



DISTRICT OF SECHELT

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING

**September 11, 2024, 3:00 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform**

PRESENT: Councillor A. Shepherd (Chair), Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLaughlan, Councillor B. Rowe, Councillor A. Toth

STAFF: Acting Chief Administrative Officer and Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Corporate and Community Services L. Roberts, Acting Director of Engineering and Operations and Manager of Sustainable Infrastructure M Lee, Development Planning Manager I. Holl, Senior Development Planner T. Baker, Senior Policy Planner K. Pearson, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

1. LAND ACKNOWLEDGEMENT

The Chair acknowledged their gratitude for living on the traditional lands of the shíshálh Nation.

2. CALL TO ORDER AND DECLARATION OF CONFLICT

The Chair called the Committee of the Whole Meeting to order at 3:00 pm and asked for declarations of conflict. There were none.

The Chair noted that Councillor Rowe was attending online.

3. ADOPTION OF AGENDA

Recommendation No. 1

Moved/ Seconded

That the September 11, 2024 Committee of the Whole Meeting Agenda be adopted.

CARRIED

4. DELEGATIONS & PROCLAMATIONS

None.

5. BUSINESS ITEMS

5.1 Housing Needs Report

Urban Matters' Community Housing Lead, Matt Thompson, a consultant for the District of Sechelt, presented the Housing Needs Report for the District of Sechelt including the following points:

- In 2018 the Provincial Government mandated that all municipalities must complete Housing Needs Reports, including projection of needs over five and twenty years, a report on the relation between housing and transit, as well as a description of recent actions taken by the municipality to address housing needs.
- The study took into account four major factors including current and historic demographics, housing profiles, community growth, and key housing needs.
- That there were some outliers in the statistics used, due to factors such as Covid-19 and the CERB benefit, this increased the average renter income for those years.
- There has been a significant increase in the population of seniors in Sechelt since 2006.

In response to questions from Council, the consultant confirmed:

- A reduction in interest rates may make it easier for some new households to become established, but it would not be enough to create a significant change in the trends.
- Population projections are driven by provincial methodology.
- Housing needs arise from many different factors and will require multiple actions at multiple levels of government to begin to meet the needs.

Council discussed housing needs, economic trends and socioeconomic factors in Sechelt and on the Sunshine Coast.

5.2 Housing Accelerator Fund – Second Intake

Staff provided an overview of the draft application for the Housing Accelerator Fund - Second Intake (HAF2) and informed Council that the funding would enable the District

to address some of the housing needs that were identified in the Housing Needs Assessment.

In response to questions, staff confirmed:

- A council resolution is not required to make the application, but one will be needed if the application is successful, in order for the District to accept the funding.
- HAF2 funding will enable the District to address some of the Housing Needs that were identified in the Housing Needs Assessment.

Council discussed potential benefits and concerns related to the HAF2 grant application.

Recommendation No. 2

Moved/ Seconded

1. Endorse an application to the Housing Accelerator Fund with the following seven action plan items:
 - i. Review and Update Development Finance Tools to Accelerate the Development of Priority Housing Types.
 - ii. Establish a Non-Market and Missing Middle Housing Program to Incentivize Development.
 - iii. Increase Process Efficiency by Completing a Development Approval Process Review.
 - iv. Increase Flexibility and Reduce Restrictions through Policy Updates.
 - v. Reduce Parking Standards.
 - vi. Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities.
 - vii. Make publicly owned lands available for housing.
2. Refer this report and the Housing Needs Assessment to community associations, Advisory Planning Commission and the Housing Action Table.

CARRIED

OPPOSED: Councillor McLauchlan

5.3 Official Community Plan (OCP) Amendment Bylaw No. 492-35 – Development Density and Height Policy

Staff presented an amended version of OCP Amendment Bylaw No. 492-35, that includes changes that were added in response to public engagement.

Staff informed Council that:

- This report provides Council with an opportunity to consider the revised OCP Amendment before the bylaw comes back to Council for consideration of a formal reading.
- In order to support the demand for housing and density indicated in the Housing Needs Report and meet Provincial legislation, changes to the District's OCP section 5 will be needed as the District moves forward with the development of a new OCP, a project that kicks off in the fall of 2024.
- These changes are designed to modernize policies, reduce delays in development, as well as the need to continually seek OCP Amendments in order to approve developments.

Recommendation No. 3

Moved/ Seconded

That second reading of Official Community Plan Amendment Bylaw 492-35 be rescinded; and

That Council consider second reading of Official Community Plan Amendment Bylaw 492-35, as amended.

CARRIED

OPPOSED: Councillor Inkster, Councillor McLauchlan

5.4 Road Dedication for Affordable Housing – Community Associations' Referral Comments

Council thanked the community associations who responded to the inquiry and noted their appreciation for the effort contributed.

5.5 Community Safety Update

Councillor Rowe provided an update on progress of the Community Safety Committee and the August 21, 2024, community meeting on crime and safety in Sechelt. She informed Council that:

- The "What We Heard" report from the August 21 meeting is currently available on the District of Sechelt's website calendar page;
- The report will be sent out to the community partners.
- A second meeting on crime and safety in Sechelt is scheduled for October 3, 2024 to share the results of the Aug 21 meeting, to share strategies and actions

that have been taken by the District, RCMP, VCH and other community partners to date, and to strategize the next steps.

Recommendation No. 4

Moved/ Seconded

That a second Public Community Safety Meeting on October 3, 2024 be approved.

CARRIED

6. ADJOURNMENT

Recommendation No. 5

Moved/ Seconded

That the September 11, 2024 Committee of the Whole meeting be adjourned at 4:43 pm.

CARRIED

Certified correct by:

Adam Shepherd, Chair

Certified correct by:

Kerianne Poulsen, Corporate Officer