

**Kerianne Poulsen**

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

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Hi Kerianne

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

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

Regards  
Pat Dalgleish, SVCA

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

Good morning,

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



*Kerianne Poulsen (she/her)*

*Corporate Officer*

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

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## Kerianne Poulsen

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

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Hi Kerianne;

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

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

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

Best Regards!

Board of Directors





## Kerianne Poulsen

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

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Good afternoon, Kerianne,

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

Regards,  
Lynne Forrest

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

Good afternoon,

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

From the April 17 Regular Council Meeting:

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

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

Please let us know if you have any questions.



*Kerianne Poulsen (she/her)*

*Corporate Officer*

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

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

Good morning,

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



*Kerianne Poulsen (she/her)*

*Corporate Officer*

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June 19, 2024

Mayor and Councillors

District of Sechelt

Attention: Kerianne Poulson, Corporate Officer

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

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

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

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

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

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

Respectfully submitted,

Candice Sayre

President, West Sechelt Community Association

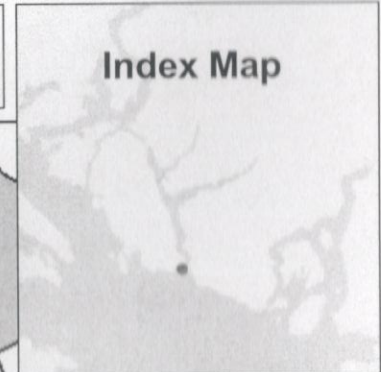
C: The Board



ITEM ONE



Index Map



149.1

0

74.53

149.1 Meters



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



6/7/2024

1:2,934



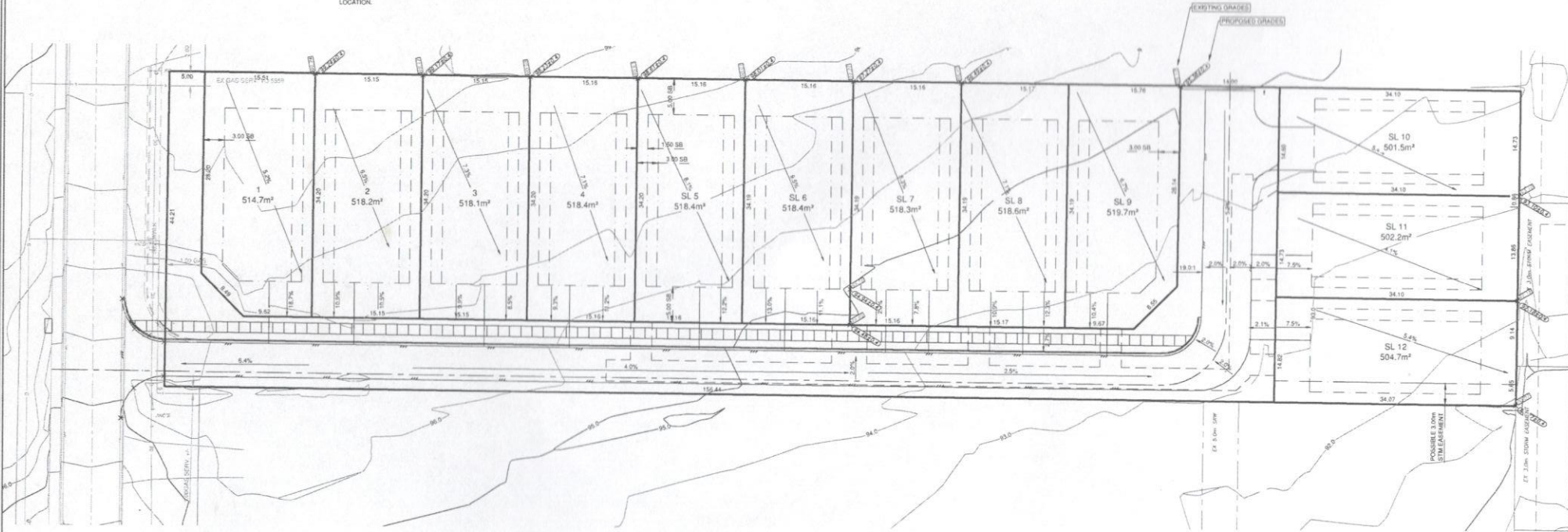
ITEM THREE

ATTACHMENT 1

	STM	SAN	STM	SAN	
	ICN	ICN	MRE	MRE	
LOT 1	84.30	84.02	83.70	84.62	SEPTIC STRATA FREE COSTS
LOT 2	84.50	84.24	85.10	84.84	
LOT 3	84.54	85.28	85.14	84.86	
LOT 4	84.77	84.50	85.37	85.10	
LOT 5	83.85	84.80	84.25	85.25	
LOT 6	83.42	83.67	84.59	84.85	
LOT 7	82.98	83.37	83.58	83.77	
LOT 8	82.78	82.79	82.50	83.44	
LOT 9	82.23	82.26	82.83	82.95	
LOT 10	82.22	82.71	82.82	83.11	
LOT 11	81.25	82.88	81.55	82.42	
LOT 12	82.22	81.85	80.82	81.25	

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

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



DEVELOPMENT Permit No 2023-(01)



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

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7	06/06/2023	---

GRADING PLAN  
12 LOT NICKERSON SUBDIVISION  
LOT 4, DL 4296, PLAN VAP9763  
HENRY UNGER  
5556 NICKERSON RD, SECH-ELT

SITE PLAN SCALE NTS	
PROJECT NO.	2020-087
DWG NO.	103
REV NO.	4
DATE	05/02/2021
OTHERS FILE NO.	DO5
DATE	3/30-20-2022-03

June 7, 2023 Regular Council Agenda  
5556-5558 Nickerson Road

## ITEM FOUR

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

### Beach Access

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

### Waterfront Park or Shoreline Walkway

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

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

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

### Park Dedication at Subdivision or Development

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

## ITEM FIVE (a)

### *Affordable, Accessible and Special Needs Housing*

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

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

be appropriated to the Affordable Housing Statutory Reserve Fund.

### *Density Bonus – General Framework*

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

## ITEM FIVE (6)

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

### *Housing Types and Density*

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

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

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

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

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