

REQUEST FOR INPUT

TO: Advisory Planning Commission **MEETING DATE:** October 1, 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

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PURPOSE

To request from the Advisory Planning Commission (APC) their feedback regarding the form and character (DPA No. 7 - Multiple Family Residential) for a 63-unit townhouse development located at 5926 Shoal Way. Feedback and any recommendations from the APC will be presented to Council at a later date.

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	9	132.8 m ² (1,430 ft ²)	3
Unit D	15	139.4 m ² (1,500 ft ²)	4
Total	63	7,681.8 m² (82,686 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

Local governments have the authority to establish objectives for the form and character of intensive residential development within the Official Community Plan. Guidelines are specified to provide direction for developers to meet the objectives. The relevance of guidelines can vary depending on the context and form of development. Guidelines can also range in importance from required to optional. It is a discretionary decision by Council to determine if sufficient guidelines have been incorporated to meet the objectives of the development permit area.

The review of development permit applications is restricted to consideration of guidelines and objectives in relation to the proposed development. The level of density or use of the land may not be regulated through the development permit process.

The *Local Government Act* limits that development permits may only include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

Background

This application has received 1st Reading by Council on September 11, 2024.

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

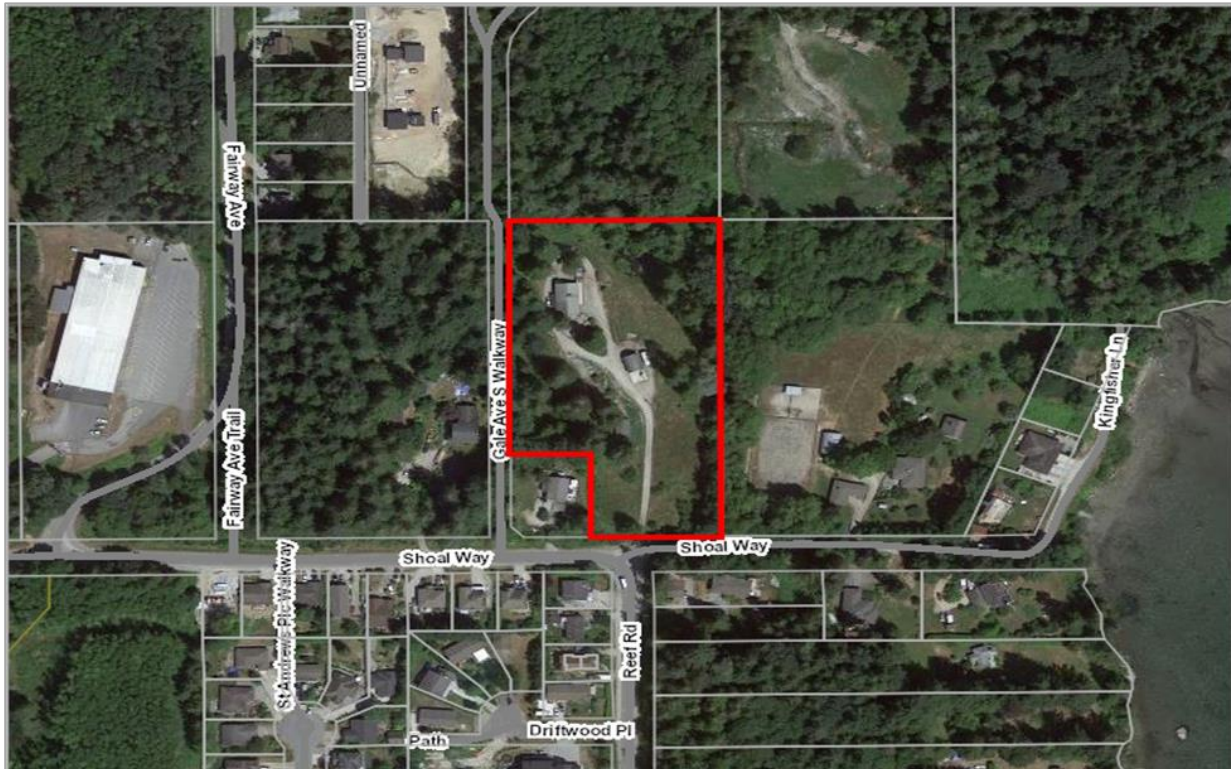


Figure 1 – Property Location

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.

Staff reviewed the proposed development against the DPA 7 Guidelines and consider, overall, that the proposed development meets the objectives and guidelines.

APC CONSIDERATION

Staff request that the APC consider the following:

- Proposed land use and density and its relation with adjacent landuses.
- The proposed density and scale of the development on the site.
- The Housing forms/typologies on the site.
- The variances being requested.
- The reduction in on-site parking and application of on-street parking.

APC RECOMMENDATIONS

That the APC recommends to Council that the OCP and zoning bylaw amendment application be approved/denied.

That the APC recommends to Council that the applicant consider the following land use issues, changes, and/or additions:

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NEXT STEPS

Comments and recommendations provided by the APC will be brought forth to Council along with a staff report and OCP and zoning bylaw amendments for consideration. Should Council approve the OCP and zoning bylaw amendments, the applicant will need to adhere to all applicable bylaws, legislation, and apply for a development permit and a building permit prior to starting construction.

Respectfully submitted,

Tyson Baker, B.Pl.

Senior Development Planner

Attachments:

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