

# REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** March 5, 2025  
**FROM:** Ian Holl, Development Planning Manager  
**SUBJECT:** Rezoning for 7 Lot Subdivision at 5476 Mills Road  
**FILE NO:** 3360-2024-07

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## RECOMMENDATION

1. That Zoning Amendment Bylaw No. 580-18, 2025 be considered for second and third reading, as amended.
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## PURPOSE

The application, at this time, includes some amendments to the existing R6 zone that was created as part of the previously adopted rezoning application. The intent remains to facilitate a proposed small-lot subdivision with multiplex units at 5476 Mills Road. Following the February 19, 2025 Council meeting, the applicants have proactively amended the proposal. They have reduced the number of proposed parcels from eight to seven and decreased the parcel coverage. The proposed modifications are supported by staff. The minimum lot size (300 m<sup>2</sup>) in the R6 zone will be adhered to, resulting in seven lots instead of eight. Lot coverage would increase to 60% now, instead of the previously proposed 70%. Setbacks would still be reduced from 3 m to 1.5 m.

## OPTIONS

1. Deny the application.

## DISCUSSION

### Summary

The property was rezoned to R6 in 2024. The original proposal contemplated access from Mills Road; however, the design elements of the subdivision layout have changed. Due to the terrain, sanitary and storm sewer servicing needs to be at the rear of the property, and this can also serve as property access. This provides a pedestrian friendly streetscape along Mills Road and would allow neighbouring lots to the east access the lane for future use and development.

These changes support the intention of the Province's initiatives and provide small lots with smaller multiplex dwellings. The Housing Needs Report highlights the need for more units of all sizes (studio/1 bedroom, 2 bedrooms, and 3+ bedrooms) and this application furthers the goals of the Housing Needs Report.

While these will be smaller lots than Sechelt has seen in the past, it will provide a broader range of housing options in a small area compared to the traditional single-family development. This is one aspect of creating new inventory of diverse housing types and sizes to provide housing through the spectrum.

### **Housing Needs Assessment**

As noted in the Housing Needs Report, by 2026, the District needs 726 new housing units. This includes the need for supply to reduce extreme core housing need and to reduce homelessness. Outside of the extreme needs, household demand projections consider the need for 529 units by 2029, and the report highlights the need for units of all sizes from studio and 1 bedroom, 2 bedroom and 3+ bedrooms.

The Provincial legislative changes listed below are intended to reduce policy and regulatory barriers to the gentle density and infill development that supports a wider variety of housing forms beyond single detached homes. Summary as follows:

- mandate housing needs assessments every five years that inform the Official Community Plan (OCP)
- mandate OCP updates on the same timeframe
- mandate the SSMUH updates to zoning bylaws
- removed public hearings for OCP compliant rezonings

### **Legislative Context**

As a result of Bill 44, local governments are not allowed to hold a public hearing for a rezoning application that is consistent with the OCP. Where a public hearing is not required or not allowed to be held, the local government must give public notice (similar to the previous public hearing notice) of when the bylaw will be given first reading. This has been done.

## **POLICY AND BYLAW IMPLICATIONS**

### **Official Community Plan**

The proposed development is generally consistent with the Residential land use designation. This application includes needed housing forms as identified in the Housing Needs Report. Residential infill development, including small-lot subdivision, must conform to the guidelines contained in Development Permit Area (DPA) 8: Intensive and Infill Residential. DPA 8 guides the form and character of intensive residential development in the District of Sechelt and provides guidelines to achieve the following objectives:

- *To create variety of compact housing forms with a high standard of urban design and livability, designed for durability and an attractive appearance over the long term.*
- *To integrate new infill development with the surrounding neighbourhood.*
- *To provide new housing forms which are affordable and appropriate to the needs of different groups of the population.*
- *To control design of new development and the provision of amenities.*

## Zoning Bylaw

The zoning amendment bylaw is consistent with the OCP and no public hearing can be held. There will be no additional lots created as compared to the 2024 approval. By dedicating a public lane along the rear of the properties the zoning amendments include site specific changes to the R6 zone for this property. The following changes have been proposed to the bylaw compared to the first reading version.

- Minimum lot size
  - ~~Reduced from 300 m<sup>2</sup> to 265 m<sup>2</sup>.~~
  - No reduction in lot size - will remain at 300 m<sup>2</sup> as per existing R6 regulations. This results in seven lots instead of eight.
- Lot coverage
  - ~~Increased from 50% to 70%.~~
  - Increased from 50% to 60%. Majority of lots will result in ~57% lot coverage.
- Setbacks
  - Front, Rear, and Exterior Side reduced from 3 m to 1.5 m.
  - Remains as proposed.

Subsequent to the rezoning, the Subdivision application will require associated Development Permit (DPA No. 8) and Development Variance Permit applications (Subdivision Bylaw No. 430, 2003 – lane width reduced from 7 m to 6 m).

The Development Permit and Development Variance Permit applications would be presented to Council for a decision in future. These work together to support the intent of the developer and the District to provide a small-scale intensive housing site that creates additional opportunities for neighbouring lots to redevelop over time.

Access along the rear may provide a better street front view along Mills Road and increase the quality of housing for new residents and neighbours. Further detail will be considered in the subsequent development permit review.

## SUSTAINABILITY PLAN IMPLICATIONS

This development would align with the following goals of the Integrated Community Sustainability Plan:

1. Social Sustainability and Community Well Being
5. Planning for Climate Change
6. Sustainable Community Growth and Development

## STRATEGIC PLAN IMPLICATIONS

This development would align with the following goals of the Strategic Plan:

1. Effective Growth
2. Housing
3. Community Safety and Wellbeing
5. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

## **FINANCIAL IMPLICATIONS**

There is a covenant registered on title from the previous rezoning securing the payment of the agreed upon Community Amenity Contribution.

## **COMMUNICATIONS**

No public hearing will be held. Public comments can still be received regarding the application at any time.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Revised Seven-Lot Layout

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-18, 2025