

# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** October 2, 2024  
**FROM:** Tyson Baker, Senior Development Planner  
**SUBJECT:** Development Permit for 5981 Shoal Way  
**FILE NO:** 3060-2024-10

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## RECOMMENDATION

That Development Permit 2024-10 be approved and issued.

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## PURPOSE

The property owners have applied for a development permit for form and character for a 28-unit townhouse development.

## OPTIONS

1. Defer the application pending additional information.
2. Deny the application.

## DISCUSSION

### Summary

The property owners have applied for a form and character development permit for a 28-unit townhouse development located at 5981 Shoal Way. The development is subject to Development Permit Area No. 7 – Multiple Family Residential.

### 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

The property is currently zoned RM1 and designated Multifamily/Mixed Residential in the Official Community Plan. The property has minor slopes that will require an environmental development permit (DPA 5 – Steep Slopes). Earlier this year, the subject property was granted OCP and rezoning amendments by Council, including site-specific provisions allowing increased density for a multi-family development.

Table 1 – Application Information

<b>Applicant</b>	CityState Consulting Group
<b>Owner</b>	1301233 B.C. Ltd.
<b>Civic Address</b>	5981 Shoal Way
<b>Legal Address</b>	BLOCK 12 DISTRICT LOT 1471 PLAN 3660
<b>Size of Properties</b>	20,137.12 m <sup>2</sup>
<b>OCP Designation</b>	Multifamily/Mixed Residential
<b>Zoning Designation</b>	RM-1 (Residential Multiple 1)
<b>DP Areas</b>	DPA 7 - Multiple Family Residential



Figure 1 – Subject Property Location

## **ANALYSIS**

### **DEVELOPMENT PERMIT AREA NO. 7 – MULTIPLE FAMILY RESIDENTIAL**

Development Permit Area (DPA) No. 7 was established to regulate the form and character of multiple-family residential development on lands designated in the OCP or zoned to permit multiple family uses. Such uses may include townhouses, apartments, or other mixed residential forms.

#### *Objectives*

DPA 7 has the following goals and objectives:

- To support a variety of housing forms that provides appropriate and affordable housing for all segments of the population.
- To ensure high quality or urban design and livability for all higher-density housing
- To use distinctive design character to create identifiable neighbourhoods.
- To ensure that new development is compatible with surrounding uses.

Guidelines in DPA 7 are categorized as follows:

- Site Planning
- Form and Character
- Materials
- Relationship to Adjacent Uses
- Accessibility
- Sustainability
- Privacy, Outdoor Spaces
- Public Art
- Safety and Security
- Landscaping
- Signage
- Lighting
- Parking
- Screening

The proposed development is for 28 townhouse dwelling units within six separate buildings. These 28 townhouse dwelling units are being catered toward working professionals such as nurses, teachers, and other working mid-tier professionals that are in demand but may struggle to afford a comfortable home in Sechelt. The applicant intends to conduct a pre-sale and market these units for the forementioned professionals in an effort to address local labour housing shortages. Furthermore, as per the rezoning conditions previously approved in February of 2024, two units will be offered to a non-profit housing operator at a subsidized rate.

The 28 townhouse dwelling units was to be considered 'Phase 1' of 2 or 3 phases of the overall project which would have totaled a maximum of 117 dwelling units. However, the applicant has since submitted a subdivision application to subdivide the 'Phase 1' section (0.46 ha) of the subject property and treat it as a separate development. As such, this proposed development would still meet applicable zoning requirements on the smaller parcel and allow 28 townhouse dwelling units to be constructed. The remaining parcel will be able to construct up to 89 dwelling units as a future project. It should be noted that the new direction would change what was originally proposed during the rezoning process. These proposed changes include:

1. Directing stormwater runoff to a subterranean holding tank rather than an at-grade bio-retention pond (rain garden) on the southeast corner of the property.
2. The reduction of proposed trail/pathway connections throughout the site, although this can still be developed on the larger site, will be limited on the smaller site under consideration. This trail/pathway will remain essential to the overall connectivity of the site and the neighbourhood.
3. Potential loss of access to large, communal amenity spaces as was originally proposed, although amenity spaces in the form of balconies, small garden areas, and a playground approximately 50m<sup>2</sup> in size will still be present on the smaller site.

Staff reviewed the proposed development against the DPA 7 Guidelines and consider, overall, that the proposed development meets the objectives and guidelines. Should the applicant proceed on creating two separate projects, an application for subdivision will be required.

### **ADVISORY PLANNING COMMISSION**

This application was presented to the Advisory Planning Commission (APC) on September 3, 2024 for review and input. The APC provided several comments regarding unit access, orientation, window size and placement, size of the units, landscaping, and amenity spaces. The APC noted that this type and size of housing is needed in Sechelt to cater to those in the workforce.

The APC made the following recommendations:

- The APC recommends the applicant revisit the site plan, and consider including a dedicated amenity space on the north-west side of the property in accordance with Development Permit Area 7 (Carried)
- The APC recommends the architect revisit the north and south elevations to provide a more orderly composition. (Defeated)
- That the APC recommends the architect revisit the interior layout to increase efficiency, room orientation to appropriate views, and interior access to the suites. (Carried)
- The APC recommends that the proponent revisit the size and locations of windows to allow the most amount of light into the units. (Carried)
- The APC recommends that the roof be redesigned to provide straightforward, maintenance free drainage. (Carried)
- The APC recommends the applicant provide a minimum 12-foot-deep rear private outdoor space for each unit. (Defeated)
- The APC recommends the Development Permit Application be brought back to APC with the recommended revisions incorporated before Council consideration. (Carried)

Overall, the APC requested that revisions based on their feedback be submitted and reviewed once more before proceeding to Council.

The applicant submitted revised drawings based on some of the comments from the APC such as revising the window placements, adjusting the roof lines, and adding a playground area for the residents' children. Should Council wish for the APC to consider these revisions, staff can do so again before bringing the application back to Council for consideration.

## **POLICY AND BYLAW IMPLICATIONS**

The proposed development is consistent with the Official Community Plan and the Zoning Bylaw for the subject property.

## **SUSTAINABILITY PLAN IMPLICATIONS**

1. Social Sustainability and Community Well Being
6. Sustainable Community Growth and Development
7. Leadership in Sustainability

## **STRATEGIC PLAN IMPLICATIONS**

2. Housing

Respectfully submitted,

Tyson Baker, B.Pl.

Senior Development Planner

Attachments:

- 1 – Housing Deliverables Letter
- 2 – Letter of Intent
- 3 – Development Permit No. 2024-10