

DISTRICT OF SEHELDT **Bylaw No. 492-35, 2023**

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

WHEREAS the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

This bylaw may be cited for all purposes as, “Official Community Plan Amendment Bylaw No. 492-35, 2023”.

AMENDMENTS

Part 5 - Residential and Special Infill Areas - of Schedule A to Official Community Plan Bylaw No. 492, 2010, is hereby amended as follows:

1. Add “General” as a sub-heading above the first paragraph of Page 37.
2. Add the following text under “General”:

“Numerical references in this section pertaining to development density and building height are superseded by a revised Figure 17 and explanatory notes. Floor area ratio is the key baseline density calculation and references to ‘units per hectare’ should no longer be considered. Generally, the revision to Figure 17 on (date of adoption) was deemed necessary to support residential development trends and anticipated housing needs at a broad community level. References in Figure 17 are intended as flexible policy guidelines and, pursuant to the *Local Government Act*, all density and height regulatory requirements for development remain in the Zoning Bylaw.

Notwithstanding Policies 5.14 and 6.21, lot consolidation and apartment development within the Downtown Village and Transition Commercial, Special Infill Areas may be supported to achieve the desired densities now encouraged in Figure 17. References in Policies 6.13 and 6.14 to ‘Maximum Building Heights’ for the Downtown Waterfront, Special Infill Areas may also be considered at a rezoning stage.

The granting of density and height increases for residential development in exchange for amenity contributions may still be considered via the rezoning process; however, in consideration of updated Provincial legislation, the Density Bonus policies of this section may not be conducive for site-specific development proposals.

3. Delete the Figure 17 table currently on page 47 and replace with the following table:

Figure 17 – Typical Building Forms, Density and Heights

Land Use Designations	Typical Building Forms	Density in Floor Area Ratios	Heights in Storeys
Low Density Residential	Single-Family Dwellings Accessory Residential Units	Up to 0.4	Up to 2
Residential	Single-Family Dwellings Accessory Residential Units	Up to 0.4	Up to 2
	Duplex, Triplex, Townhomes	Up to 0.6	Up to 3
Special Infill Areas 1 - 7, including: • Waterfront SIA 2 & 3 • Village Residential Area • Transition Commercial	Cluster Housing Duplex, Triplex, Townhomes Apartments / Condominiums	Up to 1.5	Up to 4
Neighbourhood Centre	Duplexes, Triplexes, Townhomes Apartments / Condominiums Upper Floor Units	Up to 1.7	Up to 5
• Downtown Centre • Multi Family / Mixed Residential	Apartments / Condominiums Upper Floor Units	Up to 2.4	Up to 6

Figure 17 - Explanatory Notes

- Figure 17 supersedes all references to floor area ratios and building heights throughout Official Community Plan Bylaw No. 492. References to “units per hectare” are no longer valid.
- Figure 17 is intended as a flexible policy guideline for residential development and rezoning considerations.
- The provision of community water and sanitary wastewater systems for most residential development is required to achieve typical densities and heights within the land use designations noted above.
- Floor Area Ratio = Gross Building Floor Area divided by Gross Lot Area
- Building Height: 1 storey typically = 3 - 4 metres
- District of Sechelt Zoning Bylaw No. 580, as amended, is the source document for development regulations including but not limited to building height, unit densities and floor area ratios, definitions and measurements, and density bonus provisions in lieu of amenity contributions.

READ A FIRST TIME THIS	15 TH DAY OF	NOVEMBER 2023
READ A SECOND TIME THIS	7 TH DAY OF	FEBRUARY 2023
PUBLIC HEARING HELD THIS	24 TH DAY OF	MARCH 2024
RESCINDED THIS	19 TH DAY OF	JUNE 2024
READ A SECOND TIME AS AMENDED THIS	19 TH DAY OF	JUNE 2024
SECOND PUBLIC HEARING HELD THIS	10 TH DAY OF	JULY 2024
RESCINDED THIS	2 ND DAY OF	OCTOBER 2024
READ A SECOND TIME AS AMENDED THIS	2 ND DAY OF	OCTOBER 2024
PUBLIC HEARING HELD THIS	DAY OF	
READ A THIRD TIME THIS	DAY OF	
ADOPTED THIS	DAY OF	

Mayor

Corporate Officer