

FOR INFORMATION

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

PURPOSE

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

DISCUSSION

Summary

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

Background

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

Res. No. 2024-4B-07

Moved/ Seconded

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

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

CARRIED

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

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

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

POLICY AND BYLAW IMPLICATIONS

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

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

SUSTAINABILITY PLAN IMPLICATIONS

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

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

STRATEGIC PLAN IMPLICATIONS

The following Strategic Council goals relate to this initiative:

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

FINANCIAL IMPLICATIONS

Currently no financial implications.

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

COMMUNICATIONS

None at this time.

Respectfully submitted,

Kerianne Poulsen

Corporate Officer

Attachments:

1 – Referral Responses from Community Associations