



## REQUEST FOR DECISION

**TO:** Council  
**FROM:** Ian Holl, Development Planning Manager  
**SUBJECT:** Zoning Amendment for Sunshine Coast Community Services – 5638 Inlet Ave  
**FILE NO:** 3360-2024-04

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### 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 35<sup>th</sup> 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.
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### 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 35<sup>th</sup> 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 35<sup>th</sup> 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

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

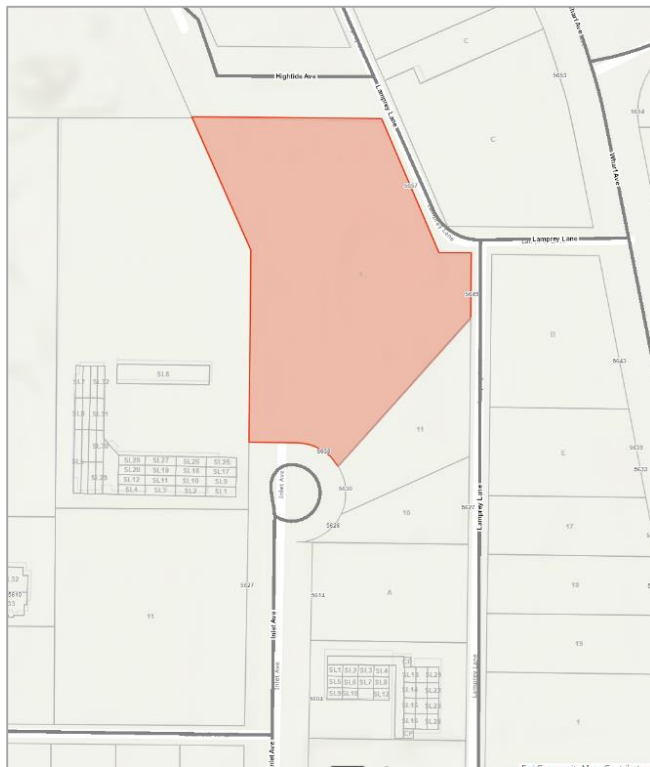


Figure 1 – Subject Property Location

## **POLICY AND BYLAW IMPLICATIONS**

### Official Community Plan

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

### Zoning Bylaw

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