

September 24, 2024

District of Sechelt  
2<sup>nd</sup> Floor, 5797 Cowrie Street  
Sechelt, BC  
V0N 3A0

ATTN: Planning and Development Services Department

Re: Rezoning Rationale & Updated Development Cost Charges Waiver Request for Sunshine Coast Community Services Society – “Building Together” Redevelopment Project at 5638 Inlet Ave

I am writing today as the Executive Director of Sunshine Coast Community Services Society (SCCSS) with respect to the captioned project above. In late 2021, Council adopted the Zoning Amendment Bylaw No. 25-304, 2020 to permit the height of our proposed development under the C-2 Commercial 2 Zone, subject to entering into a Housing Agreement with the District of Sechelt. Post Zoning Amendment adoption, the District of Sechelt underwent a Zoning Bylaw Update. In this update, a maximum number of units (34) was specified under the Site Specifics section of the C-2 Commercial 2 Zone.

To fund the residential portion of the development, SCCSS is partnering with BC Housing on this project through the Women’s Transition Housing Fund Program. Once the project is constructed, the building will undergo an airspace parcelling subdivision and all residential units will be purchased by the Provincial Rental Housing Corporation (PRHC).

After further discussions with PRHC regarding the financial viability of the project, we removed the level six amenity space from the design and added in a new home. Under the District of Sechelt’s new Zoning Bylaw, the 35<sup>th</sup> unit will exceed the maximum unit count; therefore, another rezoning is required to permit the revised design.

SCCSS is requesting that all fees associated with the second rezoning be waived given the rezoning history and overall merits of this project. This includes the Rezoning Base Fee of \$2,500, the Rezoning Additional Residential Fee of \$100, and the Housing Agreement Amendment of \$150. In addition, we are requesting that the District of Sechelt waive all DCCs with respect to the 35<sup>th</sup> unit to ensure a viable capital budget. The District of Sechelt waived all Development Cost Charges (DCCs) with respect to the project back in 2021.

The waiving of these fees provides an additional layer of financial security to SCCSS and aids in delivering much needed affordable housing to vulnerable women and families in our community. As it stands, current capital and operating budget estimates have presumed the above fees are waived for this project.

On behalf of SCCSS and with thanks,



**Catherine Leach**  
*Executive Director*

