

REQUEST FOR DECISION

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

RECOMMENDATIONS

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

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

PURPOSE

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

OPTIONS

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

DISCUSSION

Proposal/Summary

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

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

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

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

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

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

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

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

Legislative Context

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

Background

Table 1 – Application Information

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

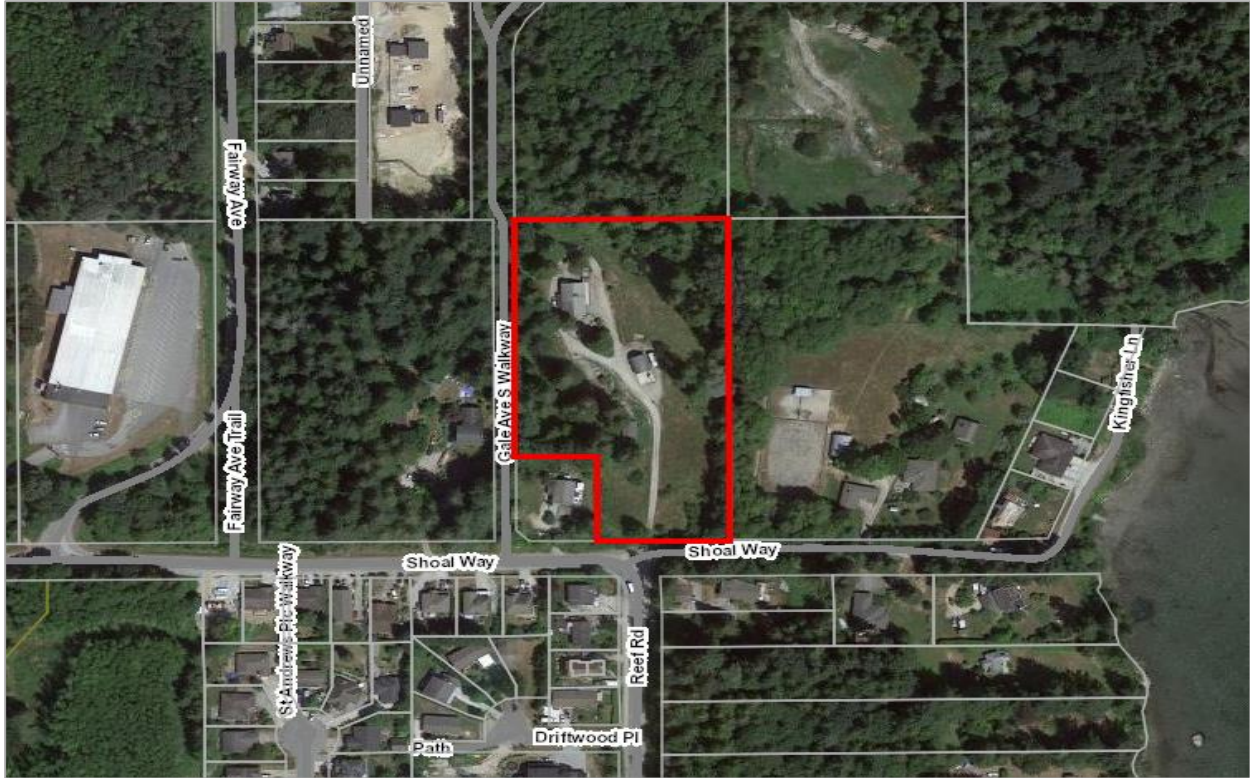


Figure 1 – Subject Property Location

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

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

Regulation	Permitted	Proposed
Units per Hectare (UPH)	35	38

Zoning Bylaw

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

Regulation	Permitted	Proposed
Units per Hectare (UPH)	35	38

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

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

SUSTAINABILITY PLAN IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

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

COMMUNICATIONS

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

Respectfully submitted,

Tyson Baker
Senior Development Planner

Attachments:

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

Bylaws for Readings:

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