

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



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

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

Housing Mix

Currently, the majority of housing in Sechelt consists of single-family 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 single 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, ground-oriented housing forms such as townhouses, duplexes and cluster housing are supported as part of the housing mix within all designated **Residential** areas.

Figure 15 Current Housing Mix (2006)

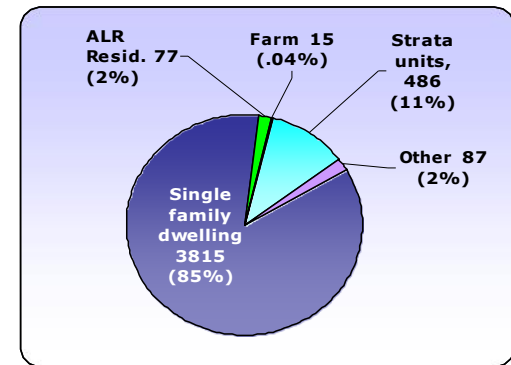


Figure 16 Household Types – Sechelt 2006

