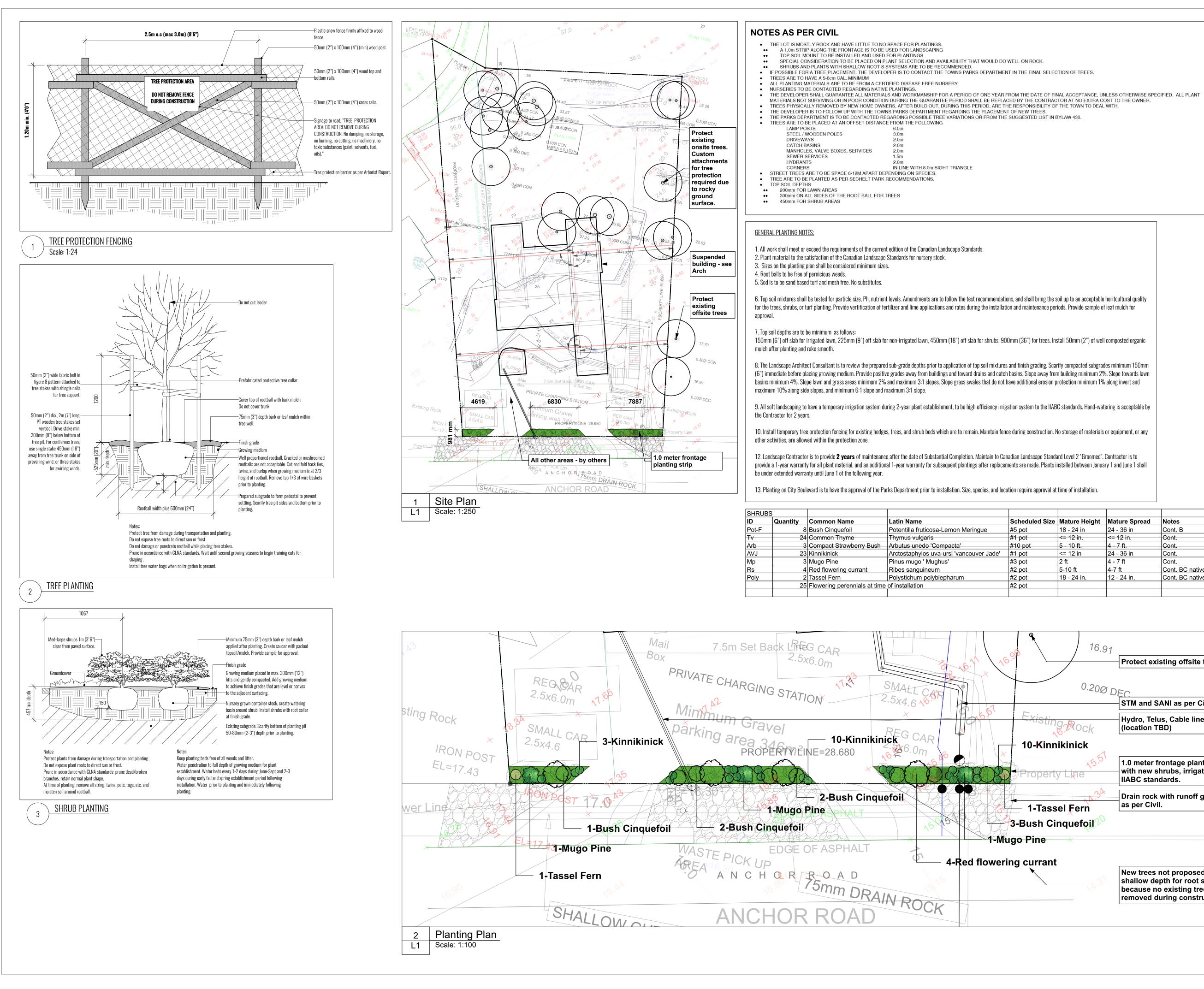
Sincerely, Boundary Consulting Services Ltd.

SMI

Micah Smith, P.Eng.

Geotechnical Engineer

The Engineering content of this document has been produced following Boundary Consulting Services Ltd.'s documented quality management progress using engineering standards authenticated by the Professional of Record under Permit to Practice Number 1002593.



ATTACHMENT 6

SHRUBS	6							
ID	Quantity	Common Name	Latin Name	Scheduled Size	Mature Height	Mature Spread	Notes	
Pot-F	8	Bush Cinquefoil	Potentilla fruticosa-Lemon Meringue	#5 pot	18 - 24 in	24 - 36 in	Cont. B	
Tv	24	Common Thyme	Thymus vulgaris	#1 pot	<= 12 in.	<= 12 in.	Cont.	
Arb	3	Compact Strawberry Bush	Arbutus unedo 'Compacta'	#10 pot	5 - 10 ft.	4 - 7 ft.	Cont.	
AVJ	23	Kinnikinick	Arctostaphylos uva-ursi 'vancouver Jade'	#1 pot	<= 12 in	24 - 36 in	Cont.	
Мр	3	Mugo Pine	Pinus mugo ' Mughus'	#3 pot	2 ft	4 - 7 ft	Cont.	
Rs	4	Red flowering currant	Ribes sanguineum	#2 pot	5-10 ft	4-7 ft	Cont. BC native. Sp	becimen size/shape
Poly	2	Tassel Fern	Polystichum polyblepharum	#2 pot	18 - 24 in.	12 - 24 in.	Cont. BC native	
	25	Flowering perennials at time	of installation	#2 pot				

16.91	
	Protect existing offsite trees
0.20Ø D	EC
	STM and SANI as per Civil
Rock	Hydro, Telus, Cable lines (location TBD)
ikinick	
Line	1.0 meter frontage planting strip with new shrubs, irrigate to IIABC standards.
el Fern	Drain rock with runoff gutter as per Civil.
nquefoil? ⁰	
	New trees not proposed due to shallow depth for root system and
	because no existing trees are to be removed during construction.



THESE DOCUMENTS, AND THE INFORMATION CONTAINED IN THESE DOCUMENTS, ARE THE SOLE PROPERTY OF ZALE DESIGN AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF ZALE DESIGN. THE DOCUMENTS, AND THE INFORMATION CONTAINED IN THESE DOCUMENTS, SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FOR THE CONSTRUCTION OF THE REFERENCED PROJECT. ANY OTHER USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN CONSENT WILL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE CONSULTANT.

Jul 05.24 Issue for Development Permit Jul 05.24 For Client Review

DATE DESCRIPTION REVISIONS

ANCHOR ROAD DEVELOPMENT

NORTH

5750 ANCHOR ROAD SECHELT, BC

PROJECT as noted SCALE KZ DRAWN BY 24-02 PROJECT NO.

DRAWING

Planting Layout

Review of Estimated Landscape Construction Costs for 5750 Anchor Road Landscaping Based upon DP drawing prepared by Zale Design July 5, 2024

Soft Landscaping

· · ·						
Premium garden soil for shrubs @ 18"	cu.yds.	\$	70.00	12	\$	836.11
Garden bark mulch for shrub beds @ 2"	cu.yds.	\$	60.00	1	\$	71.67
Potentilla	#5 pot	\$	27.50	8	\$	220.00
Kinnickinick	#1 pot	\$	12.00	23	\$	276.00
Mugo Pine	#3 pot	\$	21.00	3	\$	63.00
Red flowering currant	#2 pot	\$	15.25	4	\$	61.00
Tassel fern	#2 pot	\$	15.25	2	\$	30.50
Perennial	#2 pot	\$	15.25	25	\$	381.25
Subtotal Softscape ground					\$	1,939.53
Maintenance of plants, averaged at 6 months/year for spring cultivation, summer watering, and fall bedding over the course of 2 years	per month	\$	400.00	12	\$	4,800.00
		-			ć	6 720 52
SUBTOTAL LANDSCAPING					\$	6,739.53
GST @ 5%					<u>Ş</u>	336.98
Total Estimated landscape construction					\$	7,076.50



REQUEST FOR DECISION

TO:CouncilMEETING DATE:October 2, 2024FROM:Tyson Baker, Senior Development PlannerSUBJECT:Development Permit for 5981 Shoal WayFILE NO:3060-2024-10

RECOMMENDATION

That Development Permit 2024-10 be approved and issued.

PURPOSE

The property owners have applied for a development permit for form and character for a 28-unit townhouse development.

OPTIONS

- 1. Defer the application pending additional information.
- 2. Deny the application.

DISCUSSION

Summary

The property owners have applied for a form and character development permit for a 28-unit townhouse development located at 5981 Shoal Way. The development is subject to Development Permit Area No. 7 – Multiple Family Residential.

Legislative Context

Local governments have the authority to establish objectives for the form and character of intensive residential development within the Official Community Plan. Guidelines are specified to provide direction for developers to meet the objectives. The relevance of guidelines can vary depending on the context and form of development. Guidelines can also range in importance from required to optional. It is a discretionary decision by Council to determine if sufficient guidelines have been incorporated to meet the objectives of the development permit area.

The review of development permit applications is restricted to consideration of guidelines and objectives in relation to the proposed development. The level of density or use of the land may not be regulated through the development permit process.

The *Local Government Act* limits that development permits may only include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

Background

The property is currently zoned RM1 and designated Multifamily/Mixed Residential in the Official Community Plan. The property has minor slopes that will require an environmental development permit (DPA 5 – Steep Slopes). Earlier this year, the subject property was granted OCP and rezoning amendments by Council, including site-specific provisions allowing increased density for a multi-family development.

Applicant	CityState Consulting Group
Owner	1301233 B.C. Ltd.
Civic Address	5981 Shoal Way
Legal Address	BLOCK 12 DISTRICT LOT 1471 PLAN 3660
Size of Properties	20,137.12 m2
OCP Designation	Multifamily/Mixed Residential
Zoning Designation	RM-1 (Residential Multiple 1)
DP Areas	DPA 7 - Multiple Family Residential

Table 1 – Application Information



Figure 1 – Subject Property Location

ANALYSIS

DEVELOPMENT PERMIT AREA NO. 7 – MULTIPLE FAMILY RESIDENTIAL

Development Permit Area (DPA) No. 7 was established to regulate the form and character of multiple-family residential development on lands designated in the OCP or zoned to permit multiple family uses. Such uses may include townhouses, apartments, or other mixed residential forms.

Objectives

DPA 7 has the following goals and objectives:

- To support a variety of housing forms that provides appropriate and affordable housing for all segments of the population.
- To ensure high quality or urban design and livability for all higher-density housing
- To use distinctive design character to create identifiable neighbourhoods.
- To ensure that new development is compatible with surrounding uses.

Guidelines in DPA 7 are categorized as follows:

- Site Planning
- Form and Character
- Materials
- Relationship to Adjacent Uses
- Accessibility
- Sustainability
- Privacy, Outdoor Spaces

- Public Art
- Safety and Security
- Landscaping
- Signage
- Lighting
- Parking
- Screening

The proposed development is for 28 townhouse dwelling units within six separate buildings. These 28 townhouse dwelling units are being catered toward working professionals such as nurses, teachers, and other working mid-tier professionals that are in demand but may struggle to afford a comfortable home in Sechelt. The applicant intends to conduct a pre-sale and market these units for the forementioned professionals in an effort to address local labour housing shortages. Furthermore, as per the rezoning conditions previously approved in February of 2024, two units will be offered to a non-profit housing operator at a subsidized rate.

The 28 townhouse dwelling units was to be considered 'Phase 1' of 2 or 3 phases of the overall project which would have totaled a maximum of 117 dwelling units. However, the applicant has since submitted a subdivision application to subdivide the 'Phase 1' section (0.46 ha) of the subject property and treat it as a separate development. As such, this proposed development would still meet applicable zoning requirements on the smaller parcel and allow 28 townhouse dwelling units to be constructed. The remaining parcel will be able to construct up to 89 dwelling units as a future project. It should be noted that the new direction would change what was originally proposed during the rezoning process. These proposed changes include:

- 1. Directing stormwater runoff to a subterranean holding tank rather than an at-grade bioretention pond (rain garden) on the southeast corner of the property.
- 2. The reduction of proposed trail/pathway connections throughout the site, although this can still be developed on the larger site, will be limited on the smaller site under consideration. This trail/pathway will remain essential to the overall connectivity of the site and the neighbourhood.
- 3. Potential loss of access to large, communal amenity spaces as was originally proposed, although amenity spaces in the form of balconies, small garden areas, and a playground approximately 50m² in size will still be present on the smaller site.

Staff reviewed the proposed development against the DPA 7 Guidelines and consider, overall, that the proposed development meets the objectives and guidelines. Should the applicant proceed on creating two separate projects, an application for subdivision will be required.

ADVISORY PLANNING COMMISSION

This application was presented to the Advisory Planning Commission (APC) on September 3, 2024 for review and input. The APC provided several comments regarding unit access, orientation, window size and placement, size of the units, landscaping, and amenity spaces. The APC noted that this type and size of housing is needed in Sechelt to cater to those in the workforce.

The APC made the following recommendations:

- The APC recommends the applicant revisit the site plan, and consider including a dedicated amenity space on the north-west side of the property in accordance with Development Permit Area 7 (Carried)
- The APC recommends the architect revisit the north and south elevations to provide a more orderly composition. (Defeated)
- That the APC recommends the architect revisit the interior layout to increase efficiency, room orientation to appropriate views, and interior access to the suites. (Carried)
- The APC recommends that the proponent revisit the size and locations of windows to allow the most amount of light into the units. (Carried)
- The APC recommends that the roof be redesigned to provide straightforward, maintenance free drainage. (Carried)
- The APC recommends the applicant provide a minimum 12-foot-deep rear private outdoor space for each unit. (Defeated)
- The APC recommends the Development Permit Application be brought back to APC with the recommended revisions incorporated before Council consideration. (Carried)

Overall, the APC requested that revisions based on their feedback be submitted and reviewed once more before proceeding to Council.

The applicant submitted revised drawings based on some of the comments from the APC such as revising the window placements, adjusting the roof lines, and adding a playground area for the residents' children. Should Council wish for the APC to consider these revisions, staff can do so again before bringing the application back to Council for consideration.

POLICY AND BYLAW IMPLICATIONS

The proposed development is consistent with the Official Community Plan and the Zoning Bylaw for the subject property.

SUSTAINABILITY PLAN IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

2. Housing

Respectfully submitted,

Tyson Baker, B.Pl.

Senior Development Planner

Attachments:

- 1 Housing Deliverables Letter
- 2 Letter of Intent
- 3 Development Permit No. 2024-10

ATTACHMENT 1

CityState COMMUNITY PLANNING & DEVELOPMENT DESIGN

citystate.ca

September 19, 2024

Attn: Mayor and Council Via: Mr. Tyson Baker, Senior Development Planner **District of Sechelt** 2nd Floor, 5797 Cowrie Street Sechelt, BC VON 3A0

Dear Mayor Henderson and members of Council,

Re: Housing Deliverables for Development Permit Application 3060-2024-10 (5981 Shoal Way)

On behalf of 1301233 B.C. Ltd. (the "Owner"), CityState is pleased to present a Development Permit application for 5981 Shoal Way (the "Site"). Between July 2022 and February 2024, you (and the previous Council) considered and approved OCP and Zoning Amendments based on a development plan that included 117 housing units. The purpose of this letter is to highlight the housing contributions for the first 28 units of this development.

WORKFORCE HOUSING

We've heard consistently from Council, the broader community, and essential service providers that there is a need for smaller, more attainable, and affordable units to serve local professionals, such as healthcare workers, first responders, teachers, and community support staff. The proposed design delivers units that are an average size of 1,018 ft² with two bedrooms and two full bathrooms. This puts them well within the mortgage qualifying range of families, as identified in the latest Housing Needs Report by Urban Matters. These units will also qualify for the First Time Home Buyers' Program, making them eligible for a Property Transfer Tax exemption. Finally, these buyers can use up to \$60,000 of RRSP funds per person tax-free towards their down payment.

As committed at Rezoning, the Owner will offer two units to a non-profit housing operator at a subsidized rate of \$80,000 below market value. All remaining units will then be made available exclusively to essential workers through a priority pre-sale opportunity. The Owner is in discussion with several essential worker institutions to facilitate this targeted pre-sale offer.

EXPEDITED HOUSING DELIVERY

Council has done a tremendous job of supporting housing development since your inauguration. Unfortunately, due to market conditions, scarcity of financing, and other factors which are out of developers' control, many projects have struggled to actually reach the construction stage. The latest Housing Needs Report states that Sechelt needs 726 new housing units completed by 2026. This project is the Owner's foremost priority. The proposed 28 townhouse units are ready to start as early as Spring 2025 (dependant on District approvals) and would take about 14 months to complete. They would be ready for occupancy by Summer 2026. Advancing this development in a timely manner will also allow the Owner to begin planning and design for the remaining 89 units as approved for the site.

We appreciate your consideration of our application. Any correspondence related to this application can be directed to myself on behalf of CityState Consulting Group.

Sincerely,

Aidan Shirley Development Manager, CityState Consulting Group

TEL.: (778) 355-5399 District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

PORT MOODY 200 - 2414 St. Johns Street, Port Moody SUNSHINF COAST 5547 Trail Avenue, Sechelt Page 70 of 156

ATTACHMENT 2

CityState COMMUNITY PLANNING & DEVELOPMENT DESIGN

citystate.ca

August 8, 2024

Attn: Mr. Tyson Baker, Senior Development Planner Planning and Development Services Division **District of Sechelt** 2nd Floor, 5797 Cowrie Street Sechelt, BC VON 3A0

Dear Mr. Baker,

Re: Letter of Intent for Subdivision Application (5981 Shoal Way - Phase 1)

On behalf of 1301233 B.C. Ltd. (the "Owner"), CityState is pleased to present a Subdivision application for 5981 Shoal Way (the "Site"). The Site is expected to be developed in three stages/phases (collectively the "Project"). This application supplements the in-stream Development Permit application for Phase 1 of the Project (the "Development"). OCP and Zoning Amendment bylaws for the Site were adopted on February 7, 2024.

The purpose of this letter is to provide an overview and rationale for the subject Subdivision application. A more fulsome summary of the Development is provided in the Letter of Intent for the associated Development Permit application, dated May 3, 2024. Where the two letters conflict, information provided herein prevails.

Our project team is listed below. Any correspondence related to this application can be directed to the applicant, CityState Consulting Group.

Role	Company / Individual(s)	Contact	Email
Owner	1301233 B.C. Ltd.	Aidan Shirley	aidan@citystate.ca
Applicant	CityState Consulting Group	Aidan Shirley	aidan@citystate.ca
Planner	CityState Consulting Group	Aidan Shirley	aidan@citystate.ca
Architect	Mara + Natha Architects	Rob Lee	rob@maraarch.com
Landscape Architect	KD Planning & Design	Jessica Thiessen	jessicat@krahn.com
Arborist	Beechwood Landscape Services	Austin Peterson	austin.peterson@beechwoodconsultingarborists.ca
Civil Engineer	Gwaii Engineering	Josh Bartley	jbartley@gwaiieng.com
Electrical Engineer	KD Electrical	Ken Thomas	kant@krahn aam
(On-site)	KD Electrical	Ken momas	kent@krahn.com
Electrical Engineer	PBX Engineering	Alberto Cantero	alberte conterc@phyong.com
(Off-site)	FBA Engineering	AlbertoCantero	alberto.cantero@pbxeng.com
Geotechnical Engineer	Evertek Engineering	Larry Deng	larry.deng@evertekengineering.com
Surveyor	Bennett Land Surveying	Javier Siu	javier@bennettsurveys.com
Transportation	Creative Transportation	Jan Voss	hugan@ata ha ann
Engineer	Solutions	Jan voss	jvoss@cts-bc.com

Sincerely,

Aidan Shirley **Development Manager, CityState Consulting Group**

TEL.: (778) 355-5399 District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

PORT MOODY 200 - 2414 St. Johns Street, Port Moody

CityState[™] COMMUNITY PLANNING & DEVELOPMENT DESIGN

BACKGROUND

The subject property is 20,122 m² (216,588 ft²; 4.97 ac) and is currently vacant with second-growth vegetation covering most of the Site. The Site is immediately surrounded by Sunshine Coast Arena (north), single-family detached houses (east), and undeveloped land (south; west).

OCP and Zoning Amendment applications were adopted by Council in February 2024, allowing a density of up to 117 total housing units for the Site. Three development phases were contemplated during the bylaw amendment stage. Following bylaw adoption, the Owner sought financing for Phase 1 of the Project and subsequently discovered that a Phased Strata Plan Declaration would be too onerous of a commitment to secure favourable financing terms. The need to subdivide the Development from the remainder of the Site is outlined below in the *SUBDIVISION RATIONALE* section of this letter.

SUBDIVISION RATIONALE

Sechelt and the Sunshine Coast as a whole are established communities a short distance from Metro Vancouver. However, their isolation by virtue of ferry access has always insulated the Coast from the volatility of the metropolitan housing market. With pressure on Metro Vancouver at an all-time high and more young professionals and families taking advantage of part-time or full-time remote work options, interest in the Coast has increased in recent years. This is evidenced by increased development activity and a challenging housing market for owners and renters alike. Nevertheless, construction costs remain consistently high and sale prices are substantially lower than Metro Vancouver, which, coupled with high interest rates, creates a challenging financing environment. These conditions mean that few development projects actually prove viable by the time they become eligible for financing.

Beyond universal tightening for lender financing on larger construction projects, Sechelt's status as a tertiary market for lenders is further plagued by the lack of recent housing completions, particularly in multi-family typologies. This creates uncertainty for new multi-family products such as the proposed Townhouse units.

A phased development approach as originally proposed would require the Owner to commit and covenant to development plans for future phases which have not yet been designed. Specifically, <u>Form P – Phased Strata Plan Declaration</u> under the *Strata Property Act* requires that the Owner of a phased development identify the number of development phases, boundaries of each phase, construction timelines, unit entitlements, and unit typologies for all phases. Although the general goal is to be compliant with the adopted bylaws for the Site, the precise unit entitlements, typologies, and construction timelines for each phase cannot be determined at this stage without better market data to guide these parameters. It is expected that sales data from Phase 1, along with quantified construction costs, will increase market certainty and allow for more concrete plans to be developed for Phases 2 and 3 on the remainder parcel. However, at this time, lenders are skeptical to commit to financing a project with predetermined future phases, requiring the Development to be subdivided so that it can be considered as a standalone project. This step is critical to ensuring the financial viability of the Development and delivering this type of desperately-needed housing to Sechelt.

SUBDIVISION LAYOUT

The enclosed Sketch Plan of the proposed subdivision prepared by Bennett Land Surveying Ltd. shows two proposed parcels and one road dedication. The Development is proposed to take place on "Lot A" of the Sketch Plan, measuring 4,600 m² (49,514 ft²). A remainder parcel labelled "Rem Bk. 12" on the Sketch Plan would be 14,579 m² (156,924 ft²) in area. 974.2 m² (10,486.6 ft²) would be dedicated to the District of Sechelt (the "District") as an extension of Links Street to the south of the Site.

ZONING BYLAW COMPLIANCE

Since submission of the OCP and Zoning Amendment applications, staff have confirmed that the provisions of the RM-1 zone and associated site-specific regulations for the Site would be applied on the basis of Gross Lot Area, regardless of dedications or subdivision. This is

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CityState COMMUNITY PLANNING & DEVELOPMENT DESIGN

particularly important regarding the limit of 58 Units per Hectare (allowing 117 units), given that the dedications of Links Street and Fairway Avenue have always been known conditions for various phases of the Project and the determination of 58 UPH was calculated by staff based on the proposed 117 units and the Gross Lot Area (2.01 ha). As such, the Development's 28 units are compliant with *District of Sechelt Zoning Bylaw No. 580, 2022* (the "Zoning Bylaw") and will allow an additional 89 units to be developed on the remainder parcel, regardless of road dedications.

Recently, staff indicated that Lot Coverage, Setbacks, and FAR would be evaluated for Lot A on a standalone basis. While this is a departure from previous suggestions, the Development complies with the Zoning Bylaw with respect to all three parameters and we are satisfied that the evaluation of future development phases on the basis of Rem Bk. 12 as a standalone parcel will not adversely affect development plans for those phases.

AMENITIES

DPA #7 guidelines suggest a minimum of 10.0 m^2 of private useable outdoor space per bedroom, including no dimension less than 2.0 m. Similarly, section 1.6.10 of the Zoning Bylaw requires 18.0 m^2 of useable open space for each unit with fewer than three bedrooms, amounting to 504 m² for the Development. These requirements are met, with each unit having between 20.3-23.8 m² of private balcony and porch space, for a total of 632.1 m^2 in the Development.

ACCESS

CIVIC ADDRESSING

A referral response regarding the associated Development Permit application was received from the Sunshine Coast Regional District ("SCRD") on June 6, 2024. It notes that Phase 1 should be assigned a single house number in the 5900 range of Links Street, with unit numbers to be assigned from 1-28. We agree that this is the best solution for this strata development.

LINKS STREET EXTENSION

A westward extension of Links Street will provide access to the Development. This will include construction and dedication of a ±10 m halfroad to the west property line of the Site. It is expected that the remaining ±10 m road width will be provided in the future by the owner(s) of lands to the south, namely 6028 Marine Way (PID: 015-471-837). The half-road design includes a sidewalk with curb and gutter on the north side of Links Street, as well as two lanes for vehicle traffic. No changes are proposed to the existing portion of Links Street.

FAIRWAY AVENUE ROAD RESERVATION

A southward extension of Fairway Avenue is proposed and will be covenanted under a Road Reservation Agreement to be constructed and dedicated during the future development of Rem Bk. 12. At staff's request, a preliminary road design was provided at the bylaw amendment stage which shows the proposed road alignment and grading on the Site. The southernmost half of the road extension would be acquired by the District from the owner of the property to the west (6005 Shoal Way; 004-778-898).

PATHWAY CONNECTION

On June 27, 2024, staff requested a 6 m dedication or road reservation agreement for a trail/pathway along the west property line connecting Links Street to Shoal Way/Fairway Avenue as a condition of subdivision. This was the first time that this request had been made since our initial bylaw amendment applications in April 2022. CityState and the Owner are opposed to this request for the following reasons:

- 1. The dedication of 6 m along the west property line of Rem Bk. 12 would severely limit the future development potential of this portion of the Site.
- 2. The Owner's commitment to construct and dedicate a full 20 m road ROW for the southward extension of Fairway Avenue already presents an opportunity for a public sidewalk connection, making any additional trail/pathway redundant.
- 3. There is already a pathway connection from Shoal Way to Links Street via St. Andrews Place, less than 50 m from the Site.

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EMAIL: info@citvstate.ca District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024 PORT MOODY 200 - 2414 St. Johns Street, Port Moody SUNSHINE COAST 5547 Trail Avenue, Sechelt Page 73 of 156 4. The cost associated with the future construction of Fairway Avenue is already immense and any additional financial burden imposed by the construction of a trail/pathway and associated limitations on future development would render the project unviable.

SERVICING

UTILITIES

A Site Servicing Plan has been prepared by Gwaii Engineering. Each lot (Lot A and Rem Bk. 12) will be serviced separately from Links Street such that no utility easements are required. The proposed storm main connecting Shoal Way to Links Street will be covered by a Statutory Right-of-Way ("SRW") in favour of the District due to its through connection to two public streets.

STORMWATER MANAGEMENT PLAN

A Topographic Survey completed by Bennett Land Surveying identifies several areas of "water flow" on the site, describing areas of seasonal, surficial runoff—much of which comes from neighbouring properties. This includes one waterway that originates near the northwest corner of the site, south of Sunshine Coast Arena, and forms a "ditch" that straddles the east property line with neighbours on St. Andrews Place. Issues related to surficial runoff have been noted repeatedly by neighbours, some of whom have indicated that efforts to seek the District's support for a solution have been unsuccessful. One neighbour described their rear yard as a "marsh" following heavy rainfall events. A final Stormwater Management Plan for the Development is enclosed. The Development will capture surface runoff and rainwater into an on-site stormwater system that terminates at a stormwater detention tank near the southeast corner of the site, which will alleviate flooding of neighbouring properties. An outlet into the drainage main along Links Street will avoid overflowing of the stormwater detention tank during extreme weather events.

Several French drains on Rem Bk. 12 will provide interim stormwater management and avoid drainage onto Lot A. This interim drainage system will discharge into the storm main along Links Street. A final Stormwater Management Plan will be provided for all future development on Rem Bk. 12.

CONCLUSION

The enclosed Subdivision application is critical to the delivery of 28 Townhouse units. Careful consideration has been taken to propose a development that responds meaningfully to Sechelt's need for more attainable, family- and workforce-oriented housing. Support for this Subdivision application and timely advancement of the Development to the construction stage is of paramount importance to project viability. We appreciate your review of our application and are available to respond to comments or questions at any time. Correspondence related to this application can be directed to Aidan Shirley, Development Manager, at <u>aidan@citystate.ca</u>.





604 885 1986

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DEVELOPMENT PERMIT NO. 2024 – 10

This Development Permit is issued to:

1301233 B.C. LTD. 231 - 255 NEWPORT DRIVE PORT MOODY, BC V3H 5C7

- 1. This Development Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.
- 2. This Permit supplements, but does not replace, relevant provincial and federal regulations and statutes.
- 3. This permit applies to the lands within the District of Sechelt described below:

Parcel Identifier: 015-471-675 Legal Description: BLOCK 12 DISTRICT LOT 1471 PLAN 3660 Addressed as: 5981 Shoal Way

- 4. The Property is located in a designated Development Permit Area:
 - a) Development Permit Area #7 Multiple Family Residential
- 5. This Development Permit applies to following works on the Property:
 - a) Construction of 28-unit townhouses in 6 separate buildings
 - b) Construction of an internal strata road accessed from Links Street
 - c) Installation of landscape improvements (trees, shrubs, plants, groundcover)
 - d) Installation of rainwater harvesting infrastructure to be used for the purpose of on-site irrigation for landscaping.

CONDITIONS OF ISSUANCE

- 1. Prior to issuance of this permit, the following must be completed within six (6) months by April 02, 2025, then this Development Permit shall lapse.
 - (a) Registration of a section 219 covenant for the purposes of rainwater harvesting and retention on the subject property to be used for on-site landscape irrigation purposes and stormwater mitigation.



- (b) A detailed technical schematic and letter for the on-site rainwater harvesting component, that will be used for on-site landscape irrigation purposes, be submitted by a qualified engineer to the District.
- (c) Registration of a section 219 covenant and easement as applicable to secure the construction of and access to any amenity space and pathways between Proposed Lot 1 and Proposed Lot 2 or any other lots created through subdivision of the Subject Parent Parcel described as Block 12 District Lot 1471 Plan 3660 to be shared by all future residents.

CONDITIONS OF PERMIT

- 1. The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Permit and any plans and specifications attached to this Development Permit shall form part of this Development Permit:
 - a) Attachment 1, which contains the drawings titled Shoal Townhouses and labelled as sheets A00 to A05.1, prepared by Mara + Natha Architecture dated September 13, 2024;
 - b) Attachment 2, which contains the landscape plans and drawings for Shoal Way Townhomes and labelled as sheets L- 1 to L-4, prepared by KM Civil Consultants Ltd., dated September 09, 2024;
 - a. All species should be drought tolerant and adhere to Fire Smart guidelines.
 - b. Groundcover cannot be grass, and must be one or more of the following:
 - i. Trifolium repens var. Pipolina (Microclover)
 - ii. Antennaria rosea (Pussytoes)
 - iii. Actostaphylos uva-ursi (Kinnickinnick)
 - iv. Lonicera spp. (Honeysuckle)
 - v. Sedum spp. (Stonecrop)
- 2. Appropriate erosion and sediment control measures must be installed as per Erosion and Sediment Control best practices, and Field Review Report #1 submitted to the District within four weeks of the date of issuance of this development permit.
- 3. Sensitive operations involving land alteration/excavation are confined to periods of dry weather with minimal traffic and appropriate equipment that will create the least disturbance.
- 4. Any retaining systems (regardless of height) that are needed for the proposed development must have a detailed design prepared by a qualified professional engineer and approved by the District based on the EGBC Retaining Wall Design Professional Practice Guidelines (Version 1.1 – February



25, 2020) and must include the signed Retaining Wall Assurance Statement. Retaining Structures that exceed 1.2 m or have a horizontal to vertical setback of less than 2H to 1V with a cumulative height greater than 1.2m require a Building Permit complete with Sealed design and Letters of Assurance from qualified professional engineers with expertise in Geotechnical design and Structural design.

5. Provide a security bond in the amount of \$158,725.87 in the form of a bank draft or certified cheque. This security bond will be held to ensure that the works have been satisfactorily completed according to the plans and specifications in Attachments 1 - 2, noted in condition 1 above.

Partial releases of the security bond will be considered upon completion of the works at the following key stages, upon submission of the following reports, approved by the District:

- (a) 25% of the security bond may be released after the two following reports have been submitted:
 - Field review report #1 prepared and signed by the qualified engineering professional confirming that appropriate erosion and sediment control measures are installed. This report is to be submitted; at least four weeks prior to the start of any development activities.
 - Field review report #2 prepared and signed by the qualified environmental professional confirming that appropriate tree protection measures are installed. This report is to be submitted; at least four weeks prior to the start of any development activities.
- (b) 50% of the security bond may be released after Final Report #1 and #2 have been submitted.
 - i. Final Report #1 Final Review: Prepared and signed by the qualified engineering professional immediately following completion of all land alteration works confirming that all works have been done in accordance with the requirements of this permit.
 - Final Report #2 Final Review: Prepared and signed by the qualified environmental professional immediately following completion of all planting and landscape work confirming that all works have been done in accordance with the requirements of this permit.
- (c) The remaining 25% of the security bond will be released upon submission of:
 - i. Final report prepared and signed by the qualified environmental professional after 2 years post-installation of the planted materials as approved in the Landscape Plan contained in Attachment 3 and Condition 1(c)(a d), confirming at least 80% survival rate of the planted materials.



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- 6. If construction for the development permitted by this Permit does not substantially commence within <u>twenty-four months</u> of the date of issuance, this Permit shall lapse.
- 7. Notice of this permit shall be filed at the BC Land Title and Survey Authority under the authority of Section 503 of the Local Government Act and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.

THIS DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT.

Authorizing Resolution of Council: Resolution No: Date of Resolution: Date of Issue: Authorizing Signature:

Х

Andrew Allen Director of Planning & Development

- Attachment 1
- Attachment 2

5981 SHOAL WAY, SECHELT, BC

LOT ONE - DEVELOPMENT PERMIT *RM1 WITH AMENDMENT #580-02,2022*

BLOCK 12, PLAN VAP3660, DISTRICT LOT 1471, GROUP 1 NEW WESTMINSTER LAND DISTRICT PID 015-471-675

PROJECT CONTACTS

PLANNING AND DESIGN CITYSTATE CONSULTING GROUP Aidan Shirley (778) 707-3659 e-mail: aidan@citystate.ca

ARCHITECTURE MARA+NATHA ARCHITECTURE LTD. Rob Lee (604) 970-8413 e-mail: rob@maraarch.com

LANDSCAPING **KD PLANNING & DESIGN** Jessica Thiessen (778) 808-3738 e-mail: jessicat@krahn.com

SURVEY BENNETT LAND SURVEYING Javier Siu (604) 816-6660 e-mail: javier@bennettsurveys.com

GEOTECHNICAL ENGINEERING EVERTEK ENGINEERING Larry Deng (604) 776-0228 e-mail : larry.deng@evertekengineering.com **CIVIL ENGINEERING GWAII ENGINEERING** Josh Bartley (250) 590-1200 e-mail : jbartley@gwaiieng.com

TRANSPORTATION ENGINEER CREATIVE TRANSPORTATION SOLUTIONS Jan Voss (604) 936-6190 Email: jvoss@cts-bc.com

ARBORIST BEECHWOOD LANDSCAPE SERVICES Austin Peterson (604) 614-3517 E-mail: austin.peterson@beechwoodconsultingarborists.ca

ELECTRICAL ENGINEER - ON SITE KD ELECTRICAL Ken Thomas (604) 853-8831 E-mail: kent@krahn.com

ELECTRICAL ENGINEER - OFF SITE PBX ENGINEERING Alberto Cantero (604) 408-7222 E-mail: alberto.cantero@pbxeng.com

SHEET	LIST
NO.	SHEET NAME
A	DEVELOPMENT PHASE 1 PLAN AND STATISTICS
A01	SUBDIVISION PLAN
A01.1	LOT A SITE PLAN
A01.2	LOT A SITE SECTIONS
A02.1	BUILDING A1 FLOOR PLANS
A02.2	BUILDING A1 FLOOR AND ROOF PLAN
A02.3	BUILDING A2 FLOOR PLANS
A02.4	BUILDING A2 FLOOR AND ROOF PLAN
A02.5	BUILDING A3 FLOOR PLANS
A02.6	BUILDING A3 FLOOR AND ROOF PLANS
A02.7	BUILDING A4 FLOOR PLANS
A02.8	BUILDING A4 FLOOR AND ROOF PLAN
A02.9	BUILDING A5 FLOOR PLANS
A02.10	BUILDING A5 FLOOR AND ROOF PLAN
A02.11	BUILDING A6 FLOOR PLANS
A02.12	BUILDING A6 FLOOR AND ROOF PLAN
A03.1	BUILDING A1 ELEVATIONS
A03.2	BUILDING A2 ELEVATIONS
A03.3	BUILDING A3 ELEVATIONS
A03.4	BUILDING A4 ELEVATIONS
A03.5	BUILDING A5 ELEVATIONS
A03.6	BUILDING A5 ELEVATIONS
A03.7	BUILDING A6 ELEVATIONS
A03.8	BUILDING A6 ELEVATIONS
A04	MATERIALS AND FINISHES
A05	3D VIEWS / STREETSCAPE
A05.1	RENDERS



LOT 1 PROJECT STATISTICS

CIVIC ADDRESS(ES) ZONING			5981 SHC	C DAL WAY, SECHELT, BC RM1						
			LOT AREA	KIW I	(with site-specific regulations)					
EXISTING LOT AREA (GROSS) MINUS: LINKS STREET DEDICATION		2.01 ha -0.10 ha	20,121.7 m ² -974.2 m ²							
EXISTING LOT AREA (NET)		1.91 ha	19,147.5 m ²	206,102.0 ft²						
PROPOSED LOT "A" AREA (GROSS) MINUS: LINKS STREET DEDICATION		0.52 ha -0.06 ha	5,165.9 m ² -562.6 m²	55,604.9 ft ² -6,056.2 ft ²						
PROPOSED LOT "A" AREA (NET)		0.46 ha	-362.6 m ²	-6,036.2 ff ²						
PROPOSED LOT "B" AREA (GROSS)		1.50 ha	14,955.8 m²	,						
MINUS: LINKS STREET DEDICATION PROPOSED LOT "B" AREA (NET)		-0.04 ha 1.45 ha	-411.6 m² 14,544.2 m ²							
			PERMITTED			PROPOSED		NOTES		
UNITS PER HECTARE (UPH) UNIT COUNT		58 30	-	-	54 28	-			d gross Lot "A" Area. roposed gross Lot "A	" Area.
FLOOR AREA RATIO (FAR) GROSS FLOOR AREA (GFA)		1.40	6,444.5 m²	69,368.3 ft²	0.58	2,647 . 5 m²	28,497.5 ft²	Based on propose Based on FAR & pr	d net Lot "A" Area. oposed net Lot "A" /	Area.
LOT COVERAGE		40%	1,841.3 m²	19,819.5 ft²	37%	1,722.9 m²		Based on propose		
IMPERMEABLE COVERAGE BUILDINGS						1,722.9 m²	18,545.1 ft²			
ROAD, PARKING, DRIVEWAYS WALKWAYS, AMENITIES						819.3 m² 817.0 m²				
PORCHES, STAIRS					75%	89.7 m ² 3,448.9 m ²	965.5 ft²			
						0,440.7 m	67,126.7 H			
				LOI	'A" ANALYSIS					
			PERMITTED		BUILDING A1	BUILDING A2	PROPO BUILDING A3	BUILDING A4	BUILDING A5	BUILDING A
FRONT SETBACK SIDE YARD SETBACK (WEST)			5.0 m 1.5 m		7.4 m 4.2 m	8.6 m 27.1 m	31.8 m 4.5 m			54.0 m 28.1 m
SIDE YARD SETBACK (EAST) REAR SETBACK			1.5 m 5.0 m		36.5 m 60.3 m	11.4 m 58.6 m	34.0 m 34.7 m	6.3 m 38.8 m	31.6 m 7.9 m	5.6 n 6.2 n
BUILDING HEIGHT			14.0 m		8.1 m	9.7 m	8.1 m	10.7 m	8.2 m	9.6 m
OFF-STREET PARKING SPACES			REQUIRED	PROPOSED		BICYCLE STALLS			REQUIRED	PROPOSEE
RESIDENT STALLS SMALL STALLS	2.0 PI		56	56 0		LONG TERM HORIZONTAL	1.0 60%	PER UNIT	28	28
VISITOR STALLS		ER UNIT	6	6		VERTICAL SHORT TERM	40%	MAX. PER 5 UNITS	0	C
							1.0	FER 3 UNITS	0	C
			UNIT 1	UNIT 2	N-STACKED TOWN	UNIT 4				
IST FLR. AREA			613.3 ft²	613.3 ft²	613.3 ft²	613.3 ft ²				2,453.0 ft
2ND FLR. AREA 3RD FLR. AREA			539.7 ft² 514.7 ft²	496.5 ft ²	496.5 ft ²	521.5 ft² 496.5 ft²				2,104.2 ft 2,004.2 ft
TOTAL UNIT PORCH AREA:			1,667.7 ft ² 47.6 ft ²		47.6 ft²	1,631.3 ft ² 47.6 ft ²				6,561.4 f
BALCONY AREA: TOTAL FLOOR AREA (ff2)			203.0 ft ² 1,054.4 ft ²	1,018.0 ft ²	1,018.0 ft²					4,108.4 ft
TOTAL FLOOR AREA (m ²)			98.0 m ²	94.6 m ²	10	94.6 m ²				381.7 m
					N-STACKED TOWN					
IST FLR. AREA			UNIT 15 613.3 ft ²		613.3 ft²	UNIT 18 613.3 ft ²				2,453.0 ft
2ND FLR. AREA 3RD FLR. AREA			539.7 ft² 514.7 ft²	496.5 ft ²	496.5 ft ²	521.5 ft² 496.5 ft²				2,104.2 ft 2,004.2 ft
TOTAL UNIT PORCH AREA:			1,667.7 ft ² 16.8 ft ²		16.8 ft²	1,631.3 ft² 16.8 ft²				6,561.4 f
BALCONY AREA: TOTAL FLOOR AREA (ff ²)			203.0 ft² 1,054.4 ft²	1,018.0 ft²	1,018.0 ft²					4,108.4 f
TOTAL FLOOR AREA (m ²)			98.0 m ²	94.6 m ²	A	94.6 m ²				381.7 m
					N-STACKED TOWN					
IST FLR. AREA			UNIT 5 613.3 ft ²	UNIT 6 613.3 ft²		UNIT 8 613.3 ft ²				2,453.0 ft
2ND FLR. AREA 3RD FLR. AREA			521.5 ft² 496.5 ft²	521.5 ft² 496.5 ft²		521.5 ft² 496.5 ft²				2,086.0 ft 1,986.0 ft
TOTAL UNIT PORCH AREA			1,631.3 ft² 47.6 ft²	1,631.3 ft ² 47.6 ft ²	1,631.3 ft² 47.6 ft²	1,631.3 ft ² 47.6 ft ²				6,525.0 ft
BALCONY AREA TOTAL FLOOR AREA (ff ²)			203.0 ft ²	202.0 ft ² 1,018.0 ft ²		203.0 ft ² 1,018.0 ft ²				4,072.0 ft
TOTAL FLOOR AREA (m ²)			94.6 m ²	94.6 m ²	94.6 m²	94.6 m ²				378.3 m
			BL	JILDING A4 (NO	N-STACKED TOWN	NHOUSES)				
			UNIT 19	UNIT 20 613.3 ft ²	UNIT 21 613.3 ft ²	UNIT 22 613.3 ft ²				TOTAL BUILDING
IST FLR. AREA 2ND FLR. AREA			613.3 ft² 521.5 ft² 496.5 ft²	521.5 ft²	521.5 ft²	521.5 ft2				2,086.0 ft
3RD FLR. AREA TOTAL UNIT			496.5 ft² 1,631.3 ft²	496.5 ft² 1,631.3 ft²	1,631.3 ft²	496.5 ft² 1,631.3 ft²				1,986.0 ft 6,525.0 ft
PORCH AREA BALCONY AREA			49.0 ft² 203.0 ft²	38.5 ft² 202.0 ft²	202.0 ft2	39.0 ft² 203.0 ft²				
TOTAL FLOOR AREA (ff ²) TOTAL FLOOR AREA (m ²)			1,018.0 ft² 94.6 m²	1,018.0 ft² 94.6 m²		1,018.0 ft² 94.6 m²				4,072.0 ft 378.3 m
			BL	JILDING A5 (NO	N-STACKED TOWN	NHOUSES)				
			UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14		TOTAL BUILDING
IST FLR. AREA 2ND FLR. AREA			609.2 ft² 518.2 ft²	609.2 ft2	609.2 ft2	609.2 ft ² 518.2 ft ²	609.2 ft² 518.2 ft²	609.2 ft ²		3,655.2 ft 3,109.2 ft
3RD FLR. AREA TOTAL UNIT			493.2 ft ² 1,620.6 ft ²			493.2 ft ² 1,620.6 ft ²	493.2 ft ² 1,620.6 ft ²			2,959.2 ft 9,723.6 ft
PORCH AREA BALCONY AREA			53.2 ft²	53.2 ft²	53.2 ft²	53.2 ft2	53.2 ft²	53.2 ft²		7,723.6
TOTAL FLOOR AREA (ff ²)		•	203.0 ft² 1,011.4 ft² 84.0 m²	1,011.4 ft²	1,011.4 ft²			1,011.4 ft²		6,068.4 f
TOTAL FLOOR AREA (m ²)			94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m²	94.0 m²		563.8 m
					N-STACKED TOWN					
IST FLR. AREA			UNIT 23 613.4 ft ²			UNIT 26 609.2 ft ²	UNIT 27 609.2 ft ²			TOTAL BUILDING 3,659.4 ft
2ND FLR. AREA 3RD FLR. AREA			518.2 ft² 493.2 ft²	518.2 ft²	518.2 ft²	518.2 ft² 493.2 ft²	518.2 ft² 493.2 ft²	518.2 ft²		3,109.2 ft 2,959.2 ft
TOTAL UNIT PORCH AREA			1,624.8 ft ² 35.2 ft ²	1,620.6 ft ²	1,620.6 ft²	1,620.6 ft ² 32.0 ft ²	1,620.6 ft ² 32.0 ft ²	1,620.6 ft²		9,727.81
BALCONY AREA TOTAL FLOOR AREA (#*)			203.0 ft ² 1,011.4 ft ²	202.0 ft2	202.0 ft ²	203.0 ft2	203.0 ft2	203.0 ft2		6,068.4 f
TOTAL FLOOR AREA (m ²)			94.0 m ²	94.0 m ²		94.0 m ²	94.0 m ²			563.8 m
					TOTAL					
										28,497.6 ft
TOTAL LOT "A" GFA (ft ²) TOTAL LOT "A" GFA (m ²)										2,647.5 m

Attachment 1

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SHOALTOWNHOUSES

5981 SHOAL WAY

COVER SHEET AND SITE INFORMATION

Project number 5981SHOAL SEP 13, 2024 Drawn by Checked by

A00

Scale

AS NOTED Page 79 of 156

LEGAL DESCRIPTION:



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Scale

5981SHOAL

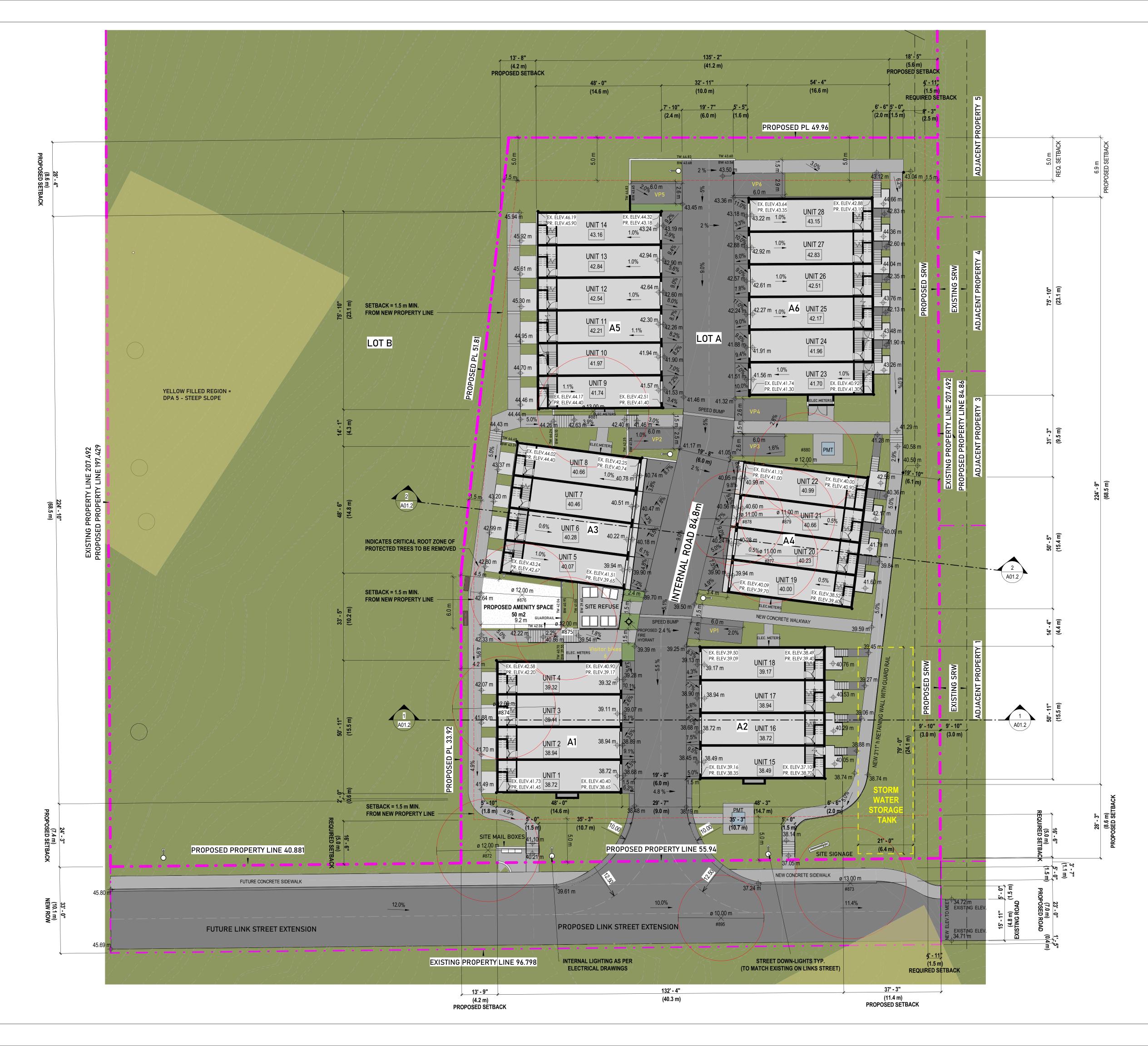
SEP 13, 2024

Y۱

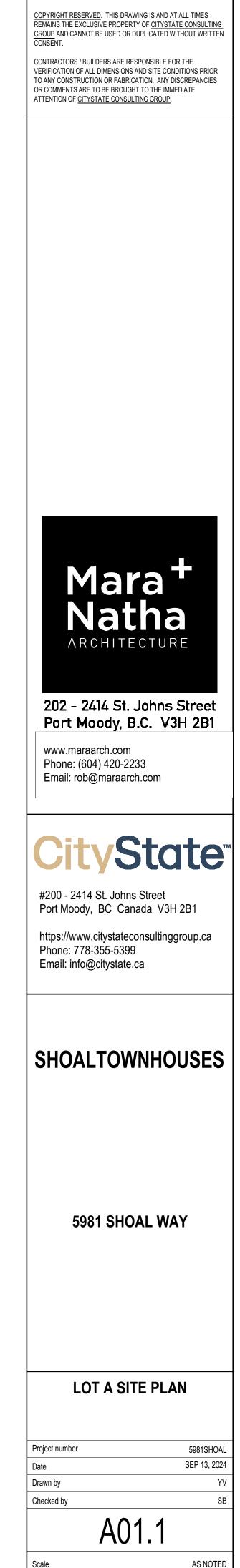


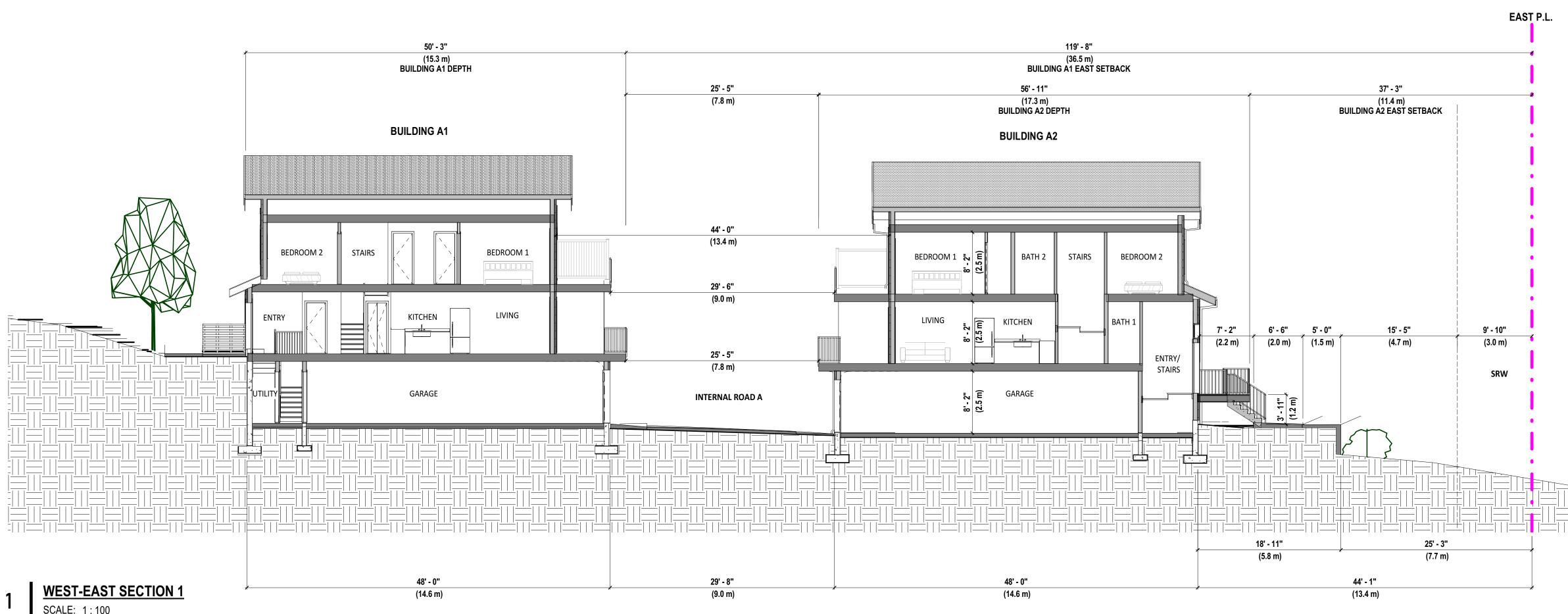
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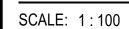
SRW - STATUTORY RIGHT OF WAY

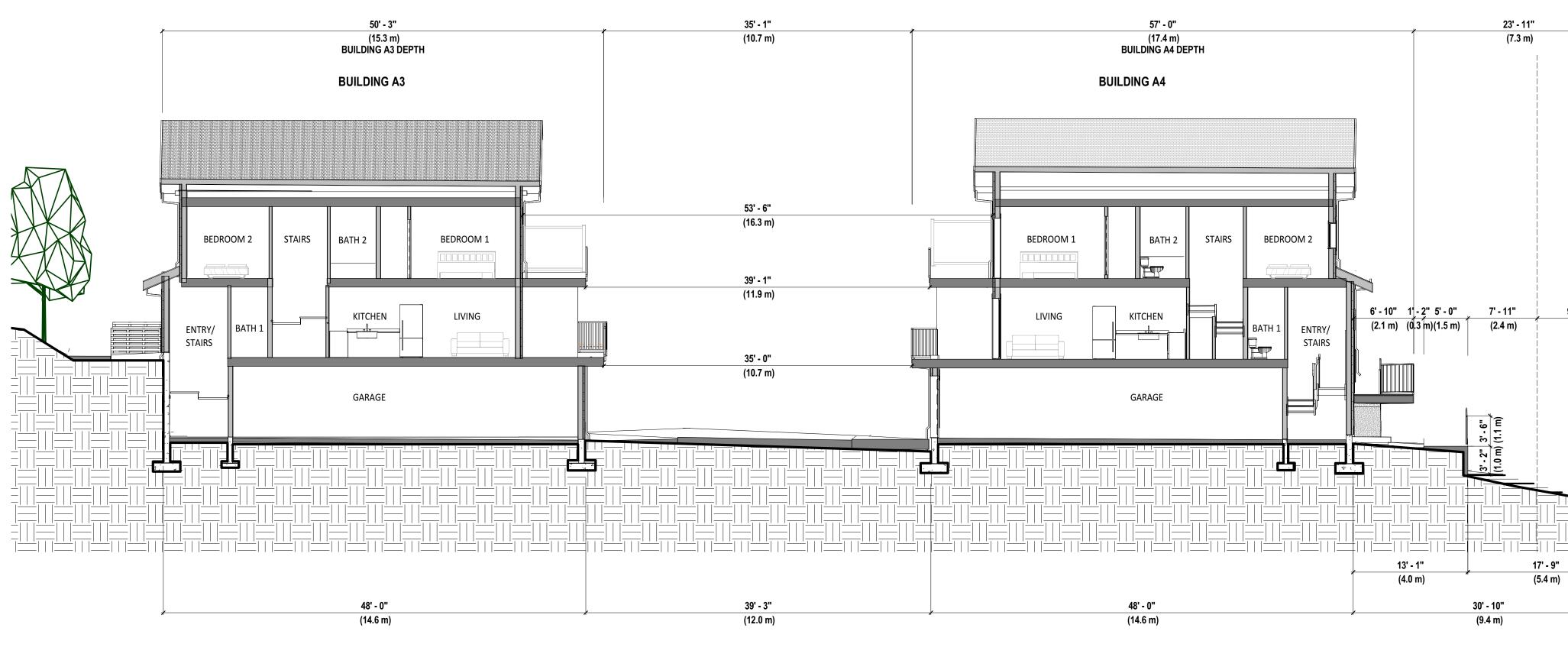


SITE PLAN - LOT 1 SCALE: 1:200

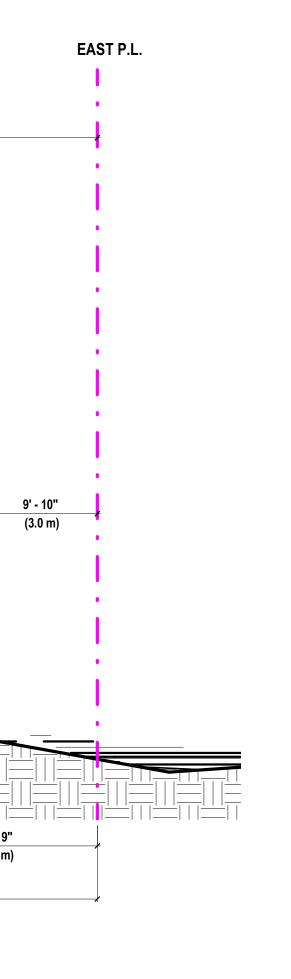


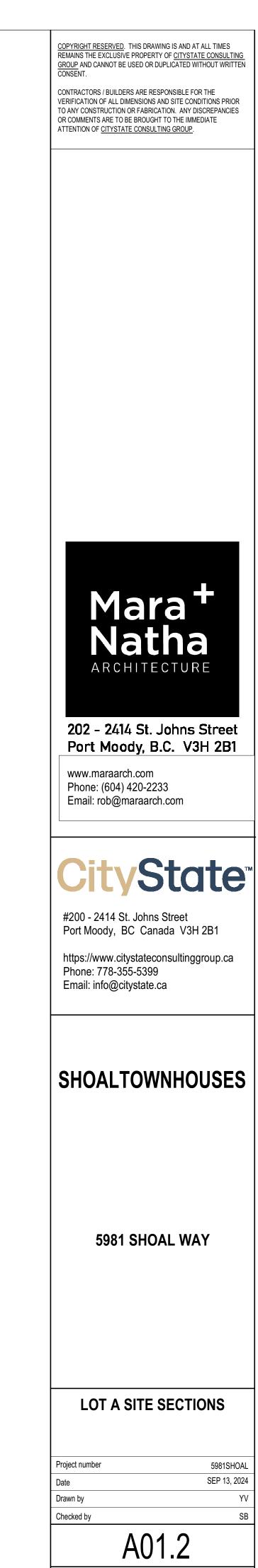






WEST-EAST SECTION 2 SCALE: 1:100 2





Scale

AS NOTED Page 82 of 156 North



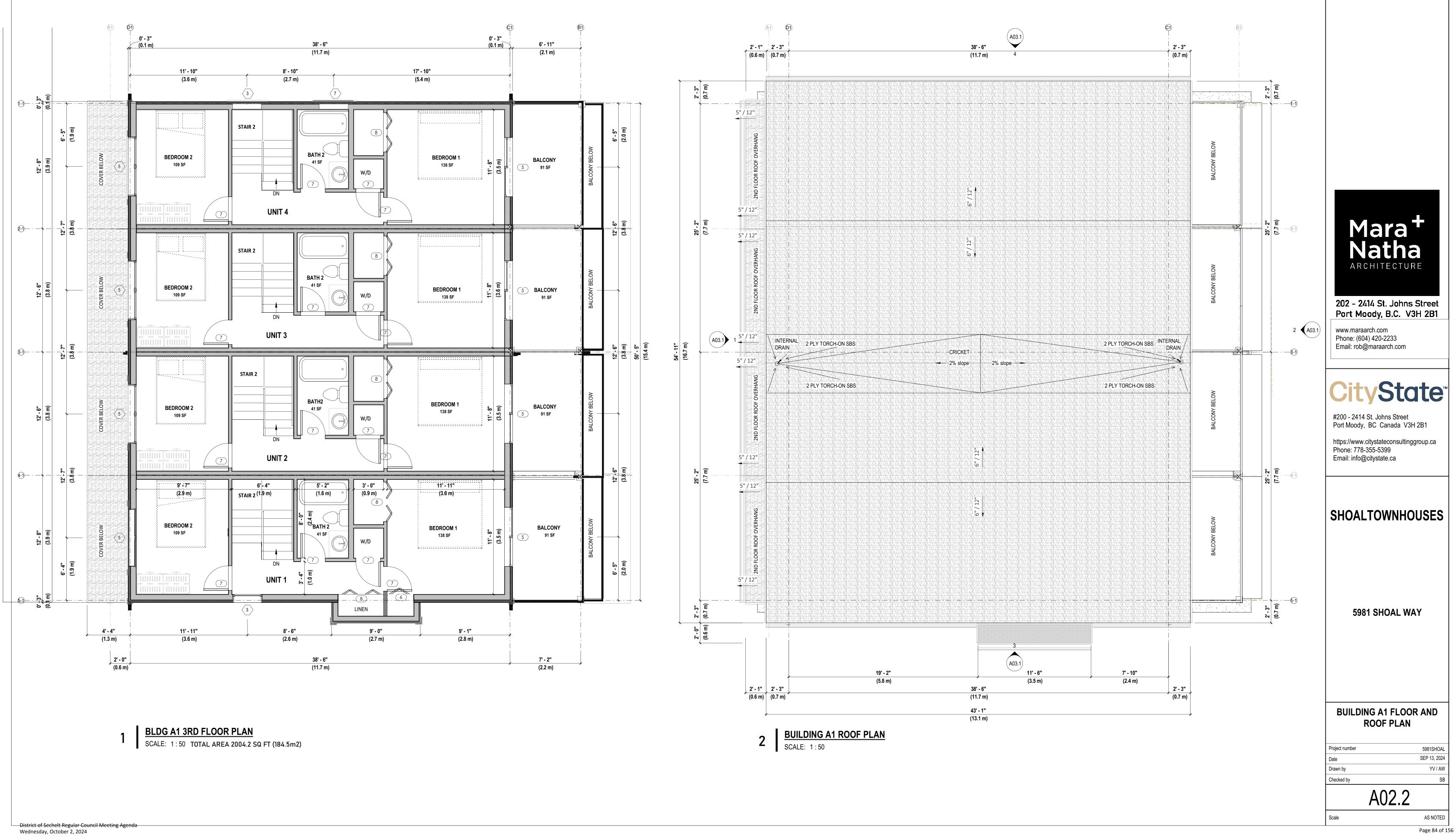
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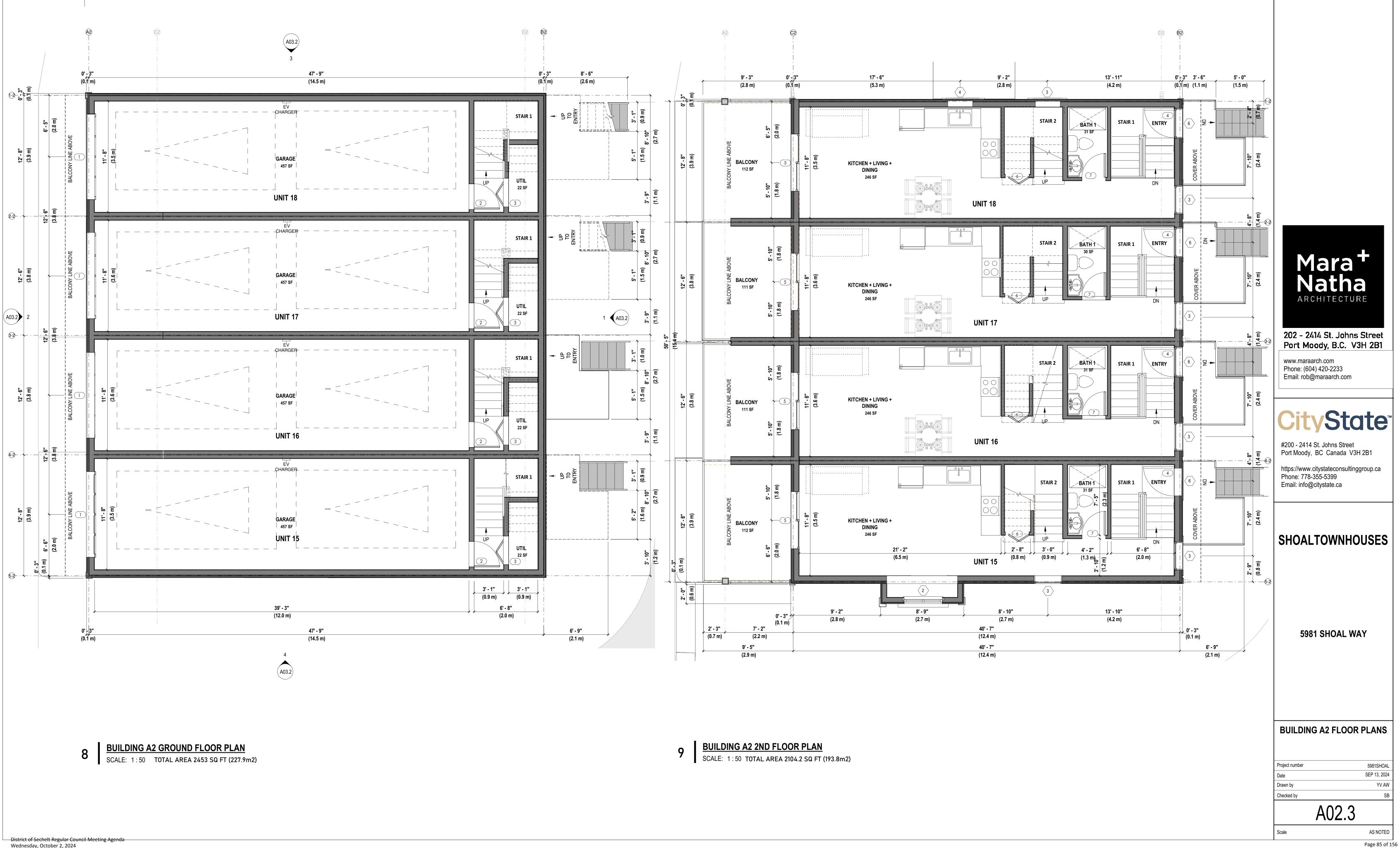
Page 83 of 156

North



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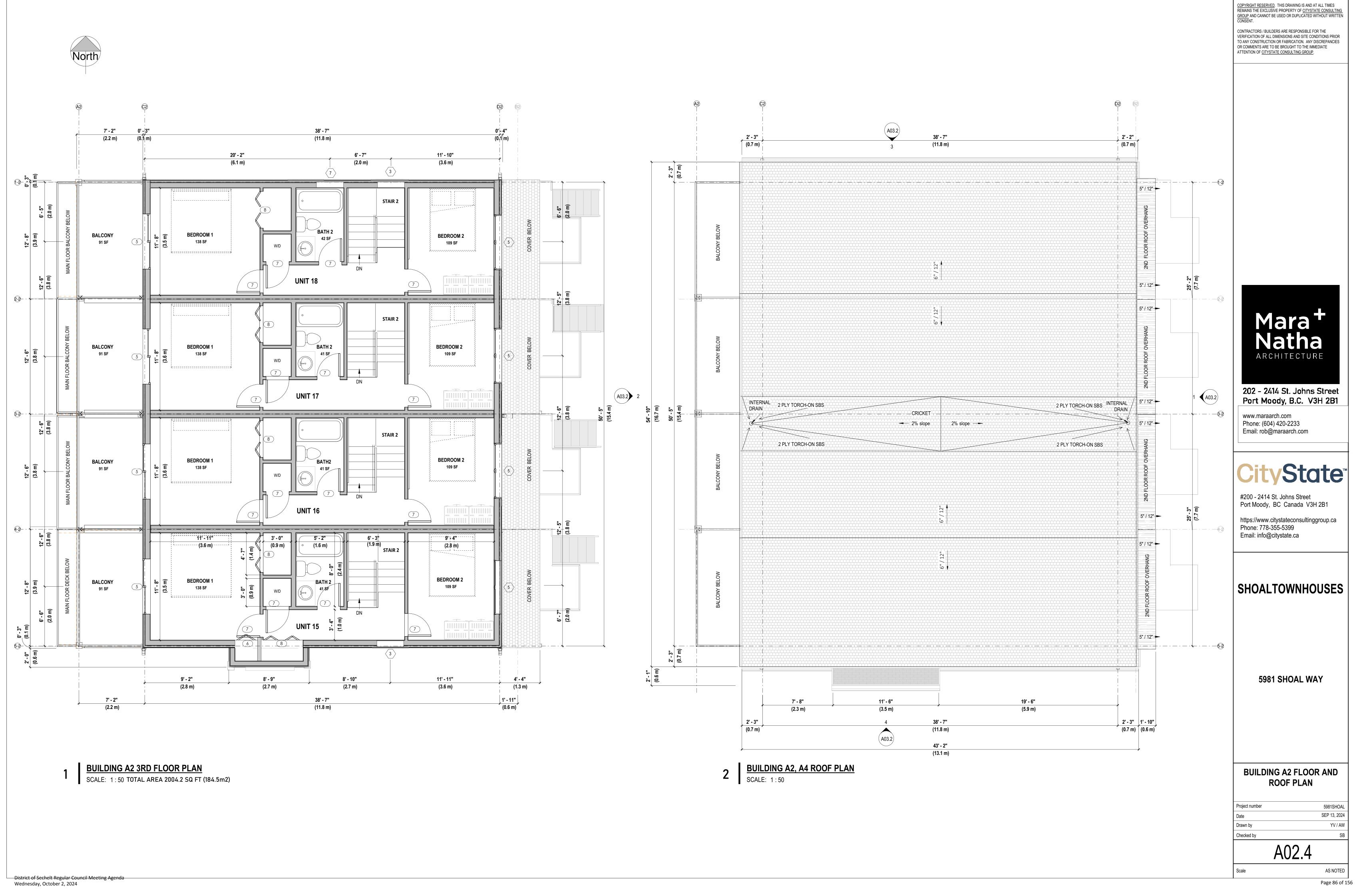


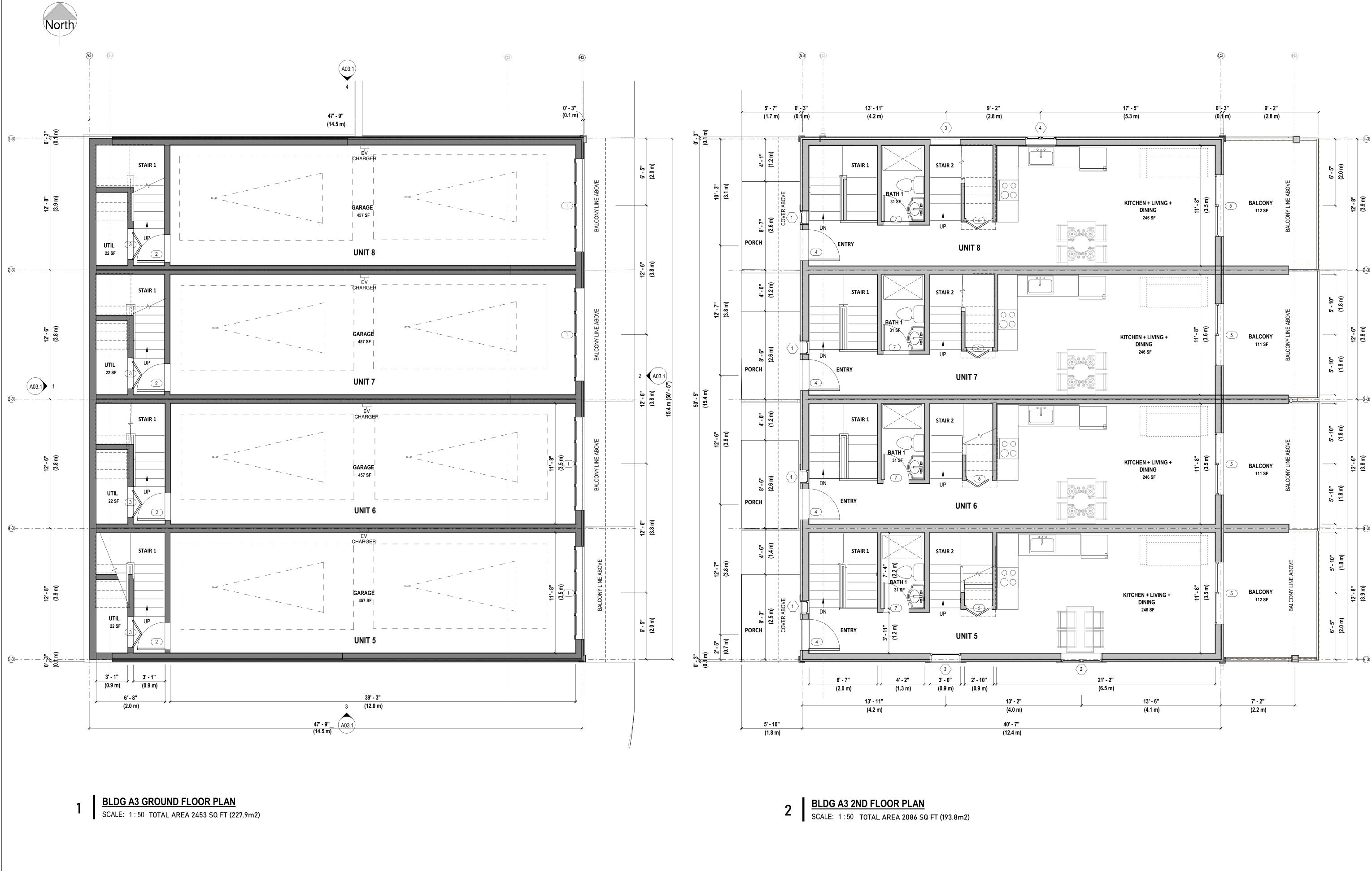
Wednesday, October 2, 2024

North

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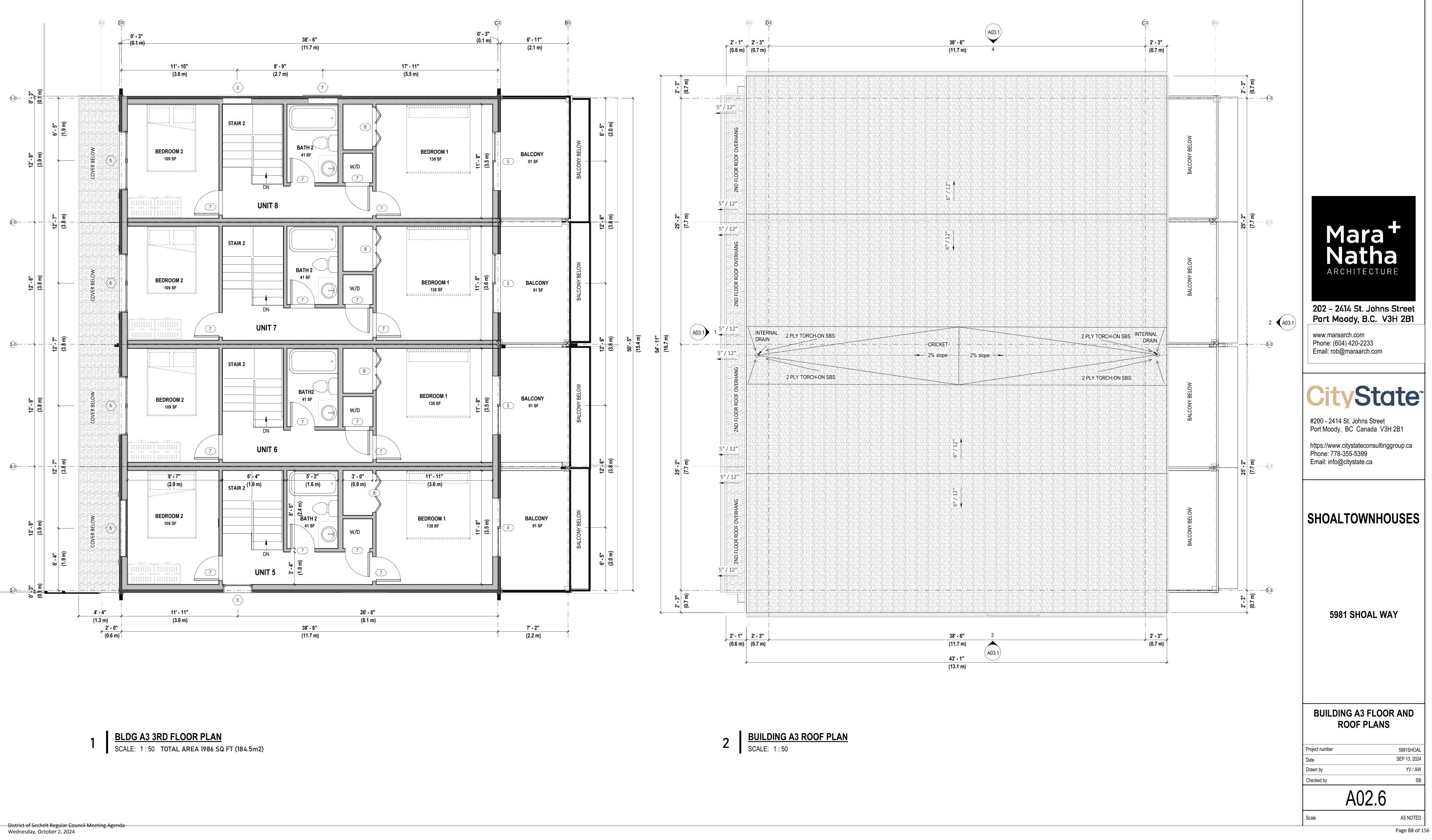




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Scale

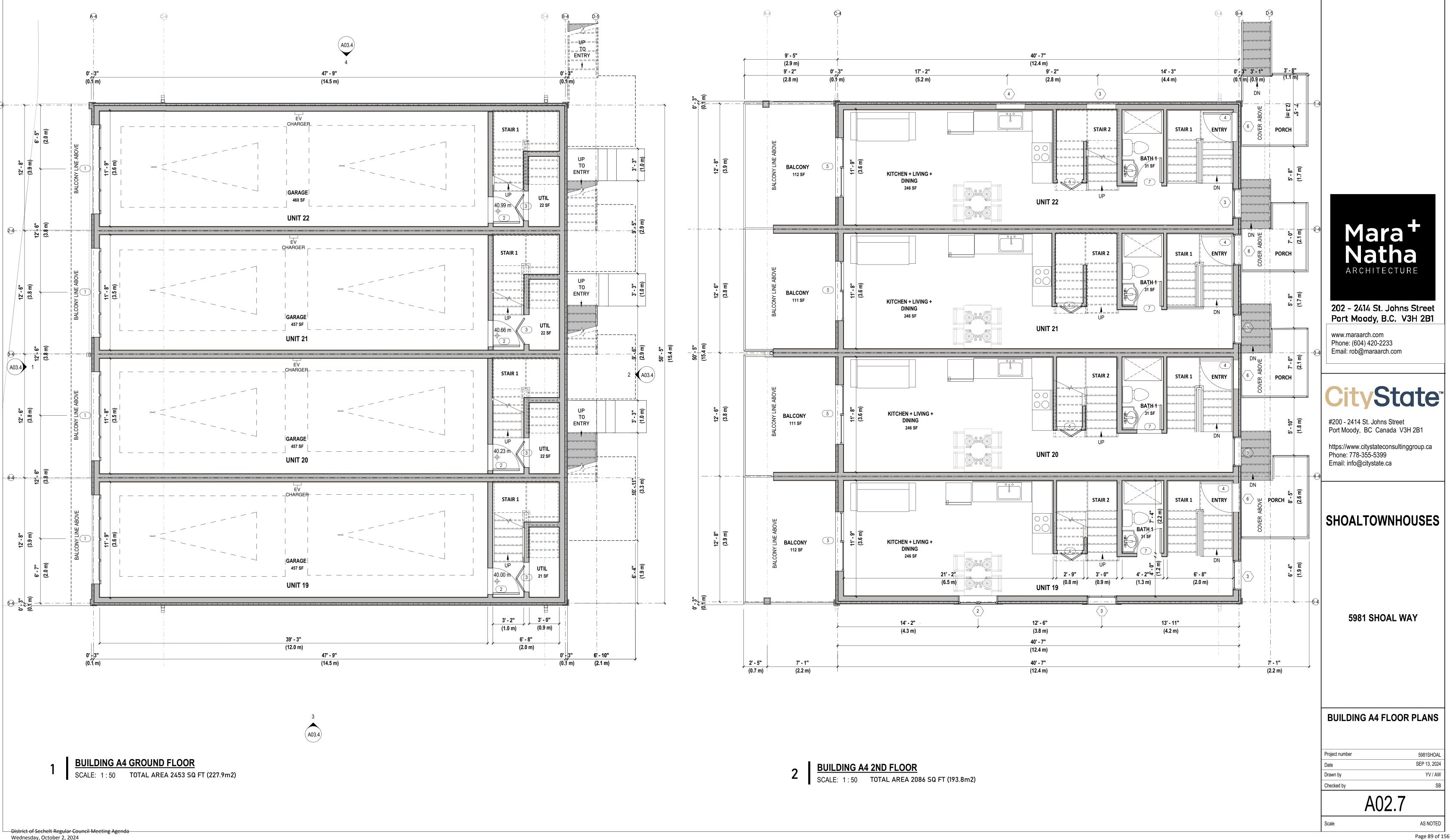
North



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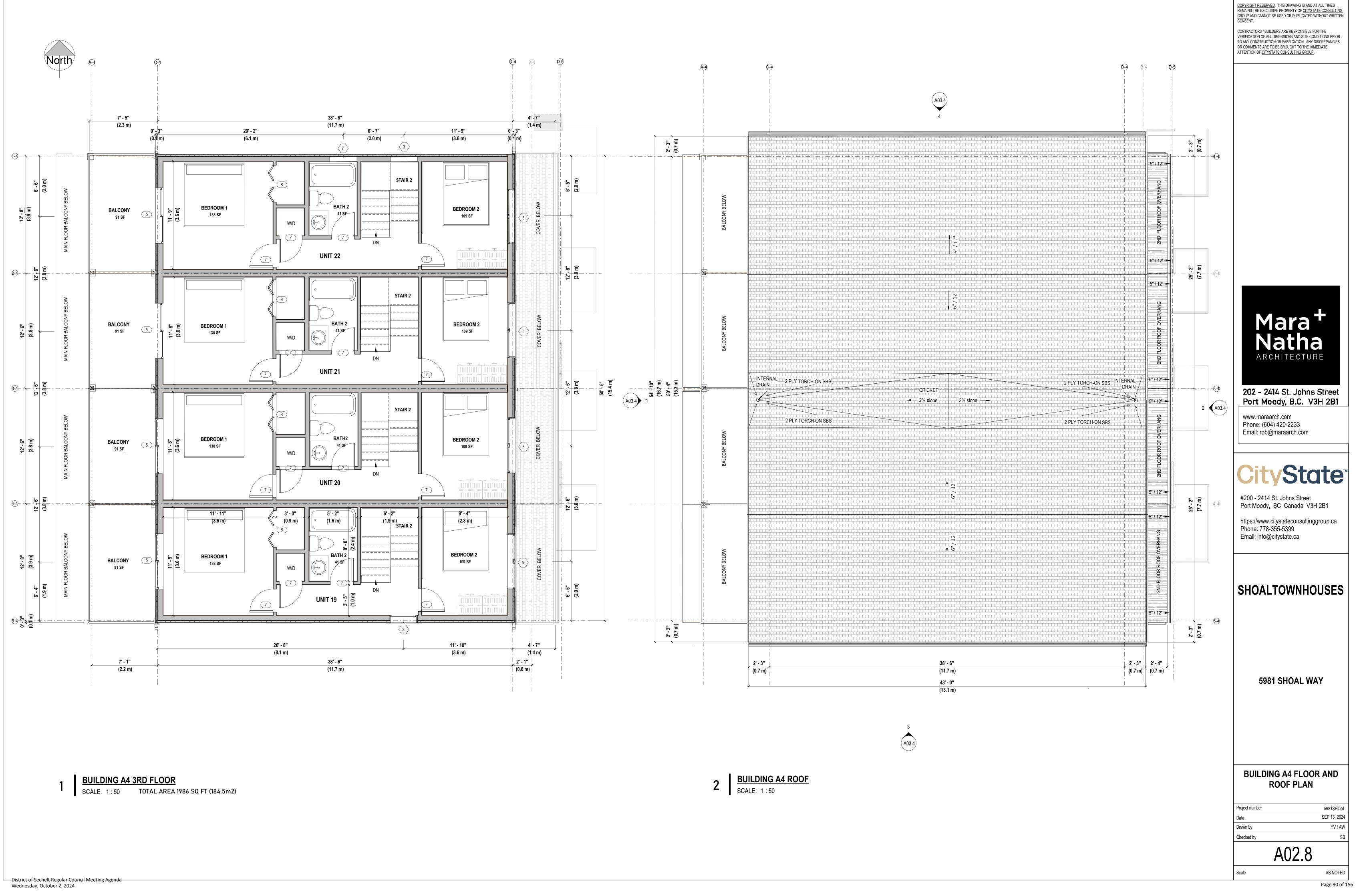
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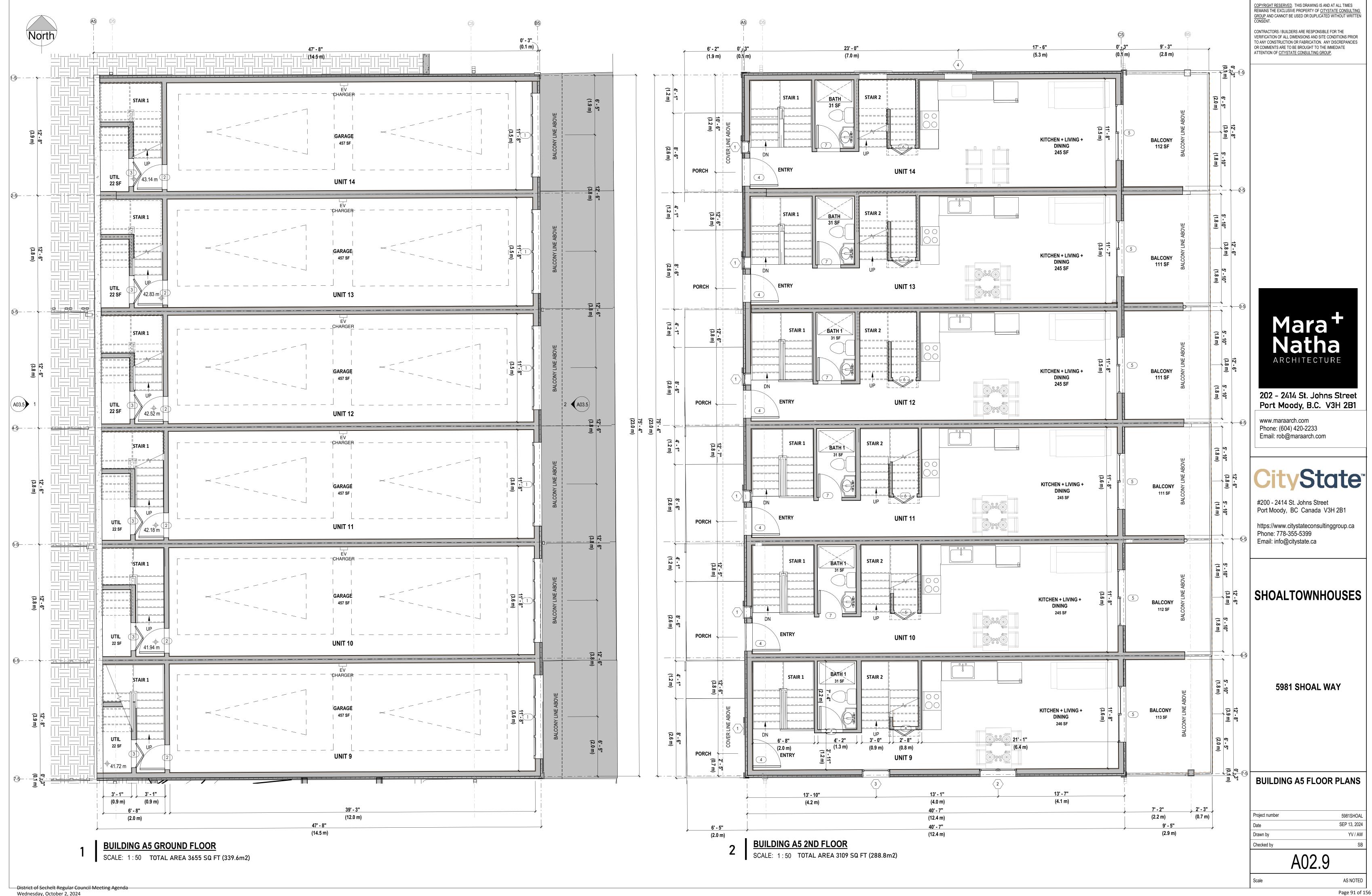




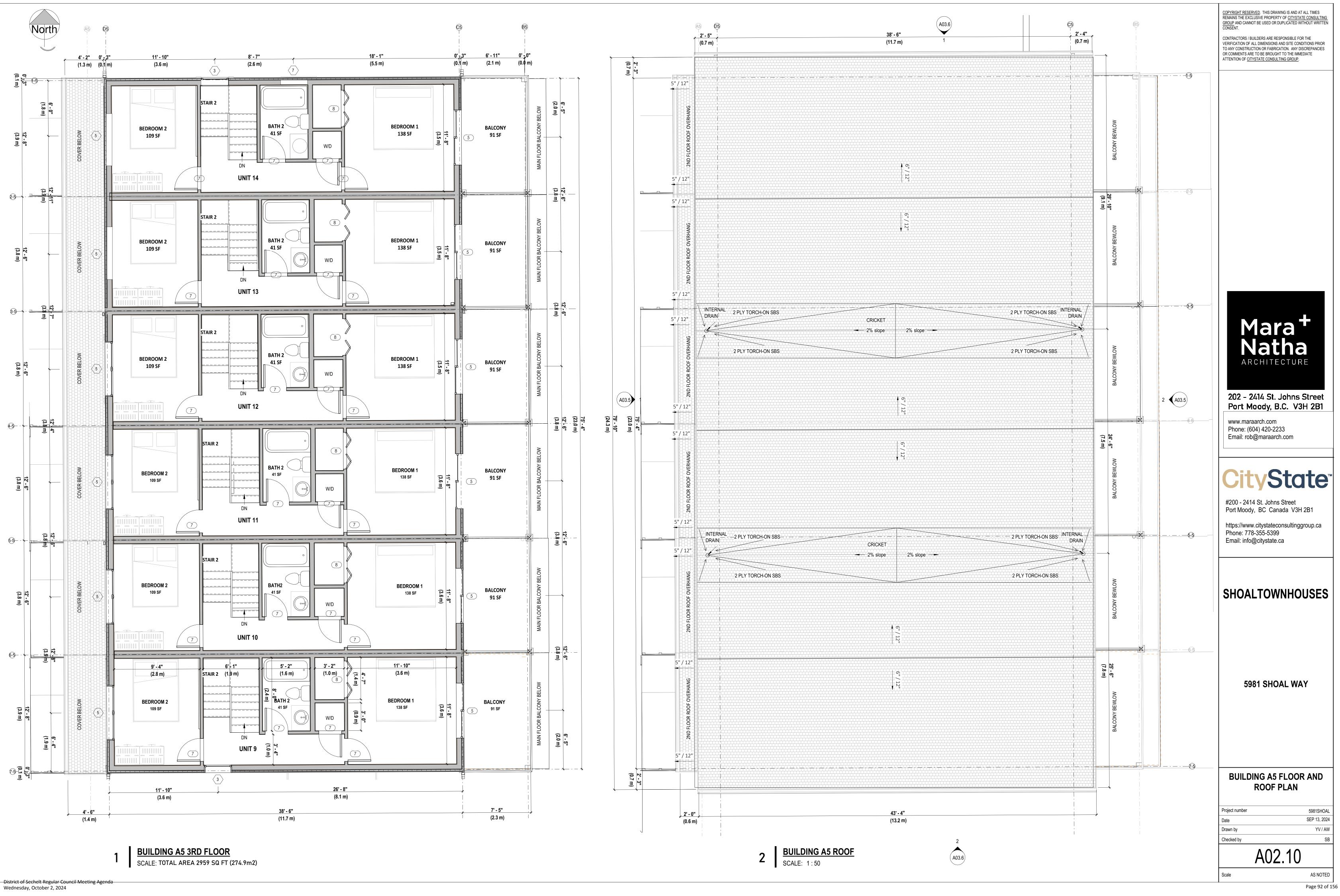
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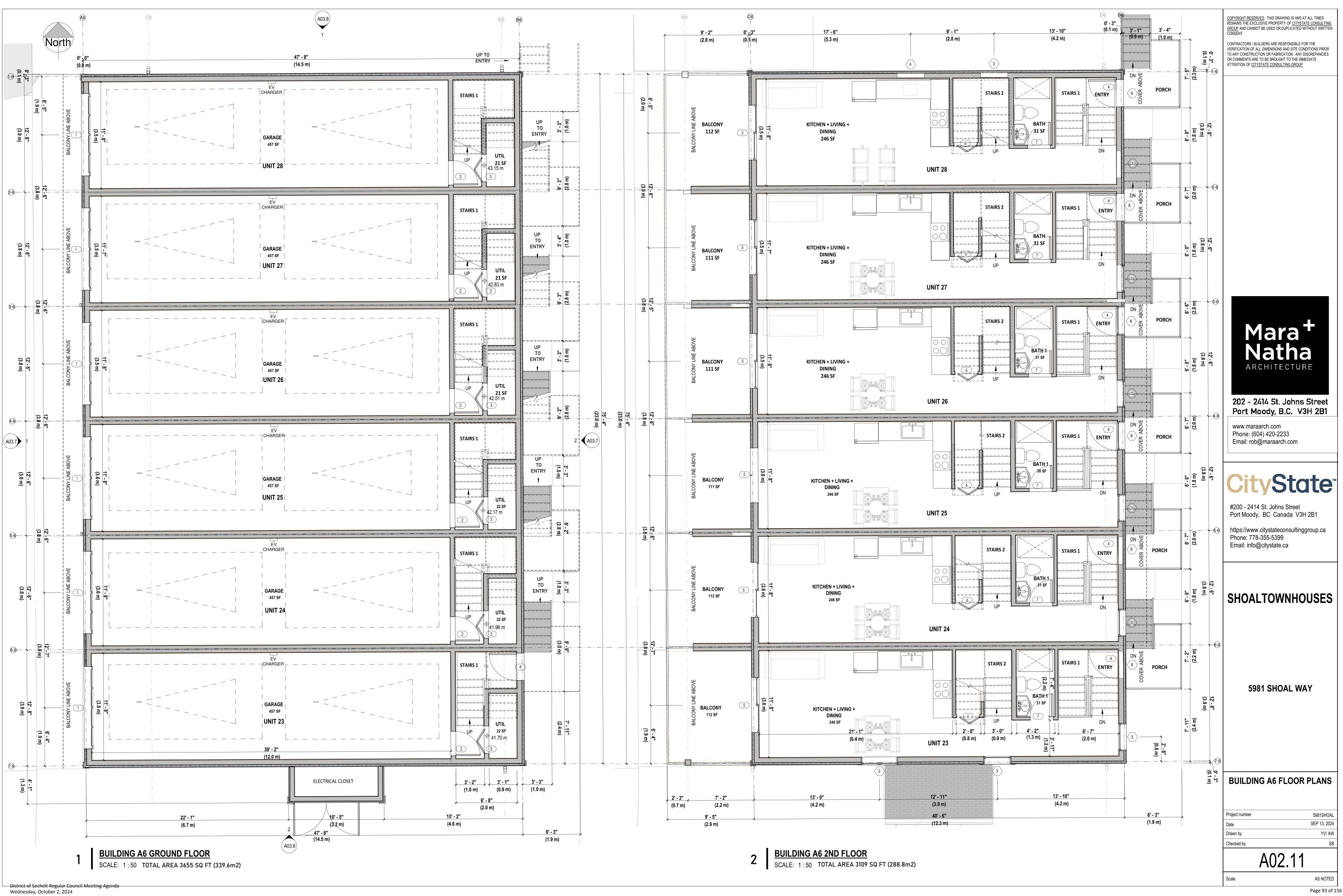
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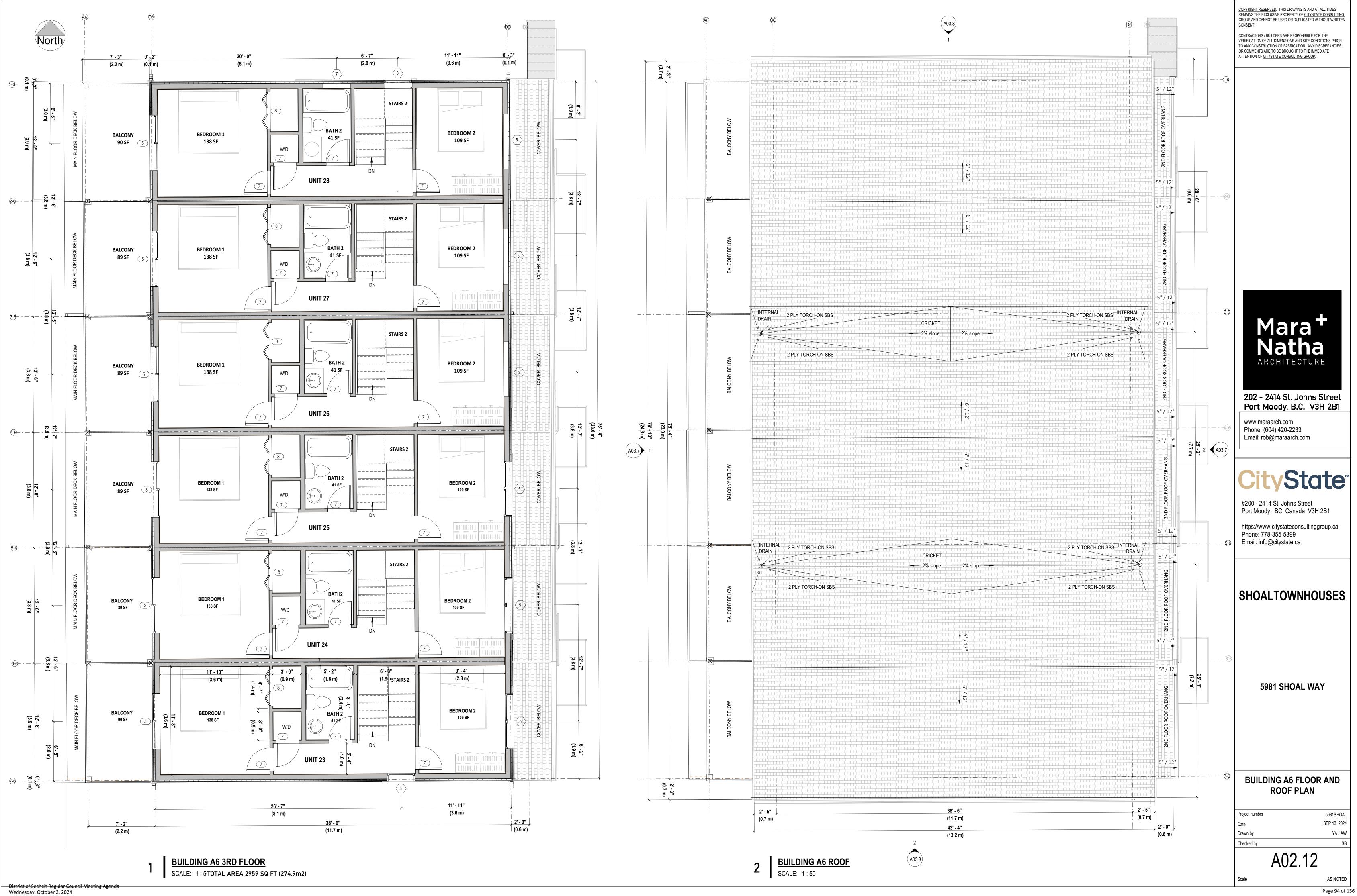




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Scale

5981SHOAL

SEP 13, 2024





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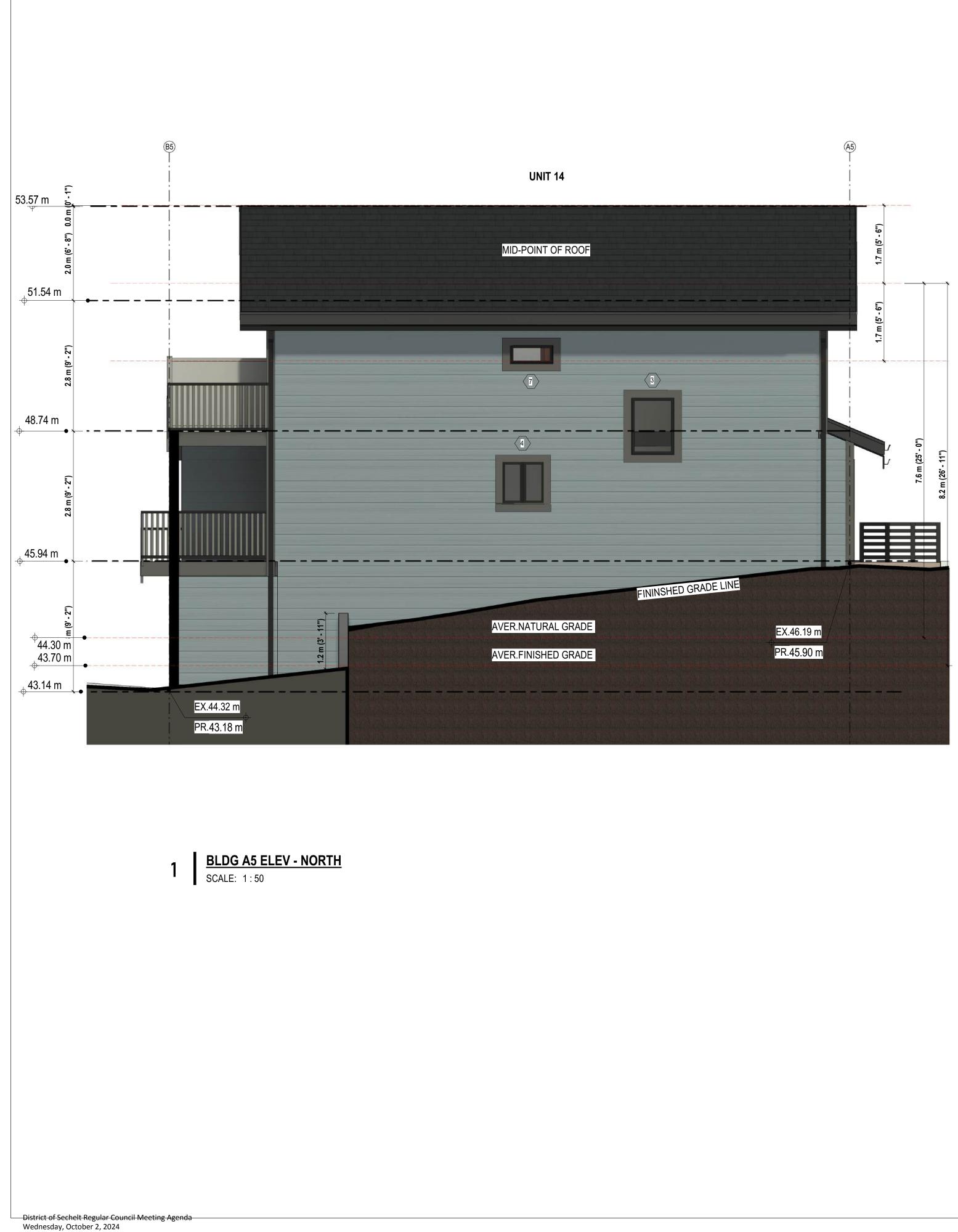
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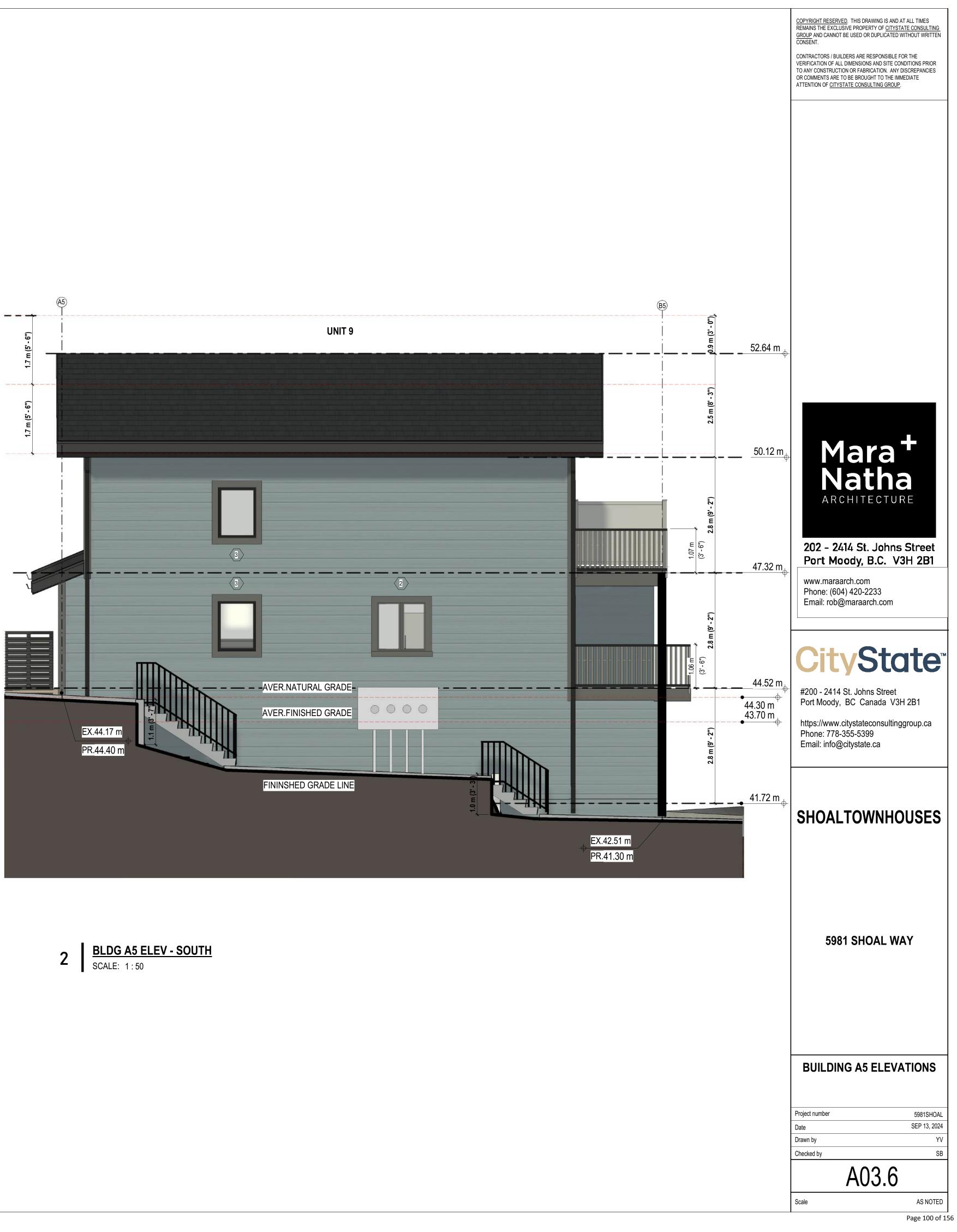
SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A5 ELEVATIONS

A03.5	
ecked by	SB
awn by	YV
te	SEP 13, 2024
oject number	5981SHOAL















THIRD STOREY

4Panel

30

Bedrooms 1

FINISHES / MATERIALS

- 1.a 8 1/4" WIDE PROFILE LAP SIDING PAINTED HARDIE PLANK WOOD TEXTURE COLOUR AS SHOWN OR SIMILAR
- 2.a ACCENTS (SIDING)
- PAINTED HARDIESHINGLE PANEL SIDING STRAIGHT EDGE WOOD TEXTURE @GABLE ROOFS AND EXPOSED BAY WINDOWS SIDES
- 3. TRIM (TYPICAL) MEDIUM GREY PAINTED COMBED WOOD WINDOWS/DOORS - 6" BELLY BEND AND CORNER BOARD - 8" FASCIA/RAKE BOARD-10"
- 4. WINDOWS/DOORS (TYPICAL) BLACK PVC
- 5. ENTRY DOORS TO BE INSULATED FIBREGLASS ON PVC FRAME COLOUR AS TRIMS OR SIMILAR
- 6. GARAGE DOORS TO BE INSULATED PAINTED STEEL THERMO-CRAFT T-16 SABLE GREY
- 7. ROOFING
- FIBREGLASS BASED ARCHHITECTURAL ASPHALT SHINGLE CHARCOAL <u>SOFFITS</u> WHITE VINYL, VENTED 4"
- **@BALCONY SOFFITS AND** ENTRIES/GARAGES COVER
- GUTTERS AND DOWNPOUTS BLACK METAL
- 8. RAILING
- BLACK METAL
- 9. PRIVACY SCREENS
- PORCHES 42" HORISONTAL SLATTED METAL PLANKS WITH GAP, DARK GREY
- BALCONIES 60" SOLID VINYL PANEL, TRIM COLOUR OR SIMILAR

	WIDTH	HEIGHT	COMMENTS
	2.74 m	2.13 m	
	0.81 m	2.03 m	
	0.91 m	2.03 m	
	0.91 m	2.03 m	
OREY	1.83 m	2.08 m	
OREY	0.76 m	2.03 m	
OREY	0.76 m	2.03 m	
	1.22 m	2.03 m	

	WINDOW SCHEDULE							
TAG	TYPE	DESCRIPTION	COUNT	LOCATION	LEVEL	WIDTH	HEIGHT	COMMENTS
1	Fixed		14	Units Entry Buildings A1, A3, A5	SECOND STOREY	0.41 m	1.88 m	
2	Sliding		6	Dining units 1,5,9,15,19,23	SECOND/THIRD STOREY	1.22 m	1.22 m	
3	Fixed		32	Entry hallway, Stairs	SECOND/THIRD STOREY	0.91 m	1.22 m	
4	Sliding		6	Kitchen units 4,8,14,18,22,28	SECOND STOREY	0.91 m	0.91 m	
5	Sliding		28	Bedroom 2	THIRD STOREY	1.83 m	0.91 m	
6	Fixed		14	Units Entry Buildings A2, A4, A6	SECOND STOREY	0.97 m	0.61 m	
7	Sliding		6	BATH 2, units 4,8,14,18,22,28	THIRD STOREY	0.91 m	0.41 m	
Grand	total: 106		1		1	1		

Grand total: 106

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1.b 8 1/4" WIDE PROFILE LAP SIDING PAINTED HARDIE PLANK WOOD TEXTURE COLOUR AS SHOWN OR SIMILAR

2.b ACCENTS (SIDING) PAINTED HARDIESHINGLE PANEL SIDING STRAIGHT EDGE WOOD TEXTURE @GABLE ROOFS AND EXPOSED BAY WINDOWS SIDES



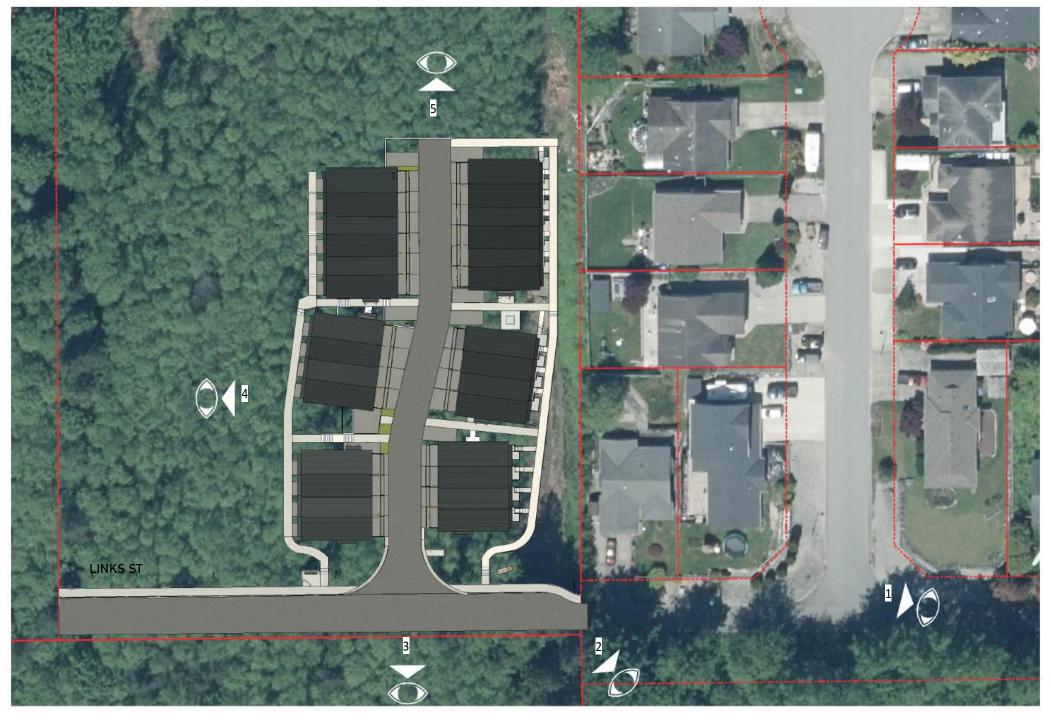




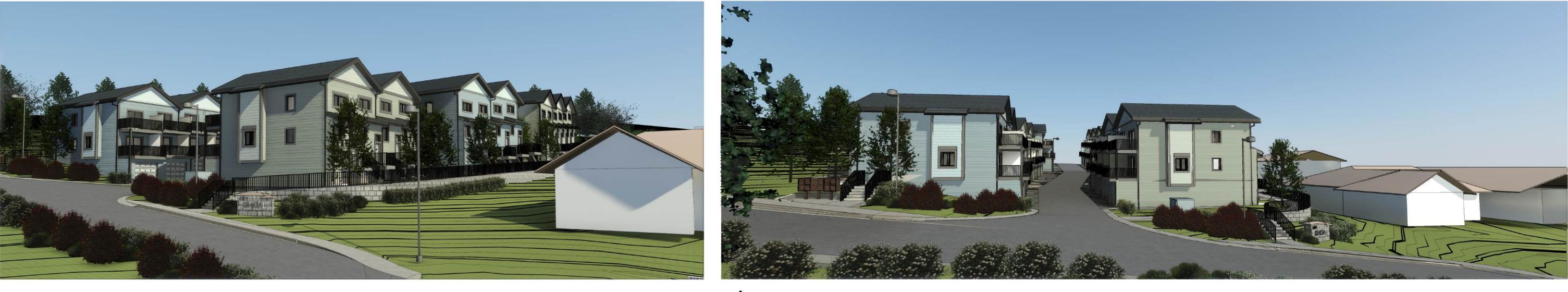
MATERIALS AND FINISHES

Project number		5981SHOAL
Date		SEP 13, 2024
Drawn by		YV
Checked by		Checker
	A04	

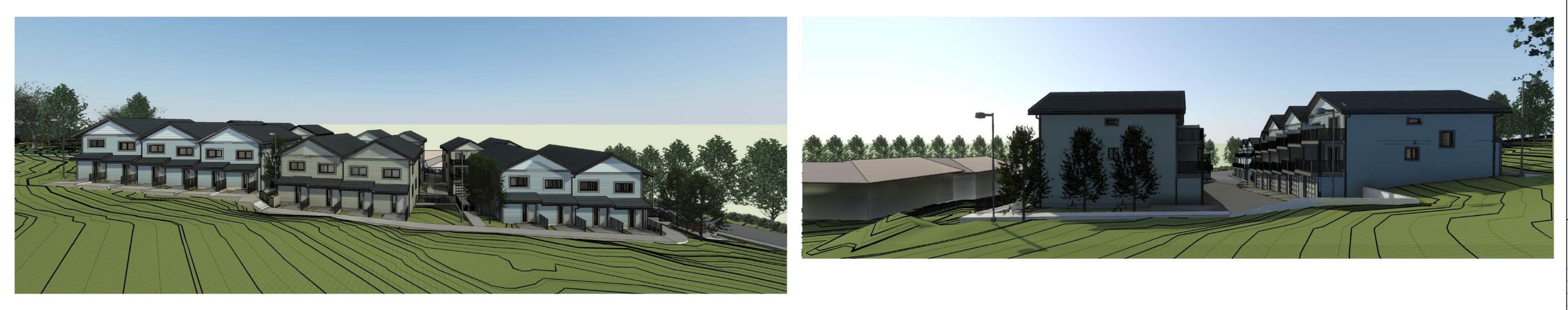
Scale



0 VIEWS KEY PLAN SCALE: 1:700



2 <u>3D VIEW - VIEW FROM LINKS STREET @ ENTRY SIGNAGE</u> SCALE:





3D VIEW - FROM LINKS ST (SE CORNER OF LOT) @ ST. ANDREW'S PLACE SCALE:



<u>3D VIEW - LOT A - FROM SOUTH</u> SCALE:

3D VIEW - LOT A - FROM NORTH SCALE: 5

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SHOALTOWNHOUSES

5981 SHOAL WAY

3D VIEWS / STREETSCAPE

5981SHOAL Project number SEP 13, 2024 Date Drawn by YV Checked by A05

Scale





Wednesday, October 2, 2024

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Mara⁺ Natha ARCHITECTURE

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SHOALTOWNHOUSES

5981 SHOAL WAY

RE	ND	ERS

	A05.1	
hecked by		SB
rawn by		YV
ate	S	EP 13, 2024
oject number		5981SHOAL

Scale

AS NOTED Page 105 of 156







2 SITE CONTEXT PLAN 2



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N.T.S.

N.T.S.

Attachment 2

SHOAL WAY 5981 SHOAL WAY | SECHELT | BC

LANDSCAPE PLANS

220595 L0





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LEGEND



RETAINING WALL

3	24/09/09	ISSUED FOR DP		
2	24/05/01	ISSUED FOR DP		
1	23/04/24	ISSUED FOR REVIEW		
NO:	DATE: (y/m/d)	DESCRIPTION:		
ISSUES & REVISIONS:				

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:

5981 SHOAL WAY SECHELT, BC

DRAWING TITLE:

OVERALL LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L

DRAWING NO:

0

5

10

15

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PLANT LIST QTY KEY BOTANICAL NAME DECIDUOUS TREES Acer glabrum var. douglasii 24 Carpinus Betulus 'Fastigiata' 45 SHRUBS Can be be 67 Rhus aromatica 'Gro-Low' ÔÕÕ 78 Buxus sempervirens 13 Physocarpus opulifolius 'Jefam' (\cdot) 39 Cornus sericea $\oplus \oplus$ 10 Rosa nutkana ×× 55 Ceanothus 'Puget Blue' PERENNIALS, GROUND COVERS, AND GRASSES 246 Achillea millefolium 'Paprika' W W W W W 27 Erigeron glaucus

Note: All plantings are fire resistant, drought tolerant and native

COMMON NAME	SIZE	SPACING	CONDITION
Douglas Maple	6cm Cal.	As Shown	W.B.
European Hornbeam	6cm Cal.	As Shown	W.B.
Gro-Low Sumac*	40 cm Ht	As Shown	#5 Pot
Common Boxwood	50 cm Ht	As Shown	#5 Pot
Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
Nootka Rose	50 cm Ht	As Shown	#5 Pot
California Lilac	50 cm Ht	As Shown	#5 Pot
Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted



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1: 604.294.666	2 F: 604.294.6665 www.krahn.com
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	1.5m NON-COMBUSTIBLE ZONE
	EXISTING TREE TO BE REMOVED
	RECLAMATION SEED MIX
	MEADOW SEED MIX
	RIVER ROCK
	WILDFLOWER SEED MIX
	EXISTING FOREST
	PROPOSED PLAYGROUND
	CONCRETE PAVING
l	BIKE RACK
	BENCH
	RETAINING WALL

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO:	DATE: (y/m/d)	DESCRIPTION:
ISSU	ES & REVISION	VS:

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:

5981 SHOAL WAY SECHELT, BC

DRAWING TITLE:

DRAWING NO:

ENLARGEMENT 1

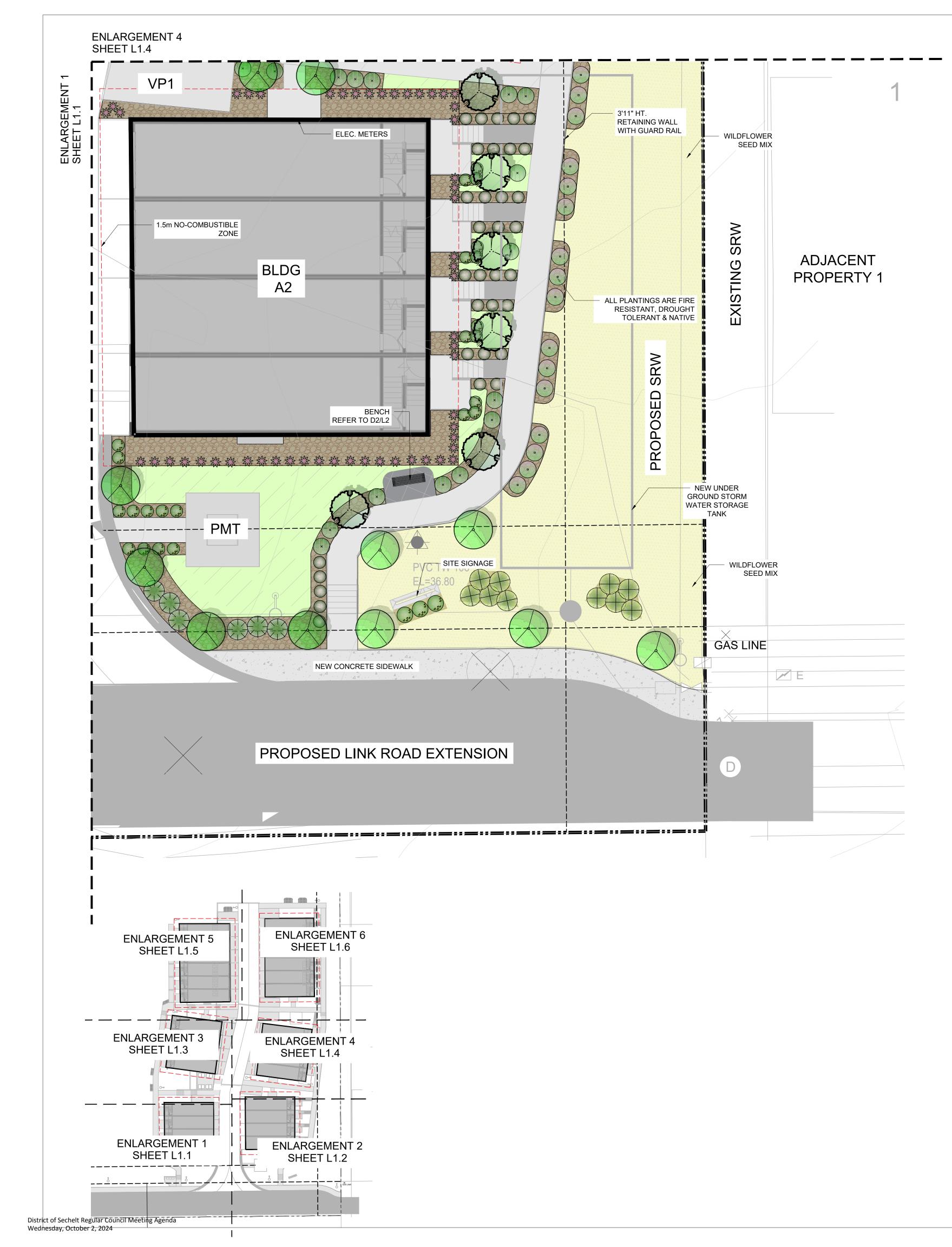
SCALE:	1:100
DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L



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L1.1

Page 108 of 156



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITIO
ECIDUOUS	S TREES					
C	24	Acer glabrum var. douglasii	Douglas Maple	6cm Cal.	As Shown	W.B.
$\overline{\mathbf{A}}$	45	Carpinus Betulus 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
IRUBS						
	67	Rhus aromatica 'Gro-Low'	Gro-Low Sumac*	40 cm Ht	As Shown	#5 Pot
$\dot{\mathbf{OO}}$	78	Buxus sempervirens	Common Boxwood	50 cm Ht	As Shown	#5 Pot
X	13	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
	39	Cornus sericea	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
\bigcirc	10	Rosa nutkana	Nootka Rose	50 cm Ht	As Shown	#5 Pot
	55	Ceanothus 'Puget Blue'	California Lilac	50 cm Ht	As Shown	#5 Pot
RENNIAL	S, GROUN	ND COVERS, AND GRASSES				
i i i i i i i i i i i i i i i i i i i	246	Achillea millefolium 'Paprika'	Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
	27	Erigeron glaucus	Beach Aster	1 Gallon	As Shown	Potted



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LEGEND	
— —	PROPERTY LINE
	SETBACK LINE
	1.5m NON-COMBUSTIBLE ZONE
	EXISTING TREE TO BE REMOVED
	RECLAMATION SEED MIX
	MEADOW SEED MIX
	RIVER ROCK
	WILDFLOWER SEED MIX
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	CONCRETE PAVING
1	BIKE RACK
	BENCH

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO:	DATE: (y/m/d)	DESCRIPTION:
ISSU	ES & REVISION	IS:

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE:

ENLARGEMENT 2

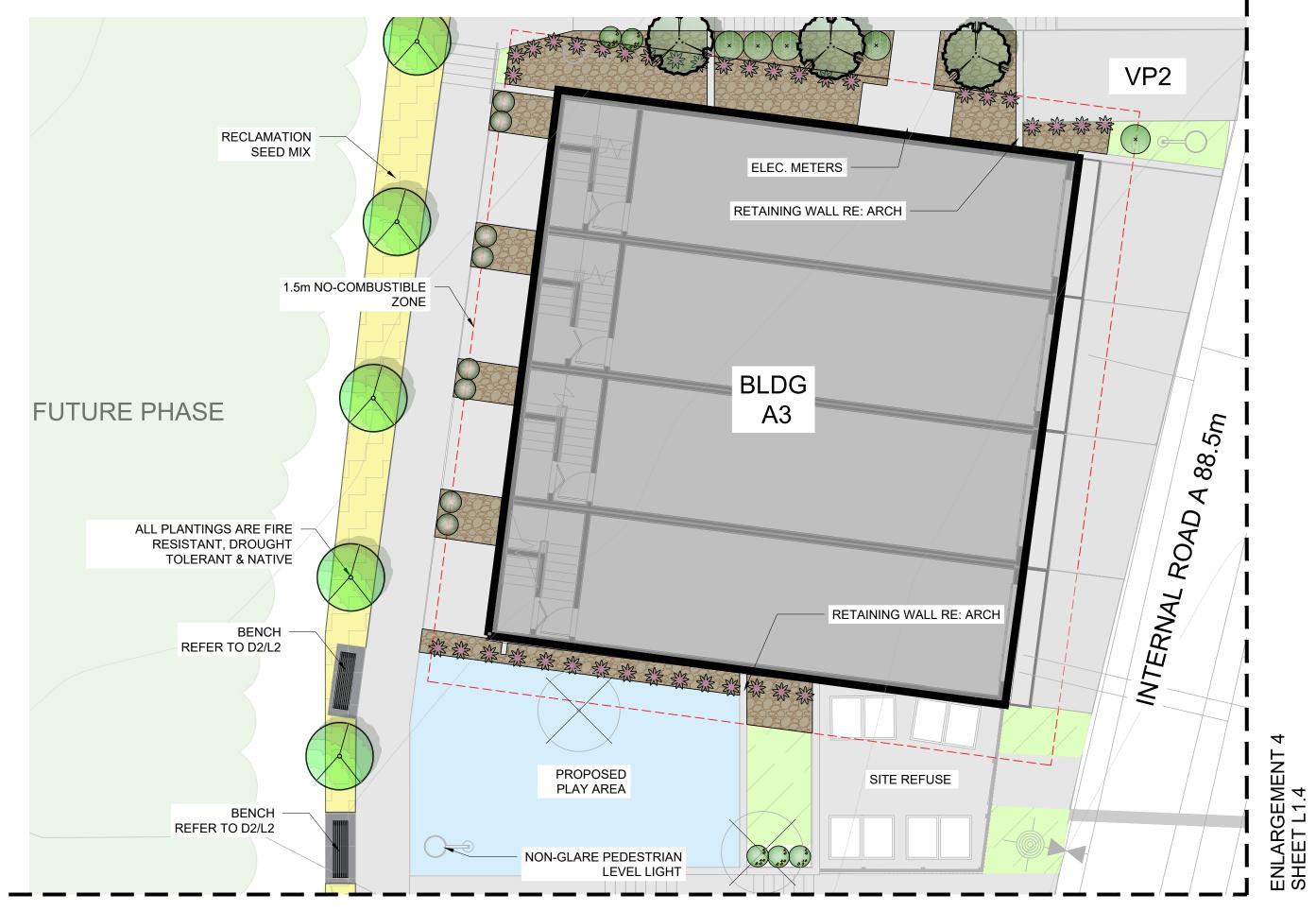
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CHECKED:	JT
PROJECT NO:	220595-L

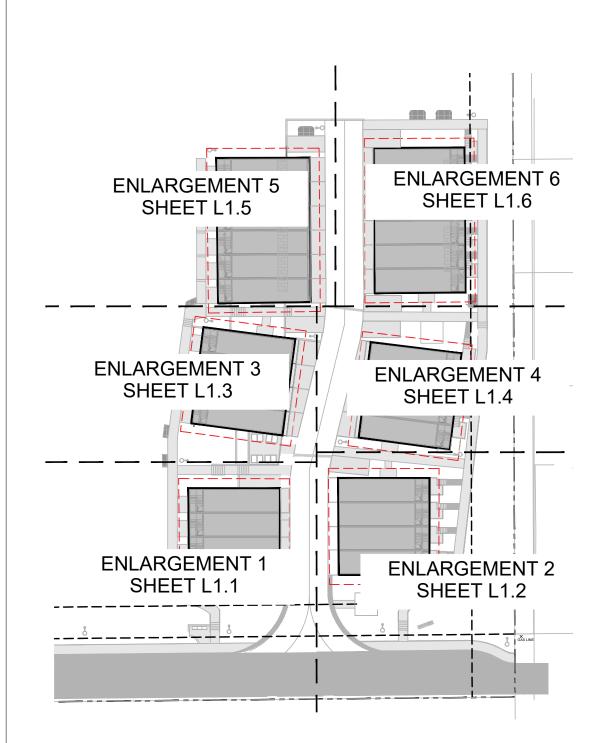
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L1.2





District of Sechelt Regular Council Meeting Agenda Wedhesday, October 2, 2024

PLANT LIST KEY QTY BOTANICAL NAME DECIDUOUS TREES \bigcirc Acer glabrum var. douglasii 24 45 Carpinus Betulus 'Fastigiata' SHRUBS Rhus aromatica 'Gro-Low' 67 78 Buxus sempervirens 13 Physocarpus opulifolius 'Jefam' \cdot 39 Cornus sericea $\oplus \oplus$ 10 Rosa nutkana (\mathbf{x}) 55 Ceanothus 'Puget Blue' PERENNIALS, GROUND COVERS, AND GRASSES 27 Erigeron glaucus 888888

Note: All plantings are fire resistant, drought tolerant and native

ENLARGEMENT 1 SHEET L1.1

COMMON NAME	SIZE	SPACING	CONDITION
Douglas Maple	6cm Cal.	As Shown	W.B.
European Hornbeam	6cm Cal.	As Shown	W.B.
Gro-Low Sumac*	40 cm Ht	As Shown	#5 Pot
	40 cm Ht 50 cm Ht	As Shown As Shown	#5 Pot #5 Pot
Common Boxwood	50 cm Ht	As Shown	#5 Pot
Common Boxwood Amber Jubilee Ninebark	50 cm Ht 50 cm Ht	As Shown As Shown	#5 Pot #5 Pot
Common Boxwood Amber Jubilee Ninebark Red Osier Dogwood	50 cm Ht 50 cm Ht 50 cm Ht	As Shown As Shown As Shown	#5 Pot #5 Pot #5 Pot
Common Boxwood Amber Jubilee Ninebark Red Osier Dogwood Nootka Rose	50 cm Ht 50 cm Ht 50 cm Ht 50 cm Ht	As Shown As Shown As Shown As Shown	#5 Pot #5 Pot #5 Pot #5 Pot
Common Boxwood Amber Jubilee Ninebark Red Osier Dogwood Nootka Rose	50 cm Ht 50 cm Ht 50 cm Ht 50 cm Ht	As Shown As Shown As Shown As Shown	#5 Pot #5 Pot #5 Pot #5 Pot



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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	1.5m NON-COMBUSTIBLE ZONE
	EXISTING TREE TO BE REMOVED
	RECLAMATION SEED MIX
	MEADOW SEED MIX
	RIVER ROCK
	WILDFLOWER SEED MIX
	EXISTING FOREST
	PROPOSED PLAYGROUND
	CONCRETE PAVING
l	BIKE RACK
	BENCH
	RETAINING WALL

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO:	DATE: (y/m/d)	DESCRIPTION:
ISSU	ES & REVISIO	NS:

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE:

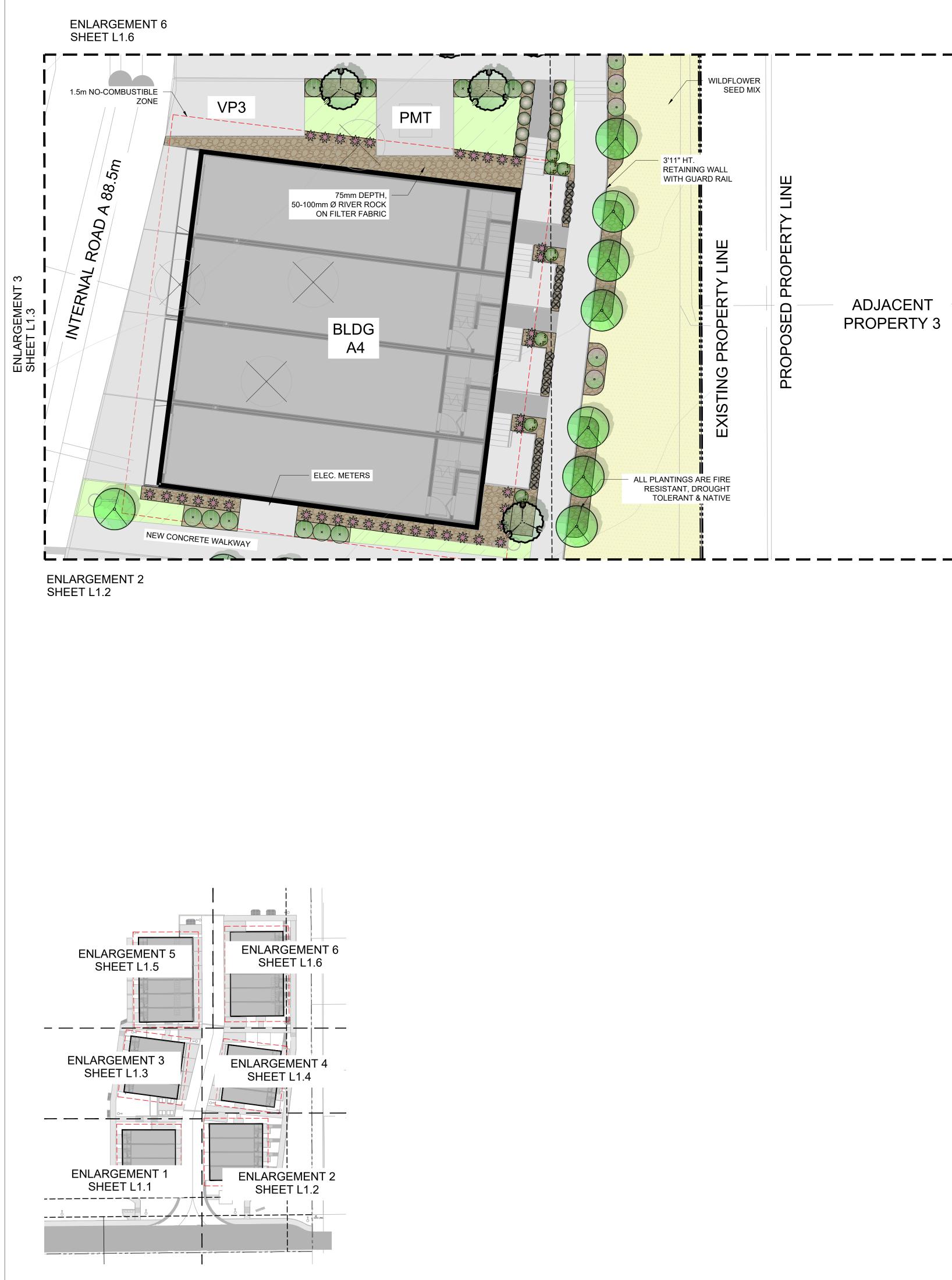
ENLARGEMENT 3

SCALE:	1:100
DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L

DRAWING NO:

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L1.3



District of Sechelt Regular Council Meeting Agenda Wedhesday, October 2, 2024

PLANT I						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
ECIDUOUS	S TREES					
\bigcirc	24	Acer glabrum var. douglasii	Douglas Maple	6cm Cal.	As Shown	W.B.
$\langle \rangle$	45	Carpinus Betulus 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
HRUBS		·	· · · · · · · · · · · · · · · · · · ·			
	67	Rhus aromatica 'Gro-Low'	Gro-Low Sumac*	40 cm Ht	As Shown	#5 Pot
$\dot{0}\dot{0}$	78	Buxus sempervirens	Common Boxwood	50 cm Ht	As Shown	#5 Pot
	13	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
•	39	Cornus sericea	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
$\mathbb{P}\oplus$	10	Rosa nutkana	Nootka Rose	50 cm Ht	As Shown	#5 Pot
××	55	Ceanothus 'Puget Blue'	California Lilac	50 cm Ht	As Shown	#5 Pot
RENNIAL	S, GROUN	ND COVERS, AND GRASSES				
	246	Achillea millefolium 'Paprika'	Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
88888	27	Erigeron glaucus	Beach Aster	1 Gallon	As Shown	Potted

Note: All plantings are fire resistant, drought tolerant and native



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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	1.5m NON-COMBUSTIBLE ZONE
	EXISTING TREE TO BE REMOVED
	RECLAMATION SEED MIX
	MEADOW SEED MIX
	RIVER ROCK
	WILDFLOWER SEED MIX
	EXISTING FOREST
	PROPOSED PLAYGROUND
	CONCRETE PAVING
1	BIKE RACK
	BENCH
	RETAINING WALL
3 24/09/09	ISSUED FOR DP
2 24/05/01	ISSUED FOR DP

3	24/09/09	ISSUED FOR DP
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ISSU	ES & REVISION	IS:

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE:

ENLARGEMENT 4

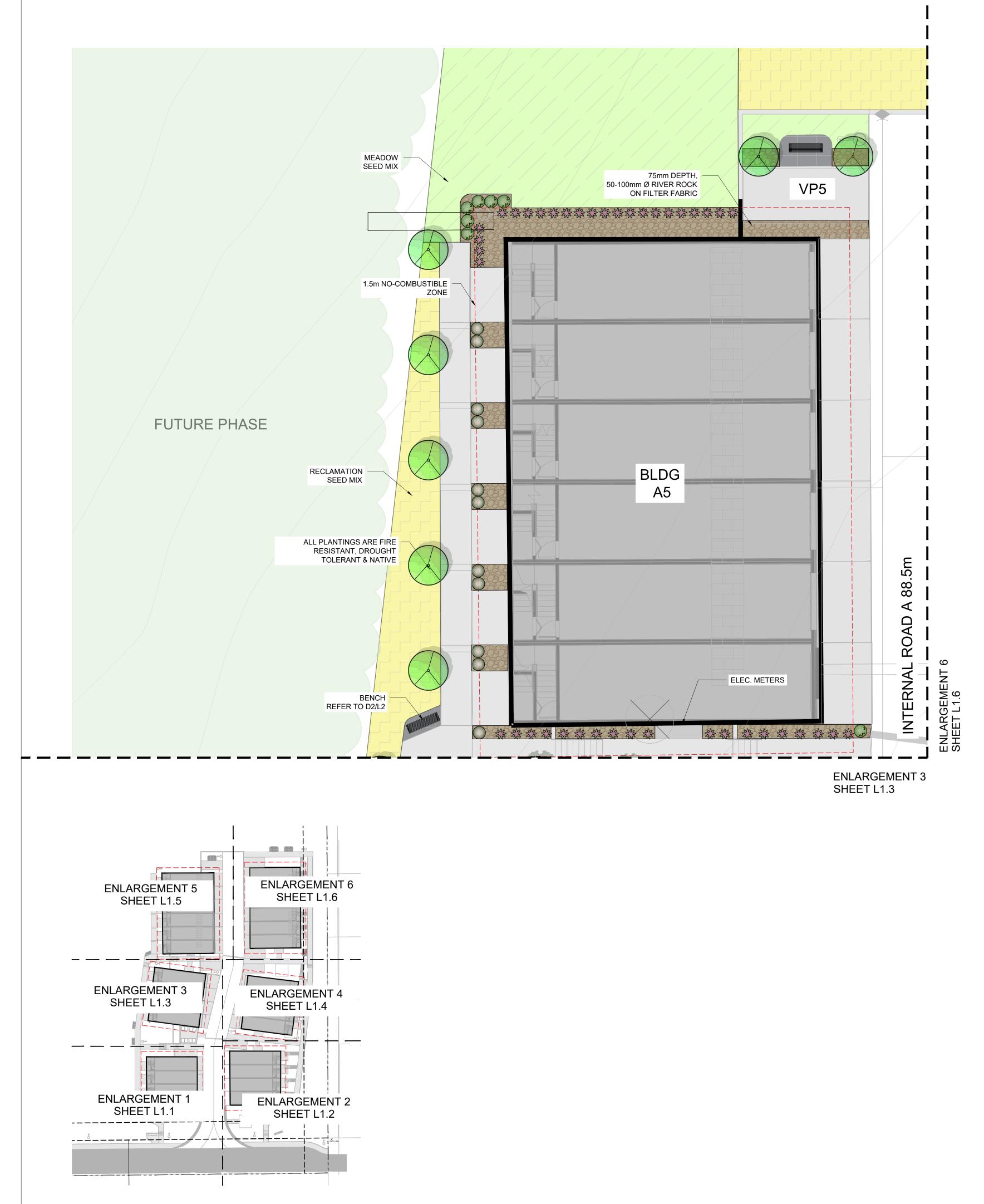
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DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L

DRAWING NO:



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L1.4



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
	S TREES				1	
\bigcirc	24	Acer glabrum var. douglasii	Douglas Maple	6cm Cal.	As Shown	W.B.
$\overline{\mathcal{A}}$	45	Carpinus Betulus 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
RUBS			· · · ·	·		
	67	Rhus aromatica 'Gro-Low'	Gro-Low Sumac*	40 cm Ht	As Shown	#5 Pot
Ň	78	Buxus sempervirens	Common Boxwood	50 cm Ht	As Shown	#5 Pot
X	13	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
	39	Cornus sericea	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
\bigcirc	10	Rosa nutkana	Nootka Rose	50 cm Ht	As Shown	#5 Pot
	55	Ceanothus 'Puget Blue'	California Lilac	50 cm Ht	As Shown	#5 Pot
RENNIAL	.S, GROUN	ND COVERS, AND GRASSES				
	246	Achillea millefolium 'Paprika'	Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
****	240					

Note: All plantings are fire resistant, drought tolerant and native



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1.004.294.0002	1.004.294.0003 www.krann.com
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	1.5m NON-COMBUSTIBLE ZONE
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	RECLAMATION SEED MIX
	MEADOW SEED MIX
	RIVER ROCK
	WILDFLOWER SEED MIX
	EXISTING FOREST
	PROPOSED PLAYGROUND
	CONCRETE PAVING
1	BIKE RACK
	BENCH
	RETAINING WALL
3 24/09/09	

3	24/09/09	ISSUED FOR DP	
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NO:	DATE: (y/m/d)	DESCRIPTION:	
ISSUES & REVISIONS:			

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE:

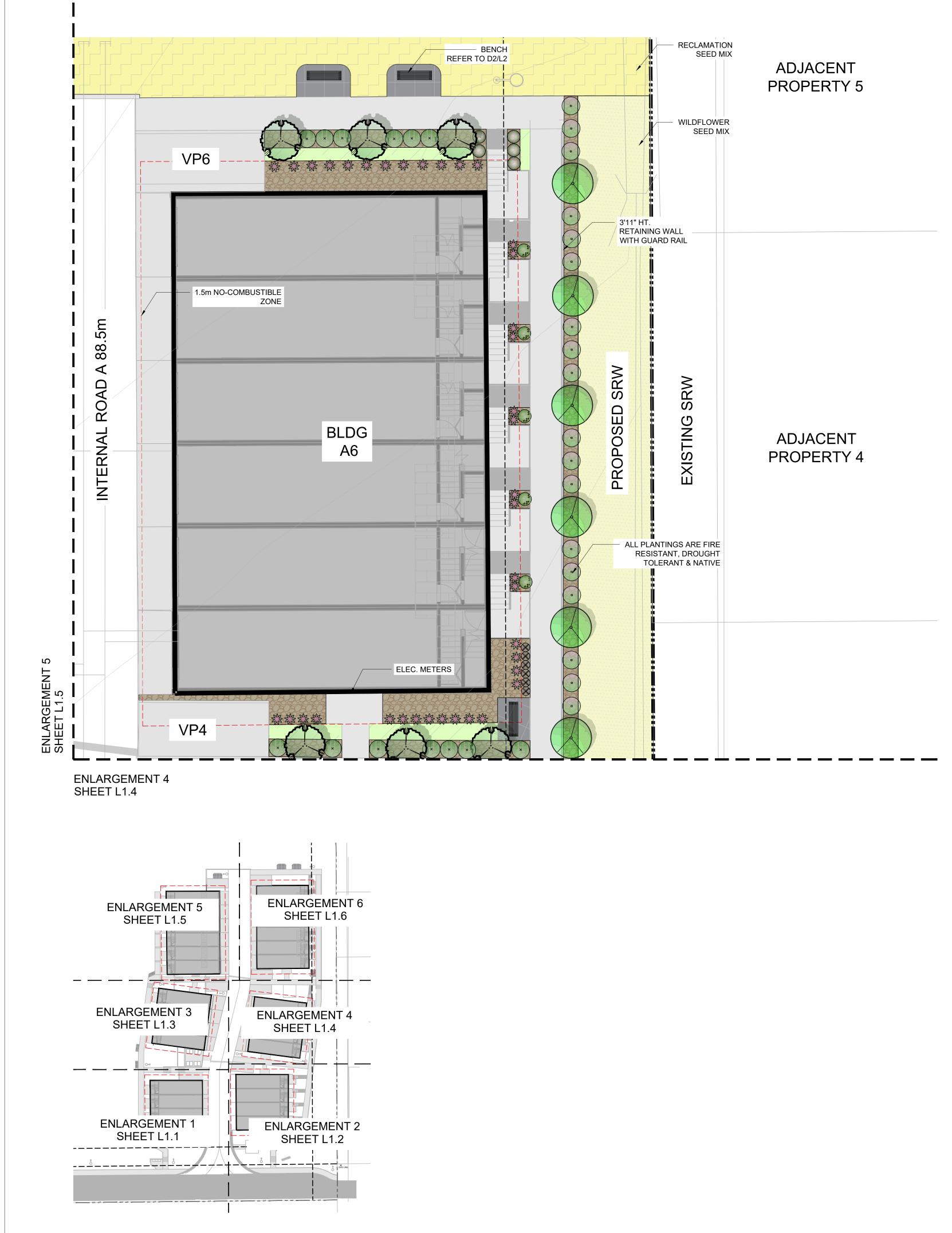
ENLARGEMENT 5

SCALE:	1:100
DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L

DRAWING NO:

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L1.5



PLANT LIST KEY QTY BOTANICAL NAME DECIDUOUS TREES \bigcirc Acer glabrum var. douglasii 24 Carpinus Betulus 'Fastigiata' 45 SHRUBS 67 Rhus aromatica 'Gro-Low' Buxus sempervirens 78 (\mathbf{x}) 13 Physocarpus opulifolius 'Jefam' ••• 39 Cornus sericea $\bigoplus \bigoplus$ 10 Rosa nutkana (\times) 55 Ceanothus 'Puget Blue' PERENNIALS, GROUND COVERS, AND GRASSES 会会会会 246 Achillea millefolium 'Paprika' 27 Erigeron glaucus 8888

Note: All plantings are fire resistant, drought tolerant and native

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	·		
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Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
Nootka Rose	50 cm Ht	As Shown	#5 Pot
California Lilac	50 cm Ht	As Shown	#5 Pot
Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
Beach Aster	1 Gallon	As Shown	Potted



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LEGEND	
	PROPERTY LINE
	SETBACK LINE
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SEAL:

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PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

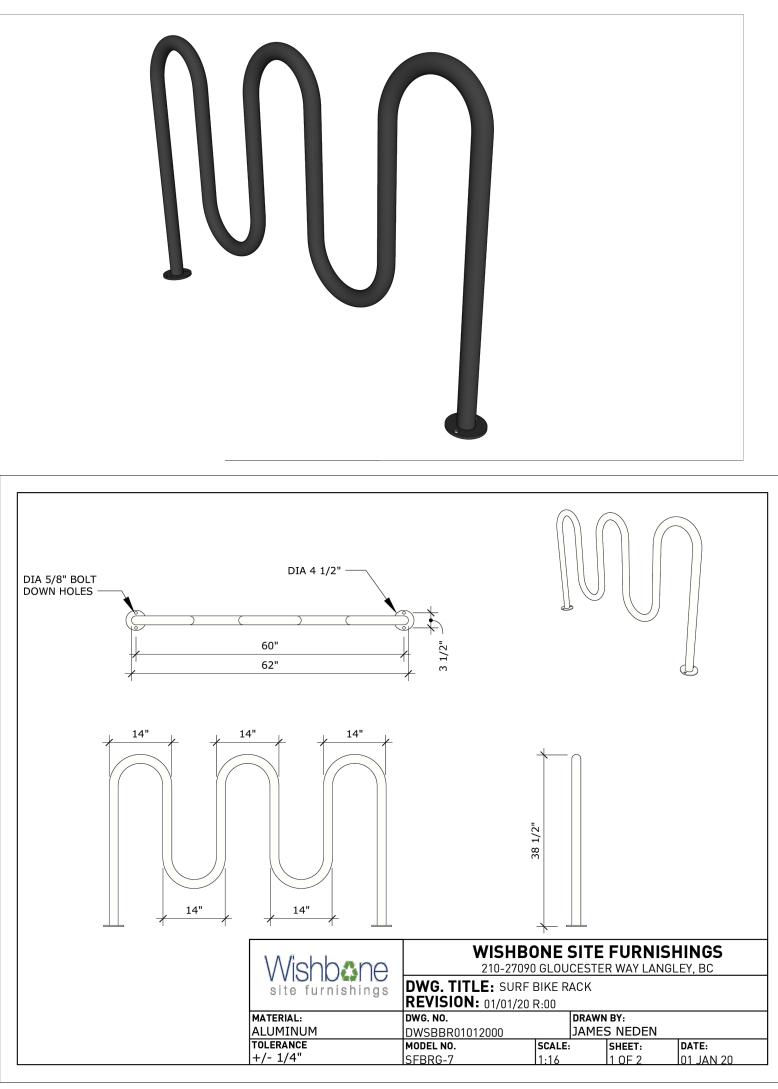
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SCALE:	1:100
DRAWN:	AN
CHECKED:	JT
PROJECT NO:	220595-L

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L1.6



BIKE RACK QUANTITY: 1 OR APPROVED EQUAL

D1

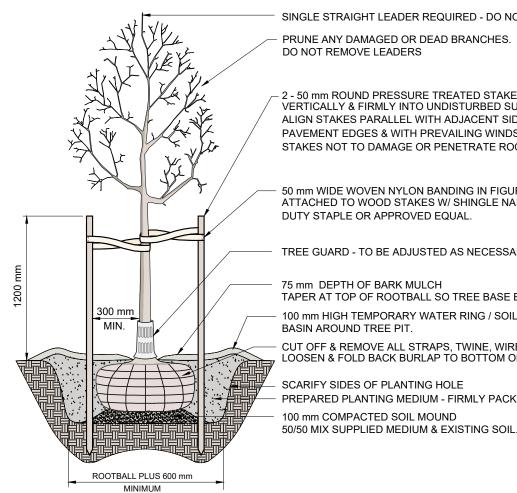
N.T.S.



D2

MAGLIN 2300 BACKED BENCH MATERIAL: IPE WOOD INSTALLATION: SURFACE MOUNT QUANTITY: 8 1-800-716-5506 OR APPROVED EQUAL

District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024



2 - 50 mm ROUND PRESSURE TREATED STAKES SET VERTICALLY & FIRMLY INTO UNDISTURBED SUBSOIL. ALIGN STAKES PARALLEL WITH ADJACENT SIDEWALKS & PAVEMENT EDGES & WITH PREVAILING WINDS IN OPEN SPACES. STAKES NOT TO DAMAGE OR PENETRATE ROOTBALL.

SINGLE STRAIGHT LEADER REQUIRED - DO NOT CUT

- 50 mm WIDE WOVEN NYLON BANDING IN FIGURE 8 PATTERN ATTACHED TO WOOD STAKES W/ SHINGLE NAIL OR HEAVY DUTY STAPLE OR APPROVED EQUAL.

TREE GUARD - TO BE ADJUSTED AS NECESSARY

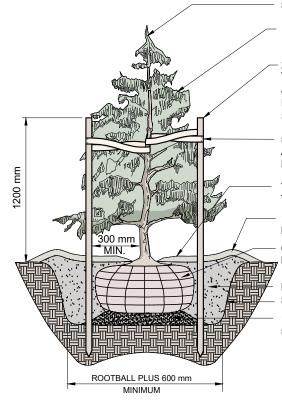
75 mm DEPTH OF BARK MULCH TAPER AT TOP OF ROOTBALL SO TREE BASE EXPOSED. - 100 mm HIGH TEMPORARY WATER RING / SOIL BASIN AROUND TREE PIT.

— CUT OFF & REMOVE ALL STRAPS, TWINE, WIRE BASKETS, ETC. , LOOSEN & FOLD BACK BURLAP TO BOTTOM OF PLANTING HOLE - SCARIFY SIDES OF PLANTING HOLE

- PREPARED PLANTING MEDIUM - FIRMLY PACKED. 100 mm COMPACTED SOIL MOUND 50/50 MIX SUPPLIED MEDIUM & EXISTING SOIL.

DECIDUOUS TREE

N.T.S.



SINGLE STRAIGHT LEADER REQUIRED - DO NOT CUT PRUNE ANY DAMAGED OR DEAD BRANCHES. DO NOT REMOVE LEADERS

- 2 - 50 mm ROUND PRESSURE TREATED STAKES SET VERTICALLY & FIRMLY INTO UNDISTURBED SUBSOIL. ALIGN STAKES PARALLEL WITH ADJACENT SIDEWALKS & PAVEMENT EDGES & WITH PREVAILING WINDS IN OPEN SPACES. STAKES NOT TO DAMAGE OR PENETRATE ROOTBALL.

50 mm WIDE WOVEN NYLON BANDING IN FIGURE 8 PATTERN ATTACHED TO WOOD STAKES W/ SHINGLE NAIL OR HEAVY DUTY STAPLE DUTY STAPLE OR APPROVED EQUAL.

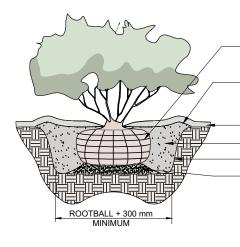
75 mm DEPTH OF BARK MULCH TAPER AT TOP OF ROOTBALL SO TREE BASE EXPOSED. - 100 mm HIGH TEMPORARY WATER RING / SOIL BASIN AROUND TREE PIT.

- CUT OFF & REMOVE ALL STRAPS, TWINE, WIRE BASKETS, ETC. LOOSEN & FOLD BACK BURLAP TO BOTTOM OF PLANTING HOLE

PREPARED PLANTING MEDIUM - FIRMLY PACKED. SCARIFY SIDES OF PLANTING HOLE 100 mm COMPACTED SOIL MOUND 50/50 MIX SUPPLIED MEDIUM & EXISTING SOIL.

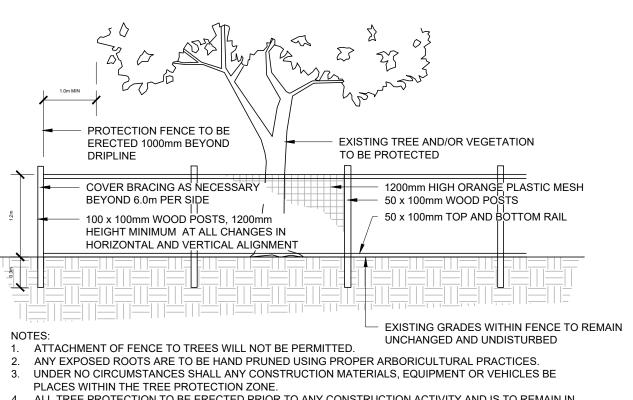
CONIFEROUS TREE

N.T.S.



CUT OFF & REMOVE ALL STRAPS, TWINE, WIRES, CONTAINERS, ETC. BASIN AROUND SHRUB 50 mm DEPTH OF BARK MULCH TAPER AT TOP OF ROOTBALL AT BASE OF SHRUB. PREPARED PLANTING MEDIUM - FIRMLY PACKED. SCARIFY SIDES OF PLANTING HOLE - 100 mm COMPACTED SOIL MOUND 50/50 MIX SUPPLIED MEDIUM & EXISTING SOIL. SOIL DEPTH 450 mm MINIMUM IN ALL SHRUB PLANTING BEDS.

SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION DETAIL



3	24/09/09	ISSUED FOR DP	
2	24/05/01	ISSUED FOR DP	
1	23/04/24	ISSUED FOR REVIEW	
NO:	DATE: (y/m/d)	DESCRIPTION:	
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PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE: DETAILS

SCALE:
DRAWN:
CHECKED:
PROJECT NO:
 PROJECT NO:

DRAWING NO:

)

NOTES

GENERAL NOTES

- 1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW
- REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCT 5. ION WORKS.
- 6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- 7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- 8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

- 1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL
- 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- 4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
- 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- 6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
- 7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- 9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- 10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- 11. REMOVE DEAD OR DAMAGED BRANCHES, ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- 12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
- 12.1.Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
- 12.2.Maintenance and additional installation of mulch
- 12.3.Weed removal

12.4.Disease control

SODDING NOTES

- 1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD. WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
- 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
- 40% CREEPING RED FESCUE
- 20% PERENNIAL RYEGRASS USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
- 2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- 3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- 4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- 5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- 6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- 7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

SEEDING NOTES

POSSIBLE SPECIES INCLUDE CREEPING RED FESCUE, PERENNIAL RYEGRASS, ANNUAL RYEGRASS, ORCHARDGRASS, RED TOP, TALL FESCUE, TIMOTHY, WHITE CLOVER, ALSIKE CLOVER AND SINGLE CUT RED CLOVER

CHASTA DAISY

WILDFLOWER SEED MIX PLANTING IN WHERE THE UNDERGROUND STORM WATER MANAGEMENT IS. INTENDED TO PROVIDE SPECIES THAT HAVE LONGER FLOWERING PERIODS AND LOW GROWING CHARACTER.

COARSE GI ALL GRAVE SAND:

Larger than Smaller that SILT: Larger than

Smaller that CLAY: Smaller th CLAY AND

ORGANIC (Organics n ACIDITY(pH

BOULDER NOTES

00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each 00 M = MEDIUM AT 0.75m I. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each

District of Sechelt Regular Council Meeting Agenda Wednesday, October 2, 2024

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.

2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.

3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.

4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.

5. USE POP-UP SPRINKLER HEADS.

6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

1. AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.

2. REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.

3. TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.

4. TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.

5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.

6. SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.

7. CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.

8. MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:

PREMIER PACIFIC SEEDS COASTAL REVEGETATION MIX AT A SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

RECLAMATION SEED MIX

PLANTING AROUND EXISTING VEGETATION THAT IS TO BE RETAINED. THIS SEED MIX IS IDEAL FOR ESTABLISHMENT VEGETATION AND SLOPE STABILIZATION.

MEADOW SEED MIX

MEADOW PLANTING IN AREAS ADJACENT TO WALKWAYS AND PARKING AREAS. A LOWER MAINTENANCE AND MORE ECOLOGICALLY MINDFUL ALTERNATIVE TO LAWNS.

POSSIBLE SPECIES INCLUDE BACHELOR BUTTON, RUSSELL LUPINE, BLANKETFLOWER, CALIFORNIA POPPY, WHITE YARROW AND

POSSIBLE VARIETIES INCLUDE ANNUALS AND PERENNIALS

BIOSWALE SOIL SPECIFICATION

iRAVEL: EL:	0-1% 0-5% 70-80%
in 0.005mm Ian 2mm	
ın 0.002mm	5-15%
an 0.05mm	10-20%
an 0.002mm	
SILT COMBINED: CONTENT (by weight):	MAX 25% 15%
not to be derived from food waste H):	6.0-6.5

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

00 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

NATURALIZED PLANTING

BEARBERRY

PLANT MAINTENANCE WATERING PROPERLY

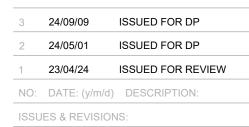
• PRUNING CORRECTLY AND AS REQUIRED. • FERTILIZING AT THE RIGHT TIME.

• ENSURING THAT THE TIP OF THE ROOT BALL IS FLUSH WITH THE GRADE. IF IT'S TOO DEEP, THE ROOTS CANNOT BREATHE. IF IT'S TOO SHALLOW, THE ROOTS WILL DRY OUT QUICKLY. • PLACING MULCH SLIGHTLY AWAY FROM PLANT STEMS TO AVOID DAMAGE AND REDUCE THE RISK OF DISEASE.

GRASS MAINTENANCE

WILL FEATURE NATIVE AND DROUGHT TOLERANT SHRUBS AND GROUND COVER SPECIES. POSSIBLE SPECIES INCLUDE MOCK ORANGE, SWEET GALE, PACIFIC RHODODENDRON, NOOTKA'S ROSE AND

• KEEPING THE LAWN MOWED TO A MAXIMUM HEIGHT OF 10 CM.



SEAL:

NORTH ARROW:

PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS: 5981 SHOAL WAY

SECHELT, BC

DRAWING TITLE: NOTES

SCALE:	AS NOTED	
DRAWN:	AN	
CHECKED:	JT	
PROJECT NO:	220595-L	

DRAWING NO[.]



PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	6	
	Acer glabrum var. douglasii	Douglas Maple
	Carpinus Betulus 'Fastigiata'	European Hornbeam
SHRUBS		
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac*
	Buxus sempervirens	Common Boxwood
	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark
	Cornus sericea	Red Osier Dogwood
	Rosa nutkana	Nootka Rose
	Ceanothus 'Puget Blue'	California Lilac
PERENNIALS, GRO	UND COVERS, AND GRASSES	
	Achillea millefolium 'Paprika'	Galaxy Paprika Yarrow
elt Regular Council Meeting Agenda	Erigeron glaucus	Beach Aster



3	24/09/09	ISSUED FOR DP				
2	24/05/01	ISSUED FOR DP				
1	23/04/24	ISSUED FOR REVIEW				
NO:	DATE: (y/m/d)	DESCRIPTION:				
ISSU	ISSUES & REVISIONS:					

SEAL:

NORTH ARROW:

PROJECT NAME:

5981 SHOAL WAY SECHELT, BC

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:

DRAWING TITLE:

PLANT LIST

AS NOTED SCALE: DRAWN: AN JT CHECKED: PROJECT NO: 220595-L

DRAWING NO:

L4



REQUEST FOR DECISION

TO:CouncilMEETING DATE:October 2, 2024FROM:Ian Holl, Development Planning ManagerSUBJECT:Strata Conversion of a Previously Occupied Dwelling – 5666 Osprey StreetFILE NO:3360-2024-03

RECOMMENDATIONS

- 1. That Council supports the strata conversion of the previously occupied dwelling at 5666 Osprey Street.
- 2. That in accordance with s. 242(10) of the *Strata Property Act,* Council delegates to the Approving Officer the authority to approve the strata conversion of the previously occupied building at 5666 Osprey Street.

PURPOSE

To present to Council with an application to authorize the conversion of a previously occupied dwelling into a strata title. While the strata plan is not yet ready for Council to approve directly, Council can delegate the authority to the Approving Officer to approve it for this property once it is prepared. This is necessary for them to complete their building permit application.

OPTIONS

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

DISCUSSION

Summary

The applicant is proposing to convert a dwelling into a duplex with one half of the duplex containing a secondary suite. Regulations require that a secondary suite is part of a single real estate entity so the conversion into a duplex is required for legal and building code compliance purposes.

The subject property was recently the beneficiary of the Small Scale Multi-Unit Housing (SSMUH) changes to the zoning bylaw that allow for the additional (third) dwelling unit. However, the building is currently occupied and cannot automatically be stratified, which would be the case when creating a strata title during construction of a unit.

Legislative Context

Strata title conversion is done in accordance with s. 242 of the *Strata Property Act*. Unlike the majority of subdivisions, strata title conversions require approval from the applicable local

government's council. Council must not approve the strata plan unless the building substantially complies with all municipal bylaws.

In making the decision of whether or not to approve the strata title conversion, Council must consider:

- The priority of rental accommodation over privately owned housing in the area;
- Any proposals for the relocation of persons occupying a residential building;
- The life expectancy of the building;
- Projected major increases in maintenance costs due to the condition of the building; and
- Any other matters that, in its opinion, are relevant.

While the ability to convert (previously) occupied buildings into strata developments is available, the Province has required that local government have a role. Elected officials have a say in this process, and consider the potential effects of removing what may be long term rental accommodation and turning it into privately owned strata housing.

Background

Table 1 – Application Information

Applicant	Christine Kuck & Kirsten Wallace
Owner	Christine Kuck & Kirsten Wallace
Civic Address	5666 Osprey Street
Legal Address	Lot 18 District Lot 304 Plan VAP12056
Size of Properties	~718 m ²
OCP Designation	Special Infill Area No. 3
Zoning Designation	R4
DP Areas	DPA No. 3 (marine foreshore)



Figure 1 – Subject Property Location

POLICY AND BYLAW IMPLICATIONS

This is a request to permit three dwelling units within an existing dwelling. This initially presented both a zoning bylaw and building bylaw challenge, which have been worked through and the conversion to a strata entity is a suitable solution.

The owner is working on the buildings to conform to District bylaws. The recent SSMUH changes in the zoning bylaw were a positive development for this property that allowed the consideration of the three units. The zoning allows for either a triplex or a duplex with suite. In terms of building code requirements, a duplex with a secondary suite is far more achievable for the owners and status of the building than converting to a triplex.

A duplex with secondary suites is viewed as principal and accessory dwelling units (main half of duplex is a principal and the secondary suite is an accessory). A triplex would involve three primary dwelling units and the requirement for sprinklering the entire building.

The dwelling is an older house with a newer addition. The life expectancy of the building has many years left. Maintenance costs would be expected to increase over time as with any building as it moves through its useful life.

Staff are unaware of any other issues that would preclude the strata title conversion of these buildings. They will still provide long term accommodation. With SSMUH, it is likely to see more strata housing created both new and conversions of existing.

SUSTAINABILITY PLAN IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

2. Housing

COMMUNICATIONS

N/A

Respectfully submitted,

Ian Holl, MCIP, RPP Development Planning Manager



REQUEST FOR DECISION

то:	Council	MEETING DATE:	October 2 nd , 2024
FROM:	David Doulgas, Director of Financial	Services & Information Te	chnology
SUBJECT:	2025 Permissive Property Tax Exen	nption Bylaw No. 624, 202	4
FILE NO:	1970-2025		

RECOMMENDATION

That Council give first, second, and third reading to 2025 Permissive Tax Exemption Bylaw No. 624, 2024.

PURPOSE

This report introduces the 2025 Permissive Property Tax Exemption Bylaw No. 624, 2024 for Council's consideration and seeks approval for the proposed tax exemption pursuant to Section 224 of the *Community Charter* for the 2025 taxation year.

OPTION

1. Defer Bylaw readings and request further information from the proposed permissive tax exemption applicants.

DISCUSSION

Summary

Section 224 of the *Community Charter* identifies situations in which Council may exercise discretion in granting partial or full exemptions from taxation for specific properties. These exemptions must be adopted by bylaw no later than October 31 of the year preceding the exemption.

The *Community Charter* provides for permissive tax exemptions for up to a ten-year period. Staff are recommending that Council endorse a one-year exemption for 2025. Earlier this year, a committee comprising three council members was established to review the current permissive property tax exemption policy. The committee convened multiple times over the summer, and the final draft of the policy is set to be presented to the Council this fall. The new policy will be applicable to the 2026 Permissive Property tax exemption.

The properties listed in the bylaw will be exempt from property taxes from all government agencies. Applications for permissive property tax exemptions are received prior to May 31st each year and reviewed by staff.

The 2025 permissive property tax exemptions have been categorized into four areas:

Place of Worship:

The policy defines this as land that is considered reasonably necessary in connection with the public worship or for land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied or a residence (Manse) and ancillary buildings located on the same property as the church, and the land upon which they stand.

The District of Sechelt received applications for 10 exemptions in this category this year. The same 10 organizations applied for and received exemption for the 2024 property taxes. Eight of the applications relate to an area of land that is considered reasonably necessary in connection with public worship, such as parking lots, a residence or other buildings. Two of the applications are for childcare and/or preschool activities, one of them in buildings separate from the church. These properties have been granted permissive property tax exemptions for at least the past five years.

For places of worship the estimated 2025 municipal property tax exemption and the total property tax exemption from all government agencies including the District of Sechelt is \$28,052 and \$58,649, respectively.

Community Services:

The policy defines this as land and improvements that are owned or held by charitable, philanthropic, or other not for profit corporation, and that Council considers is used for a purpose that is directly related to the needs of the residents of the District of Sechelt, or the Sunshine Coast, where such services are regional in nature.

The District of Sechelt has received applications for 26 exemptions in this category. The same 26 organizations applied for and received exemption for the 2024 property taxes.

For agencies providing social housing the estimated 2025 municipal property tax exemption and the total property tax exemption from all government agencies including the District of Sechelt is \$113,187 and \$289,565, respectively.

Recreational Facilities:

The policy defines this as land and improvements owned or held by an athletic or service club or association. This property may be used as a public park, recreation ground, or for public athletic or recreational purposes.

The District of Sechelt has received 9 applications for exemptions in this category. The same nine organizations applied for and received exemption for the 2024 property taxes. For recreational facilities the estimated 2025 municipal property tax exemption and the total property tax exemption from all government agencies including the District of Sechelt is \$97,570 and \$225,454, respectively.

Municipal Property:

The policy defines this as land and improvements that are owned or held by a municipality, regional district or other local authority, and that Council considers is used for a purpose of the local authority District of Sector Region Council Region for another use. There are four properties that meet the criteria for Municipal Property. The same four properties were exempted in 2024. For municipal property the estimated 2025 municipal property tax exemption and the total property tax exemption from all government agencies including the District of Sechelt is \$27,101 and \$66,564, respectively.

POLICY AND BYLAW IMPLICATIONS

Community Charter

Division 7 - Permissive Exemption

224

- (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection
- (2) from taxation under section 197 (1) (a) *[municipal property taxes]*, to the extent, for the period and subject to the conditions provided in the bylaw.

SUSTAINABILITY PLAN IMPLICATIONS

1. Social Sustainability and Community Well Being

FINANCIAL IMPLICATIONS

The total estimated value of municipal permissive tax exemption is

• 2025 \$265,909

The total permissive exemption to all property tax authorities:

• 2025 \$640,232

COMMUNICATIONS

As per section 227 of the *Community Charter*, Council must give notice of this proposed bylaw in accordance with section 94 for public notice. Publication of this notice will be in the local newspaper for two consecutive weeks following three readings of the bylaw.

Respectfully submitted,

David Douglas Director of Financial Services & Information Technology

Attachments:

- 1 2025 Permissive Property Tax Exemption Listing
- 2 Social Housing Estimated 2025 Municipal Tax and Total Tax Exemption

2025 Permissive Property Tax Exemption Listing

		Estimated 2025 Municipal Tax Exemption	Estimated 2025 Total Tax Exemption
1. Place of Worship Requested Exemptions			
Bethel Baptist Church	5717 Mermaid Street	\$ 652	
Holy Family - Roman Catholic Church	5714 Nickerson Road	2131	4,454
Living Faith Lutheran Church	4607 Whitaker Road	1886	3,897
New Life Christian Fellowship Foundation	5895 Reef Road	4487	9,718
S.C. Seventh-Day Adventist Church	1581 Jack Road	2830	5,845
Sechelt Congregation of Jehovah Witnesses	6384 Norwest Bay Road	2598	5,367
St Hilda's Anglican Church	5838 Barnacle Street	6621	13,880
St John's United Church	5085 Davis Bay Road	2607	5,384
Sunshine Coast Calvary Fellowship	4943 Geer Road	3576	7,386
Crossroads Community Church	5116 Davis Bay Road	665	1,373
2. Community Services Requested Exemptions			· ·
Sechelt Seniors Activity Centre Society	5604 Trail Ave	16,066	41,756
S.C. Association for Community Living	6442 Apple Orchard Road	1,362	3,385
S.C. Association for Community Living	214-5604 Inlet Ave	657	1,623
S.C. Association for Community Living	215-5604 Inlet Ave	657	1,632
S.C. Association for Community Living	318-5604 Inlet Ave	660	1,639
S.C. Association for Community Living	319-5604 Inlet Ave	660	1,639
SPCA - Sunshine Coast Branch	4376 Solar Road	6,949	18,061
S.C. Association for Community Living	103 - 5711 Mermaid Street	1,740	4,497
S.C. Association for Community Living	104 - 5711 Mermaid Street	865	2,249
S.C. Association for Community Living	105-5711 Mermaid St	1,635	4,224
S.C. Association for Community Living	5527 Schorncliffe Avenue	1,834	4,532
S.C. Association for Community Living	5910 Turnstone Crescent	2,160	5,338
S.C. Association for Community Living	5832 Medusa Street	2,053	5,102
S.C. Community Health Council (Shorncliffe)	5847 Medusa St	676	1,671
S.C. Community Health Council (Shorncliffe)	5847 Medusa St 5847 Medusa St	13,253	32,746
S.C. Community Services Society	Yew Transition House	1,496	3,717
S.C. Community Services Society	5782 Cowrie St	4,723	12,274
S.C. Community Services Society (Food Bank)	5638 Inlet Ave	26,906	69,928
S.C. Community Services Society (Food Bank)	5522 Trail Ave	1,559	4,051
S.C. Community Services Society	5520 Trail Ave	3,586	9,266
St. Marys Hospital Foundation Society - Sunshine Coast		3,586 8,004	9,260 20,802
St. Marys Hospital Foundation Society - Sunshine Coast Sunshine Coast Lions Housing Society	5821 Medusa Street	8,004 5,126	20,802
Sunshine Coast Lions Housing Society Sunshine Coast Lions Housing Society	5821 Medusa Street	5,126 3,061	7,607
Sunshine Coast Lions Housing Society Sunshine Coast Lions Housing Society	5803 Medusa St 5583 Ocean Ave	3,061 3,044	7,607 7,564
Royal Canadian Legion	5583 Ocean Ave 5546 Inlet Avenue	3,044 3,208	
Royal Canadian Legion Sunshine Coast Search & Rescue	5546 Inlet Avenue 1975 Field Road	3,208 1,247	8,289 3,241
3. Recreational Facilities & Service Groups Davis Bay/Wilson Creek Community Assoc.	5123 Davis Bay Road	10,383	26,984
Elphinstone Aero Club	4540 Hilltop Rd	867	2,254
Girl Guides of Canada - Camp Olave	3965 Sunshine Coast Hwy	42,791	96,049
Suncoast Racquet Club	6000 Lighthouse Ave	6,451	16,766
Sunshine Coast Army Cadets Support Association	4403 Hilltop Road	2,350	6,107
Sunshine Coast Salmonoid Enhancement Society	4381 Parkway Drive	7,102	18,349
Sunshine Coast Botanical Garden Society	5941 Mason Road	11,799	24,834
Sunshine Coast R.A.A. Canada Chapter #580	Field Road Airport	2,227	5,753
Sunshine Coast Rod and Gun Club	4384 Parkway Dr	13,601	28,358
4. Mixed Use Exemptions			
Arts Council	5714 Trail Ave	7,031	18,168
Kirkland Centre	4602 Simpkins Rd	3,909	9,658
Rockwood Centre	5511 Shorncliffe Rd	10,219	26,404
The Nature Trust of BC (Sechelt Marsh)	5741 Wharf St	5,942	12,334
2025 TOTAL Exemptions		265,909	640,232
2025 TOTAL Exemptions Requested		\$265,909	\$640,23

Social Housing: Estimated 2025 Municipal Tax and Total Tax Exemption

Name of Organization	Address	Property Use	District Taxes	All Taxes
S.C. Association for Community Living	6442 Apple Orchard Rd	Affordable Housing for people with disabilities	1,362	3,385
S.C. Association for Community Living	214-5604 Inlet Ave	Affordable Housing for people with disabilities	657	1,623
S.C. Association for Community Living	215-5604 Inlet Ave	Affordable Housing for people with disabilities	657	1,632
S.C. Association for Community Living	318-5604 Inlet Ave	Affordable Housing for people with disabilities	660	1,639
S.C. Association for Community Living	319-5604 Inlet Ave	Affordable Housing for people with disabilities	660	1,639
S.C. Association for Community Living	5527 Shorncliffe Ave	Group Home for people with development disabilities	1,834	4,532
S.C. Association for Community Living	5910 Turnstone Cres	Group Home for people with development disabilities	2,160	5,338
S.C. Association for Community Living	5832 Medusa St	Group Home for people with development disabilities	2,053	5,102
S.C. Community Services Society		Yew Transition House	1,496	3,717
Sunshine Coast Lions Housing Society	5821 Medusa St	Affordable Housing for Seniors and people with disabilities	5,126	12,737
Sunshine Coast Lions Housing Society	5803 Medusa St	Affordable Housing for Seniors and people with disabilities	3,061	7,607
Sunshine Coast Lions Housing Society	5583 Ocean Ave	Affordable Housing for Seniors and people with disabilities	3,044	7,564
			\$22,769	\$56,513

DISTRICT OF SECHELT

2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024

A bylaw for the purposes of exempting certain lands and improvements

from Municipal Property Taxation for the 2025 taxation year

WHEREAS Council may, by bylaw adopted by two-thirds of its members, exempt from taxation certain lands, improvements or both for the next calendar year as provided for in the *Community Charter*;

AND WHEREAS notice of the proposed bylaw has been given in accordance with the *Community Charter*;

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

TITLE

1. This Bylaw may be cited for all purposes as "2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024".

DEFINITIONS

2. In this bylaw:

Council means the Municipal Council of the District of Sechelt. **District** means the municipal corporation of the District of Sechelt.

PROVISIONS

- 3. The properties identified in Schedule "A" attached to and forming part of this Bylaw and being properties related to properties that are statutorily exempt under section 220(1)(h) (buildings for public worship) shall be exempt from municipal property taxation in 2025.
- 4. The community services properties identified in Schedule "B" attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 pursuant to Sections 224(2)(a) of the Community Charter.
- 5. The recreational facilities and service club or association properties identified in Schedule "C" attached to and forming part of this Bylaw shall be exempt from municipal property taxation in 2025 to Section 224(2)(i) of the Community Charter.
- 6. The municipal properties identified in Schedule "D" attached to and forming part of this Bylaw are exempt from municipal taxation in 2025 pursuant to Section 224(2)(a) and 224(2)(c) of the Community Charter.

2025 Permissive Property Tax Exemption Bylaw, No. 624, 2024	Page 2 of 8	
READ A FIRST TIME THIS	DAY OF	, 202X
READ A SECOND TIME THIS	DAY OF	, 202X
READ A THIRD TIME THIS	DAY OF	, 202X
ADOPTED THIS	DAY OF	, 202X

Mayor

Corporate Officer

Place of W	orship			
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments
179.101	Lots 1 & 2, Block 13, Plan2615, District Lot 303	5717 Mermaid St	Bethel Baptist Church	
6419.081	Lot 9, Plan 18104, District Lot 4304	5714 Nickerson Rd	Holy Family Roman Catholic Church	3 buildings on site: church, residence & child care
3160.100	Lot 11, Block 5, Plan 7006, District Lot 1356	4607 Whitaker Rd	Living Faith Lutheran Church	
331.142	Lot A, Plan LMP26565, District Lot 1471	5895 Reef Rd	New Life Christian Fellowship Foundation	Also provides daycare/ after school care services
4122.000	Lot A of 17, Block 1, Plan 19167, District Lot 1491	1581 Jack Rd	Sunshine Coast Seventh-Day Adventist Church	
3225.001	Lot 1, Plan BCP3225, District Lot 4297	6384 Norwest Bay Rd	Sechelt Congregation of Jehovah Witnesses	
328.000	Lot 17, Plan 6223, District Lot 1331	5838 Barnacle St	St Hilda's Anglican Church	
3192.001	Lot A, Block 8, Plan 22624, District Lot 1356	5085 Davis Bay Rd	St John's United Church	
3333.000	Lot 1, Block B, Plan 15714, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church	
3363.010	Lot Z, Block B, Plan 21125, District Lot 1379	4943 Geer Rd	Sunshine Coast Calvary Fellowship Church- Parking Lot	Large vacant lot used for additional parking
3244.000	Lot 33, Block 12, Plan 9740, District Lot 1356	5116 Davis Bay Rd	Crossroads Community Church	Exempt Class 8 portion only

SCHEDULE A

Roll #	Legal Description	Civic Address	Owner/Occupier	Comments
97.950	Lot 12, Block Z, Plan 21832, District Lot 303	5604 Trail Ave	Sechelt Seniors Activity Centre Society	
6405.040	Lot 8, Plan Ep24034, District Lot 4299	6442 Apple Orchard Rd	Sunshine Coast Association for Community Living	
96.093	Strata Lot 14, Plan EPS35, District Lot 303	214-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.094	Strata Lot 15, Plan EPS35, District Lot 303	215-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.097	Strata Lot 18, Plan EPS35, District Lot 303	318-5604 Inlet Ave	Sunshine Coast Association for Community Living	
96.098	Strata Lot 19, Plan EPS35, District Lot 303	319-5604 Inlet Ave	Sunshine Coast Association for Community Living	
4876.640	Lot 4, Block 1 to 3, Plan 17710, EPLMP37879, part NE ¼ of SE ¼, District lot 303	4376 Solar Road	SPCA – Sunshine Coast Branch	Application indicates a portion of the property is sublet
200.103	Strata Lot 3, Block 13, Plan LMS1844, District Lot 303	103-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.104	Strata Lot 4, Block 13, Plan LMS1844, District Lot 303	104-5711 Mermaid St	Sunshine Coast Association for Community Living	
200.105	Strata Lot 5, Block 13, Plan LMS1844, District Lot 303	105-5711 Mermaid St	Sunshine Coast Association for Community Living	
320.010 t of Sechelt R	Lot C, Plan 21019, District Lot 1331 egular Council Meeting Agen	5527 Shorncliffe d <mark>a</mark> ve	Sunshine Coast Association for Community Living	

SCHEDULE B

323.161	Lot 61, Plan LMP20438, District Lot 1331	5910 Turnstone Cres	Sunshine Coast Association for Community Living	
325.048	Lot 3, Plan 22554, District Lot 303	5832 Medusa St	Sunshine Coast Association for Community Living	
324.093	Lot N, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
325.075	Lot I, Plan 18108, District Lot 1331	5847 Medusa St	Sunshine Coast Community Health Council(Shorncliffe)	
179.270	Lot 1, Block G, Plan EPP97250, District Lot 303	5638 Inlet Ave	Sunshine Coast Community Services Society	Food Bank Head Office
	Yew Transition House		Sunshine Coast Community Services Society	Location can not be disclosed due to privacy and safety concerns
121.000	Lot 25, Block B, Plan VAP7808, District Lot 303	5782 Cowrie St	Sunshine Coast Community Services	
181.050	Lot 3, Block 13, Plan 2615, District Lot 303	5522 Trail Ave	Sunshine Coast Community Services Society	
182.000	Lot 4, Block 13, Plan 2615, District lot 303, Group 1.	5520 Trail Ave	Sunshine Coast Community Services Society	
28.010	Lot C, Block 6, Plan 18822, District Lot 303	5693-5695 Cowrie St	St. Mary's Hospital Foundation Society- Sunshine Coast	
179.106	Lot A, Block 11, Plan LMP48362, District Lot 303	5821 Medusa St	Sunshine Coast Lions Housing Society	
179.300	Lot 1, Plan EPP12200, District Lot 303	5803 Medusa St	Sunshine Coast Lions Housing Society	
t of Sechelt I	Re ຣ໌ນັກສ ເລ ແດ ຜ່າ 1 ທີ່ ເອີ້ສ n g Ager M ^{er} ຊີ P S 40 8, District Lot	^{da} 5583 Ocean	Sunshine Coast Lions	Page 130

	303	Ave	Housing Society	
151.000	Lot 18, Plan VAP8643, District Lot 303	5546 Inlet Ave	Royal Canadian Legion	50% exemption on class 6 only
4876.731	Lot B, Plan 17710, District Lot 1603, License # BB0206922	1975 Field Rd/Solar Rd	Sunshine Coast Search & Rescue	

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Recreation	Recreational Facilities and Service Club or Association					
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments		
3183.000	Lots 1 & 2, Block 8, Plan 8666, District Lot 1356	5123 Davis Bay Rd	Davis Bay/Wilson Creek Community Assoc.	3 buildings on site; 2 of them are leased out		
6882.902	Lot 1 of A, Plan 13667, District Lot 6682	4540 Hilltop Rd	Elphinstone Aero Club			
4179.000	District Lot 1541	3965 Sunshine Coast Hwy	Girl Guides of Canada Camp Olave			
331.081	Leased portion of Lot 10, Block 4, Plan 3660	6000 Lighthouse Ave	Suncoast Racquet Club			
4878.000	Part NE ¼, covered part of NE ½, District Lot 1603, License #23246	4403 Hilltop Rd	Sunshine Coast Army Cadets Support Association			
9913.001	District lot 6134 LEASE FOR SALMON HATCHERY	4381 Parkway Dr	Sunshine Coast Salmonid Enhancement Society			
6424.000	District Lot 4309, LMP11611 Ref plan of stat row over Prt	5941 Mason Rd	Sunshine Coast Botanical Garden Society			
6882.903	Part NE ¼, District Lot 1603, License C	4555 Hilltop Rd	Sunshine Coast R.A.A. Canada Chapter #580			
1895.000	Lots 35, 36 & 37, Plan 4682, District Lot 1028	4384 Parkway Dr	Sunshine Coast Rod and Gun Club			

SCHEDULE C

Municipal Property - Mixed Use/Occupancy					
Roll #	Legal Description	Civic Address	Owner/Occupier	Comments	
179.069	Lot A, Block I, District Lot 303, Plan 10318	5714 Trail Ave	Sunshine Coast Arts Council	District of Sechelt owned property, leased to non-profit society of an artistic and cultural nature.	
3188.500	Lot 1, Block 6 and 8, District Lot 1356, Plan 16069	4602 Simpkins Rd	Kirkland Centre	District of Sechelt owned property leased to a non-profit service provider	
320.015	Lot D, District Lot 1331, Plan 21568	5511 Shorncliffe Ave	Rockwood Centre	District of Sechelt owned property, partly occupied by non-profit societies of an artistic and cultural nature.	
97.650	Lot 1, Block Z, District Lot 304, Plan 15801	5741 Wharf Rd	Sechelt Marsh	Leased to District of Sechelt from the National Second Century Fund [The Nature Trust] and subleased to the Marsh Protective Society, used as a public park and nature reserve.	

SCHEDULE D



REQUEST FOR DECISION

то	Council	MEETING DATE	October 2, 2024
FROM	Kevin Pearson, Senior Policy Planner		
SUBJECT	OCP Amendment Bylaw No. 492-35 – Request for Second Reading		
FILE NO	3900-02 492-35		

RECOMMENDATION:

1. That second reading granted on June 19, 2024 for Official Community Plan Amendment Bylaw 492-35 be rescinded; and

That Council consider second reading of Official Community Plan Amendment Bylaw 492-35, as amended.

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 align with recent, current and anticipated development proposals and trends.

BACKGROUND

The last version of the amendment bylaw was endorsed by the Committee of the Whole on September 11, 2024. Staff believe this version has addressed relevant concerns raised by the public at various meetings and input sessions this year, while still maintaining the original intent and purpose of the amendment. The <u>September 11 staff report to the Committee</u> includes additional background.

PROPOSED AMENDMENTS

Bylaw No. 492-35 proposes adding "General" clarification of the amendment to the beginning of Part 5 (Attachment 1), and replacing the current Figure 17 (Attachment 2) with the revised version that would reference the land use maps in Schedule C (Attachment 3). The focus of the bylaw is the serviced areas of the municipality; in particular lands designated in the OCP as: "Special Infill Areas", "Multifamily/Mixed Residential, "Downtown Centre", and some "Residential" areas. Attachment 4 shows various locations of Housing Density Trends where seven applications have been made in recent past proposing to increase the density of the OCP for over 460 residential units.

CONCLUSION

Local governments have significant control over housing supply, development, and unit costs through an array of bylaws, permitting processes and discretionary approvals. Frequent amendments to the OCP on a site-by-site basis reflects on the outdated density policies in our current OCP that continue to place barriers to housing development in Sechelt. The current OCP has been viewed more as a regulatory bylaw since 2011 with an aim to protect the status-quo in most neighbourhoods. It is far past its due date for renewal and while the OCP is under review, changes to it are needed now.

Initially proposed in November 2023, the amendment is aligned with the 2024 Housing Needs Report received by Council on September 25, and it would move the District closer to meeting the other Provincial requirements of Bill 44. Along with this directive from the Province, the proposed density and height policies have been formulated based on the following:

- recent and anticipated housing development trends in Sechelt;
- the need to streamline housing development approvals for more "effective growth" as is deemed a priority in Council's Strategic Plan (2023 2026);
- modernized OCP policies in other BC municipalities of similar size, population, growth trends, context and geography (realizing each municipality is unique, there are also many commonalities when it comes to housing development);
- incorporating the same land use designations; and
- public input, feedback from Council and thoughtful consideration by staff.

Should Council grant second reading of OCP Amendment Bylaw No. 492-35, as amended, scheduling a public hearing in October 2024 is recommended, after which time the bylaw could be considered for third reading and adoption.

Respectfully submitted,

Kevin Pearson, RPP, MCIP Senior Policy Planner

Attachments

- 1. Page 37 Part 5 of OCP
- 2. Current Figure 17 of OCP
- 3. Schedule C Land Use Maps of OCP
- 4. Housing Development Trends

5. Residential and Special Infill Areas

The land use designations on Schedule C indicate the location of existing and future residential areas. Sechelt has extensive lands available for residential development, far exceeding the projected demand for the next 25 years. As indicated in the Growth Management policies, the majority of new residential development is intended to occur within the Urban Containment Boundary (UCB), consisting of smaller infill developments as well as comprehensively planned major developments on larger sites. Lands outside the UCB provide opportunities for rural lifestyles.

Built Form and Urban Design

Creating attractive, distinctive and appealing neighbourhoods is an important goal of the OCP. Careful use of the development approval process is required to create high quality built environments that respect and fit within the neighbourhood context. Use of local materials, with an emphasis on wood, is a goal of the Development Permit Area guidelines. OCP policies require preservation of natural site features and provision of



amenities such as open space and integrated walkways as part of any higher density uses.

Use of wood, mixed building designs and other features create a good fit with the neighbourhood.

Housing Mix

Currently, the majority of housing in Sechelt consists of singlefamily dwellings (some 85%). Yet, more than one-third of Sechelt's population now lives in single-person households, a percentage that will increase substantially in the next decade as the population ages. Sechelt needs to develop diversity in its housing stock to meet the

changing needs of the population (i.e. for accessible and smaller units for sinale adults/smaller families). OCP policies encourage a wider range of housing types and densities in the Downtown area and other centres. To encourage more diverse housing types, around-oriented housing forms such as townhouses. duplexes and cluster housing are supported as part of the housing mix within all designated **Residential** areas.



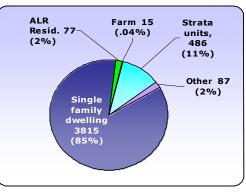
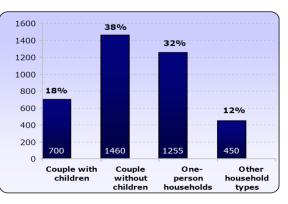


Figure 16 Household Types – Sechelt 2006

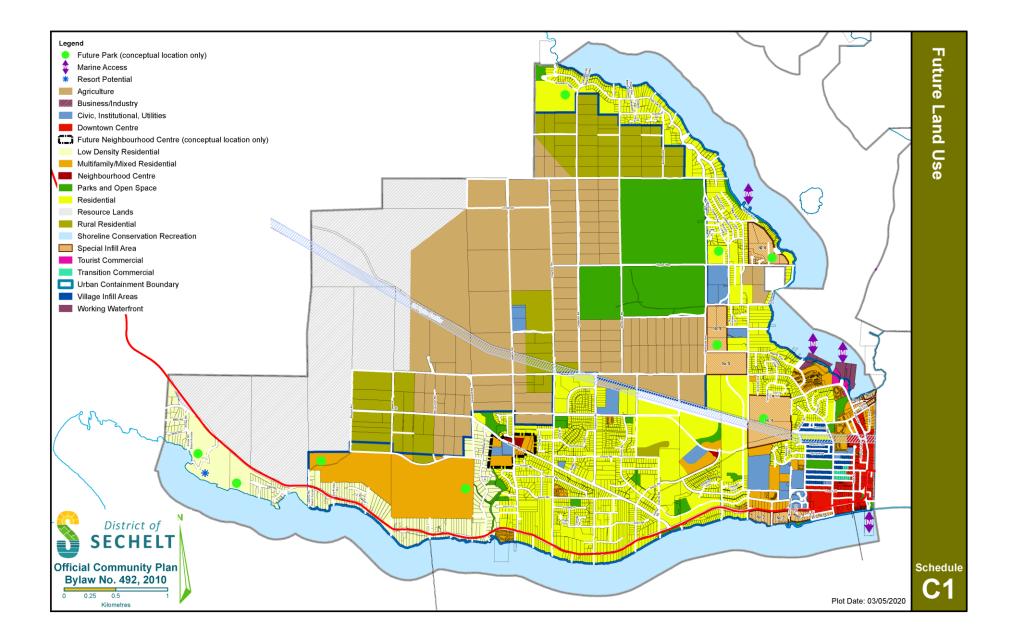


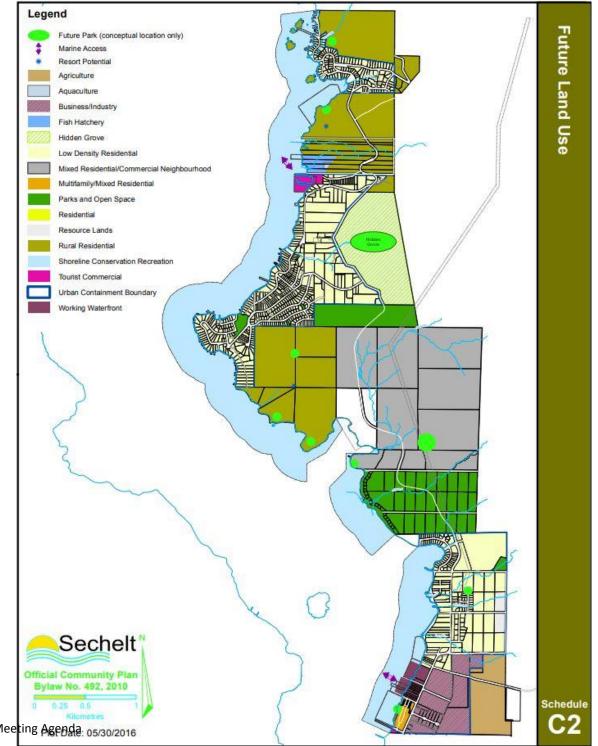
ATTACHMENT 2

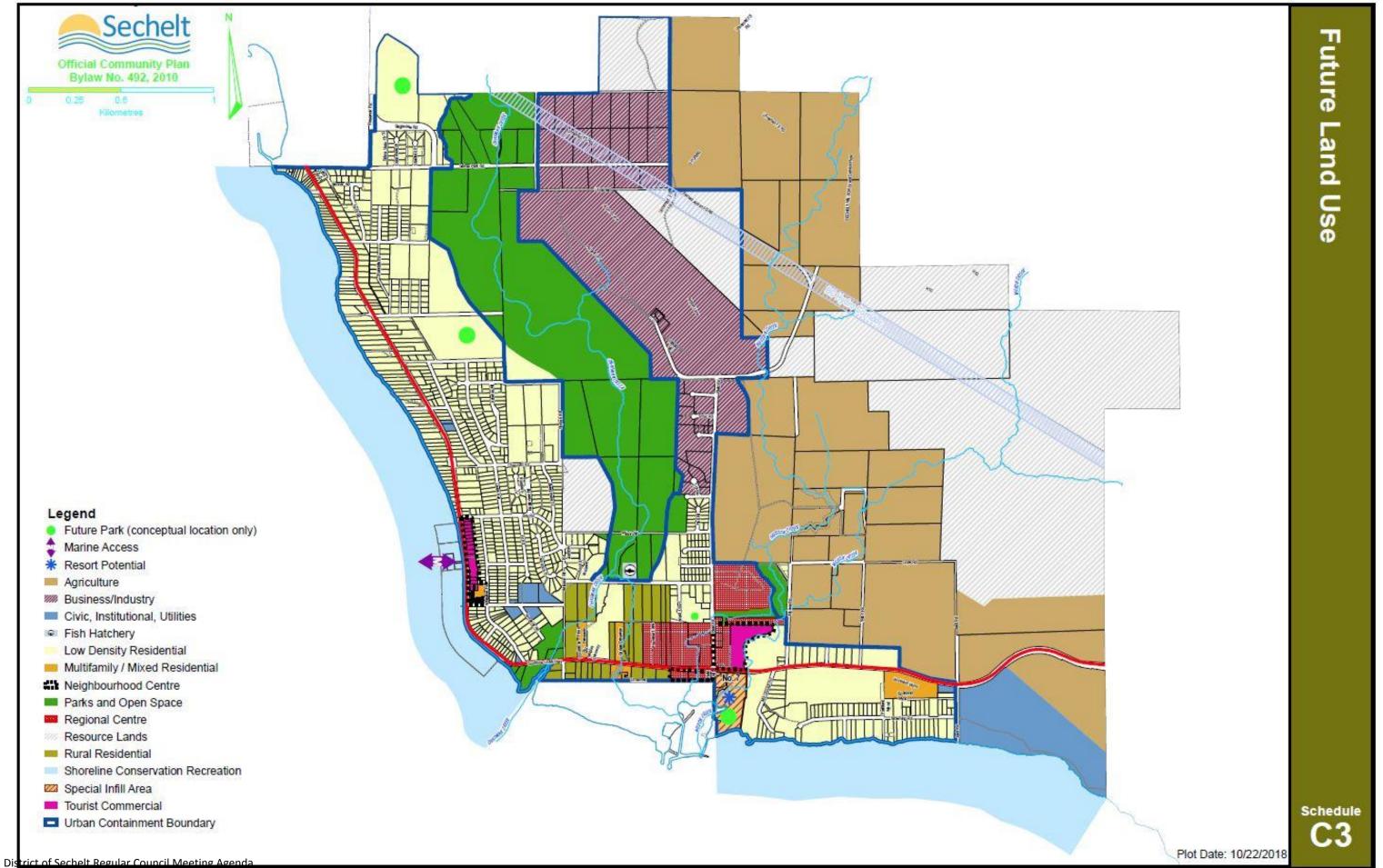
Figure 17 Housing Forms and Density

Density Level	Land Use Designation	Typical Housing Forms (with typical FAR*)	Typical Lot Sizes	Base Density (gross yield)	Maximum Density (with density bonus)	Typical Heights
1	Rural Residential (Outside UCB)	 Single family on small acreages 	0.6 ha - 2 ha (1.5–5.0 acres)	n/a	n/a	1-2 storeys
2	Low Density Residential	 Single family detached (.4 FAR) 	2000 sq.m. on septic (21,530 sq.ft.)	4 units/ha (1.6/acre)	10 units/ha (4 units/acre)	1-2 storeys
			900 sq.m. with community sewer (9,690 sq.ft.)		Note: sewer required for maximum density	
3	Residential (Note: See housing forms listed in Special Infill Areas for parcels .4 ha (1 acre) or larger	 Single-family detached (.4 FAR) 	600-750 sq.m. (6,460 – 8,080 sq.ft.)	10 units/ha (4/acre)	20 units/ha (8 units/acre)	1-2 storeys
		 Large lot/estate lots (.35 FAR) 	750-900 sq.m. (8,080 – 9,690 sq.ft.)	8 units/ha (3/acre)	14 units/ha (6 units/acre)	1-2 storeys
4	Special Infill Areas (Note: These intensive residential forms may also be permitted within Residential or Village Infill designations, subject to OCP policies)	 Two- family (duplex) (.6 FAR) 	700 sq.m. (7,535 sq.ft.)	22 units/ha (9/acre)	35 units/ha (14/acre)	2 -2 ½ storeys
		Laneway cottage or carriage house (.6 FAR)	700 sq.m. (7,535 sq.ft.)	20 units/ha (8 units/acre)	30 units/ha (12 units/acre)	2 storeys
		• Low density, ground-oriented townhouse, triplex or fourplex (.6 to .75 FAR)	.4 ha (1 acre) minimum	20 units/ha (8/acre)	35 units/ha (16 units/acre)	2-3 storeys
		Small lot residential (.6 FAR)	350 -600 sq.m. (3,770-6,460 sq.ft.)	15 units/ha (6 units/acre)	24 units/ha (10 units/acre)	2 storeys
6	Neighbourhood Centres	 Duplex, townhouse or apartment, may be combined with commercial use (.8 FAR) 	Varies	25 units/ha (10/acre)	60 units/ha (24units/acre)	2-4 storeys
7	Multifamily/Mixed Residential and Downtown Centre	• Apartments(FAR up to 1.4)	Varies	50 units/ha (20 units/acre)	100 units/ha (40 units/acre)	3-4 storeys (up to 6 storeys in some locations)
		Townhouse or other ground oriented (1.0 FAR)	Varies	30 units/ha (12/acre)	45 units/ha (18/acre)	3-4 storeys

ATTACHMENT 3



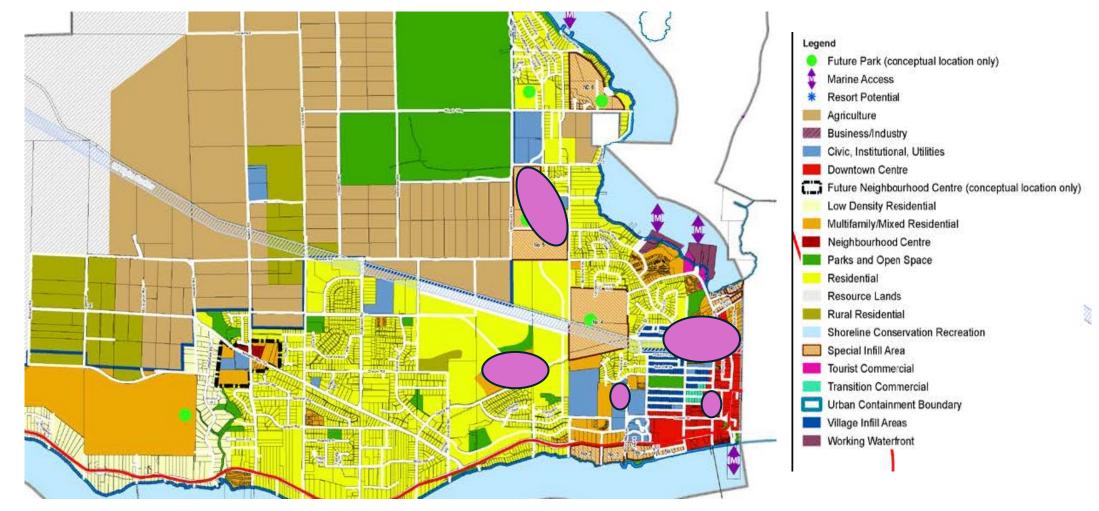




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Housing Density Trends

ATTACHMENT 4



District of Sechelt Regular Council Meeting Agenda Owednesday, October 2, 024 Bylaw No 492-35



Higher Density Interest



DISTRICT OF SECHELT Bylaw No. 492-35, 2023

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

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

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

TITLE

This bylaw may be cited for all purposes as, "Official Community Plan Amendment Bylaw No. 492-35, 2023".

AMENDMENTS

Part 5 - Residential and Special Infill Areas - of Schedule A to Official Community Plan Bylaw No. 492, 2010, is hereby amended as follows:

- 1. <u>Add</u> "General" as a sub-heading above the first paragraph of Page 37.
- 2. <u>Add</u> the following text under "General":

"Numerical references in this section pertaining to development density and building height are superseded by a revised Figure 17 and explanatory notes. Floor area ratio is the key baseline density calculation and references to 'units per hectare' should no longer be considered. Generally, the revision to Figure 17 on (<u>date of adoption</u>) was deemed necessary to support residential development trends and anticipated housing needs at a broad community level. References in Figure 17 are intended as flexible policy guidelines and, pursuant to the *Local Government Act*, all density and height regulatory requirements for development remain in the Zoning Bylaw.

Notwithstanding Policies 5.14 and 6.21, lot consolidation and apartment development within the Downtown Village and Transition Commercial, Special Infill Areas may be supported to achieve the desired densities now encouraged in Figure 17. References in Policies 6.13 and 6.14 to 'Maximum Building Heights' for the Downtown Waterfront, Special Infill Areas may also be considered at a rezoning stage.

The granting of density and height increases for residential development in exchange for amenity contributions may still be considered via the rezoning process; however, in consideration of updated Provincial legislation, the Density Bonus policies of this section may not be conducive for site-specific development proposals. 3. Delete the Figure 17 table currently on page 47 and replace with the following table:

Land Use Designations	Typical Building Forms	Density in Floor Area Ratios	Heights in Storeys
Low Density Residential	Single-Family Dwellings Accessory Residential Units	Up to 0.4	Up to 2
Residential	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 1 - 7, including: • Waterfront SIA 2 & 3 • Village Residential Area • Transition Commercial	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
 Downtown Centre Multi Family / Mixed Residential 	Apartments / Condominiums Upper Floor Units	Up to 2.4	Up to 6

Figure 17 – Typical Building Forms, Density and Heights

Figure 17 - Explanatory Notes

- Figure 17 supersedes all references to floor area ratios and building heights throughout Official Community Plan Bylaw No. 492. References to "units per hectare" are no longer valid.
- Figure 17 is intended as a flexible policy guideline for residential development and rezoning considerations.
- The provision of community water and sanitary wastewater systems for most residential development 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.

READ A FIRST TIME THIS	15 [™] DAY OF	NOVEMBER 2023
READ A SECOND TIME THIS	7 TH DAY OF	FEBRUARY 2023
PUBLIC HEARING HELD THIS	24 [™] DAY OF	MARCH 2024
RESCINDED THIS	19 [™] DAY OF	JUNE 2024
READ A SECOND TIME AS AMENDED THIS	19 [™] DAY OF	JUNE 2024
SECOND PUBLIC HEARING HELD THIS	10 [™] DAY OF	JULY 2024
RESCINDED THIS	25 th DAY OF	SEPTEMBER 2024
READ A SECOND TIME AS AMENDED THIS	DAY OF	202X
PUBLIC HEARING HELD THIS	DAY OF	
READ A THIRD TIME THIS	DAY OF	
ADOPTED THIS	DAY OF	

Mayor

Corporate Officer



REQUEST FOR DECISION

TO:CouncilMEETING DATE:October 2, 2024FROM:Ian Holl, Development Planning ManagerSUBJECT:Zoning Amendment for Sunshine Coast Community Services – 5638 Inlet AveFILE NO:3360-2024-04

RECOMMENDATIONS

- 1. That first, second, and third reading of Zoning Amendment Bylaw No. 580-17, 2024 be considered.
- 2. That prior to consideration of adoption, the applicant shall:
 - a. Register an updated/amended Housing Agreement on title to ensure conformance with the proposed dwelling changes.
- 3. The Council approve the waiver of Development Cost Charges for the 35th dwelling unit in addition to the previously approved waiver for the original 34 dwelling units.
- 4. That Council approve the waiver of the Rezoning Application Fee for this application in the amount of \$2,750.

PURPOSE

To present to Council a rezoning application from Sunshine Coast Community Services Society (SCCSS) for a property located at 5638 Inlet Avenue to allow for a 35th dwelling unit to be added through the conversion of office space. The zoning amendment bylaw for first, second, and third readings are attached for Council's consideration.

Staff propose to remove the site-specific limit on the number of dwelling units entirely to negate the need for any future rezoning application if more dwelling units are added. SCCSS is seeking an additional waiver of the Development Cost Charges for this additional 35th dwelling unit. They are also requesting that Council waive the entire rezoning application fee.

OPTIONS

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

DISCUSSION

Proposal/Summary

With direction from BC Housing, the applicant is proposing to convert an amenity space into an additional dwelling unit to improve the viability of the project. No other changes to the zoning are proposed.

Legislative Context

Because the proposal is consistent with the Official Community Plan (OCP), an OCP amendment is not required nor is a public hearing allowed.

Background

Table 1 – Application Information

Applicant	M'Akola Development Services	
Owner	Sunshine Coast Community Services Society	
Civic Address	5638 Inlet Avenue	
Legal Address	Lot 1 Block G District Lot 303 & 304 Plan EPP97250	
Size of Properties	~5,900 m ²	
OCP Designation	Downtown Centre	
Zoning Designation	C4	
DP Areas	DPA No. 6 (Downtown Sechelt), DPA No. 7 (Multiple Family Residential)	



Figure 1 – Subject Property Location

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

The proposal is consistent with the OCP land use designation policies.

<u>Zoning Bylaw</u>

The original rezoning application for this property (under Zoning Bylaw No. 25, 1987) did not include a maximum number of dwelling units though the 34 units was incorporated into the required Housing Agreement. As part of Zoning Bylaw No. 580, 2022 several site-specific regulations were updated with dwelling unit maximums for a variety of development sites.

SUSTAINABILITY PLAN IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

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

FINANCIAL IMPLICATIONS

The rezoning application fee is \$2,600 plus \$150 for the Housing Agreement covenant amendment application. The covenant amendment application fee is low and would really only cover registration of an amendment and not any legal review.

A rezoning application requires public notification through newspaper ads whether it is for a public hearing, or the newer first reading ad requirement for an OCP compliant rezoning. This cost is approximately \$500 for the two required advertisements in the Coast Reporter. If the full fee is waived by Council, then the District bears this cost.

COMMUNICATIONS

Public Notice was given in accordance with Section 467 of the Local Government Act.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1 – DCC Waiver Request Letter

Bylaw for Readings:

Zoning Amendment Bylaw No. 580-17, 2024



Box 1069 | 5638 Inlet Avenue | Sechelt BC V0N 3A0 W sccss.ca | T 604-885-5881

September 24, 2024

District of Sechelt 2nd Floor, 5797 Cowrie Street Sechelt, BC VON 3A0

ATTN: Planning and Development Services Department

Re: Rezoning Rationale & Updated Development Cost Charges Waiver Request for Sunshine Coast Community Services Society – "Building Together" Redevelopment Project at 5638 Inlet Ave

I am writing today as the Executive Director of Sunshine Coast Community Services Society (SCCSS) with respect to the captioned project above. In late 2021, Council adopted the Zoning Amendment Bylaw No. 25-304, 2020 to permit the height of our proposed development under the C-2 Commercial 2 Zone, subject to entering into a Housing Agreement with the District of Sechelt. Post Zoning Amendment adoption, the District of Sechelt underwent a Zoning Bylaw Update. In this update, a maximum number of units (34) was specified under the Site Specifics section of the C-2 Commercial 2 Zone.

To fund the residential portion of the development, SCCSS is partnering with BC Housing on this project through the Women's Transition Housing Fund Program. Once the project is constructed, the building will undergo an airspace parcelling subdivision and all residential units will be purchased by the Provincial Rental Housing Corporation (PRHC).

After further discussions with PRHC regarding the financial viability of the project, we removed the level six amenity space from the design and added in a new home. Under the District of Sechelt's new Zoning Bylaw, the 35th unit will exceed the maximum unit count; therefore, another rezoning is required to permit the revised design.

SCCSS is requesting that all fees associated with the second rezoning be waived given the rezoning history and overall merits of this project. This includes the Rezoning Base Fee of \$2,500, the Rezoning Additional Residential Fee of \$100, and the Housing Agreement Amendment of \$150. In addition, we are requesting that the District of Sechelt waive all DCCs with respect to the 35th unit to ensure a viable capital budget. The District of Sechelt waived all Development Cost Charges (DCCs) with respect to the project back in 2021.

The waiving of these fees provides an additional layer of financial security to SCCSS and aids in delivering much needed affordable housing to vulnerable women and families in our community. As it stands, current capital and operating budget estimates have presumed the above fees are waived for this project.

On behalf of SCCSS and with thanks,

Catherine Leach Executive Director

VISION | An engaged, healthy and thriving Coast

District of Sechelt Regular Council Meeting Agenda We are nonoured to provide services on the unceded, ancestral and traditional lands of the shíshálh (Sechelt) Nation and the Skwxwu7mesh Uxwumixw (Squamish Nation) Wednesday, October 2, 2024

DISTRICT OF SECHELT Bylaw No. 580-17, 2024 (5638 Inlet Ave)

A bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022.

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

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

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

TITLE

1. This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 580-17, 2024".

AMENDMENTS

That Section 1.5.12 of the C4 zone regarding LOT 1, BLOCK G, DL 303 AND 304, AND BLOCK P DL 303 PLAN EPP97250 be amended to reflect the lot consolidation and the following changes to the site-specific regulations in the table:

LOT 1, DISTRICT LOT 303 AND 304, PLAN EPP 97250, PID 031-609-821

The existing section b) "The maximum number of Dwelling Units is 34" is deleted.

The existing section c) is renamed the new section b).

PROVISIONS

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

READ A FIRST TIME THIS	DAY OF	, 202x
READ A SECOND TIME THIS	DAY OF	, 202x
READ A THIRD TIME THIS	DAY OF	, 202x
APPROVED BY THE MINISTRY OF TRAN	ISPORTATION	
AND INFRASTRUCTURE THIS	DAY OF	, 202x
ADOPTED THIS	DAY OF	, 202x

Mayor

Corporate Officer



SUNSHINE COAST REGIONAL ACCESSIBILITY ADVISORY COMMITTEE MEETING

SEPTEMBER 23, 2024

MEETING HELD IN THE DISTRICT OF SECHELT COMMUNITY MEETING ROOM AT 5797 COWRIE STREET, SECHELT, B.C. AND VIA ZOOM

PRESENT:		
(Voting Members)		W. Conway
		E. Eaton
		L. Forrest
		A. Gursche
		R. Kiewitz
		A. Lattanzi
		B. Straw
		S. Tompkins (. Pirillo, SCACL)
ALSO PRESENT:		
(Non-Voting)	Councillor, TOG	D. Croal
	Councillor, DOS	D. Inkster
	SCRD Director, Electoral Area B	J. Gabias
REGRETS:	Member	D. Dutto
	Member	Student Representative
	Member	K. Cramer
STAFF	Corporate Officer, DOS	K. Poulsen
	Staff, SCRD	R. Porte
	Staff, DOS	M. Stjepovic
	Staff, TOG	K. Thomas
	Recorder	C. Kidd
CALL TO ORDER	5:37 pm. and acknowledged trad	Chair, called the meeting to order at itional lands of the shíshálh Nation, ge of being able to work, live and raise

Committee members participated in a round table of introductions. INTRODUCTIONS

AGENDA

Recommendation No. 1

Moved/Seconded

That the agenda be amended to add an item for discussion on the Accessibility Advisory Committee Student Council representative seat; and

That the September 23, 2024 agenda of the Sunshine Coast Regional Accessibility Advisory Committee be adopted as amended.

CARRIED

MINUTES FOR APPROVAL

Recommendation No. 2

Moved/Seconded

That the June 25, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting Minutes be approved.

CARRIED

The Corporate Officer provided an overview of Sunshine Coast local governments and reviewed the Committee Terms of Reference.

NEW BUSINESS

ELECTION OF THE COMMITTEE CHAIR AND ALTERNATE CHAIR

The Corporate Officer called for nominations for SCRAAC Chair. W. Conway was nominated, and accepted the nomination.

The Corporate Officer called for nominations for the position of SCRAAC Alternate Chair. B. Straw was nominated and accepted the nomination.

Recommendation No. 3

Moved/Seconded

That W. Conway be elected as Chair and that B. Straw be elected as Alternate Chair for the Sunshine Coast Regional Accessibility Advisory Committee for a one-year term.

CARRIED

ACCESSIBILITY PLAN FRAMEWORK

The Corporate Officer provided a brief overview of the legislation requiring the creation of the Accessibility Plan and explained that copies of Accessibility Plans from other municipalities had been shared with the Committee for reference. Staff provided an overview of potential timelines for creation of the framework, public engagement and the resources required for the development of a Plan.

The Committee discussed the following topics:

Process for identifying barriers and opportunities in the most efficient means possible.
 District of Sechelt Regular Council Meeting Agenda
 Wednesday, October 2, 2024

- Options for the scope of the Accessibility Plan.
- The possibility of funding to hire a consultant to assist with creation of the Accessibility Plan.

Recommendation No. 4

Moved/Seconded

That staff representatives apply for grant funding to support Sunshine Coast Accessibility Advisory Committee initiatives including, but not limited to, hiring a consultant to create the Accessibility Plan and projects that reduce or eliminate accessibility barriers on the Sunshine Coast.

CARRIED

STUDENT REPRESENTATIVE

Councillor Croal explained that the student representative appointed to the Sunshine Coast Accessibility Advisory Committee had graduated and that a new student had been appointed to the Town of Gibsons Council in their place. The Councillor informed the Committee that:

- The student representatives have proven valuable on the Town of Gibsons Council to be able to highlight the needs of youth and children on a variety of topics.
- The student representative in Gibsons communicates with leadership groups from other schools in Sechelt, Pender Harbour and Powell River to help ensure they are aware of student perspectives across the upper and lower Sunshine Coast.
- A motion to appoint the Town of Gibsons student representative each year to the SCRAAC would allow the appointment to automatically transfer to the new grade 11 or 12 student that had been appointed by the Town of Gibsons, without the need to have the District of Sechelt Council, Town of Gibsons Council and SCRD Board to each pass a resolution to appoint a new student each year.

Recommendation No. 5

Moved/Seconded

That the Town of Gibsons student representative be appointed to the Sunshine Coast Regional Accessibility Advisory Committee each year.

CARRIED

Recommendation No. 6

Moved/Seconded

That a letter be sent to School District 46 to inquire about the implementation of their accessibility plan and to inquire about opportunities for collaboration; and

That the letter be approved by the Chair before it is sent.

CARRIED

COMMITTEE VISION

The Committee discussed options for a vision statement.

ACCESSIBILITY BARRIERS AND OPPORTUNITIES ON THE SUNSHINE COAST

The Committee discussed barriers that they have faced and a list of these barriers was recorded. Processes for creating a list of barriers and opportunities, prioritizing this list and ensuring alignment with the accessibility plan were discussed.

Committee members will send additional accessibility barriers and opportunities for improvement to <u>legislative@scrd.ca</u>, where staff will consolidate all of the Committee suggestions into a list for review the next meeting.

NEXT MEETING

Options for the next meeting were discussed, including accessible locations and time of day. The Town of Gibsons will circulate options for the next meeting, to take place in October 2024, to the Committee by email.

ADJOURNMENT

Recommendation No. 7

Moved/Seconded

That the September 23, 2024 Sunshine Coast Regional Accessibility Advisory Committee Meeting be adjourned at 7:38 pm.

CARRIED

Certified Correct:

William Conway, Chair

Kerianne Poulsen, Corporate Officer