

## DISTRICT OF SEHELDT

### Bylaw No. 25-274, 2016 (CD-39, RTC Properties Ltd.)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 by rezoning three properties in the Downtown Sechelt neighbourhood, from R-1, a Single Family Residential Zone to a new Comprehensive Development Zone 39 to permit a multifamily residential zone and PA-1, a Parks, Recreation and Assembly Zone.

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**WHEREAS** Council of the District of Sechelt has indicated it wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987;

**AND WHEREAS** the proposed rezoning is consistent with the Official Community Plan as amended;

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

#### **Title**

1. This Bylaw may be cited for all purposes as “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-274, 2016 (CD-39, RTC Properties Ltd.).

#### **Provisions**

2. That the new zone, Comprehensive Development Zone 39 (CD-39, RTC Properties Ltd.), as attached to and forming part of this bylaw as Schedule B, is added to District of Sechelt Zoning Bylaw No. 25, 1987, Part 10A-Comprehensive Development Zones in numerical order.
3. That the following definition is added to Part One – Interpretation Section 102.  
**DEFINITIONS:**  
“**BUILDING WIDTH**” means the length of the building face as measured along the foundation generally facing the front lot line;
4. That a 8,668 m<sup>2</sup> portion of Lots 3, 4, & 5, Block 2, District Lot 1331, Plan 2156, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R-1, single family residential to Comprehensive Development Zone 39 (CD-39, RTC Properties Ltd.).
5. That a 1,597 m<sup>2</sup> portion of Lots 3, 4, & 5, Block 2, District Lot 1331, Plan 2156, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R-1, single family residential to PA-1, Park, Recreation and Assembly 1 Zone.
6. That Schedule A of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS 7<sup>th</sup> DAY OF September, 2016

PUBLIC HEARING HELD THIS 11<sup>th</sup> DAY OF January, 2017

RESCIND FIRST READING THIS 2<sup>nd</sup> DAY OF August, 2017

FIRST READING RE-READ THIS 2<sup>nd</sup> DAY OF August, 2017

PUBLIC HEARING HELD THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

READ A THIRD TIME THIS DAY OF

APPROVED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS THIS

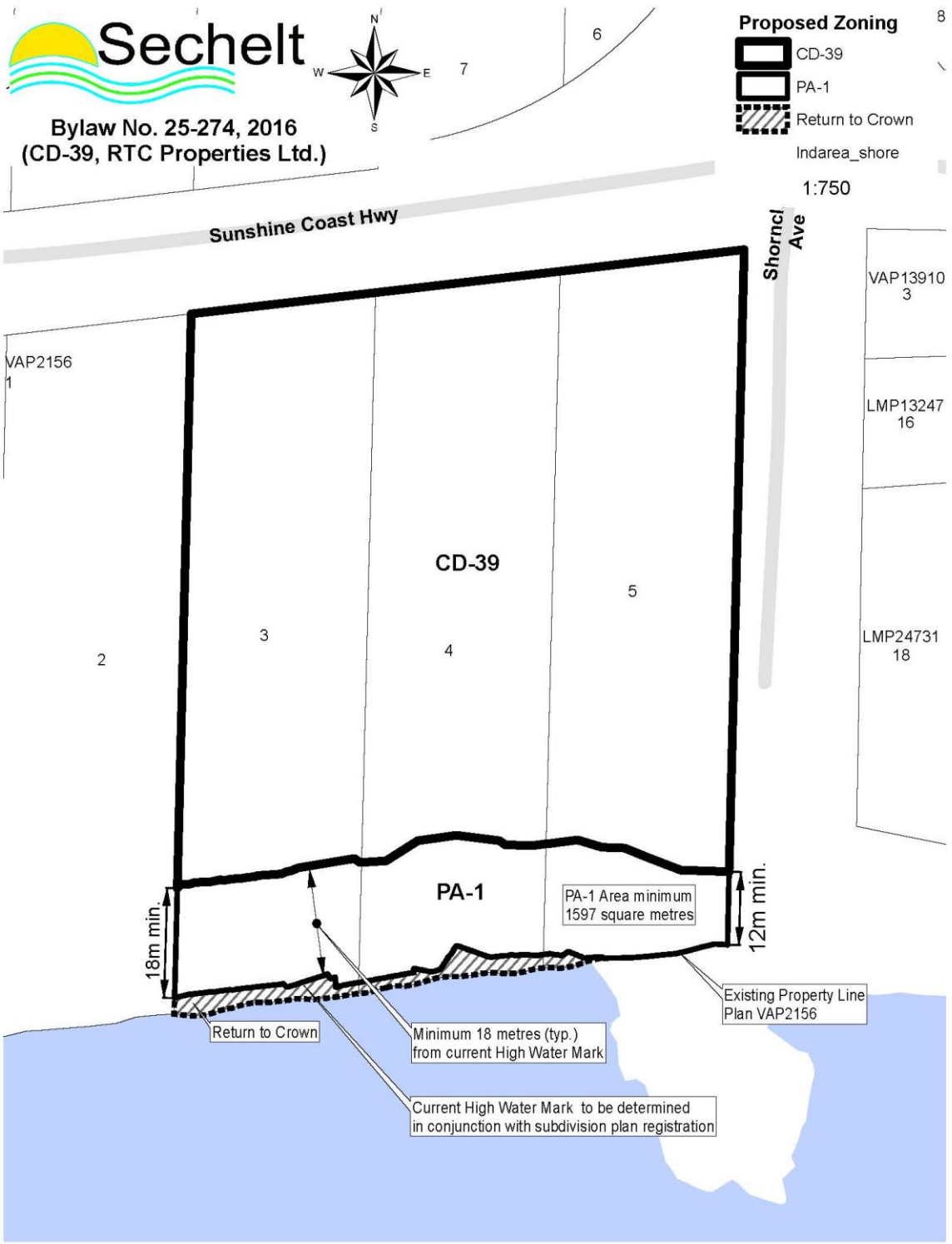
DAY OF

ADOPTED THIS DAY OF

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

# SCHEDULE A TO BYLAW 25-274, 2016



## **SCHEDULE B TO BYLAW 25-274, 2016**

### **10ZCD39.01 COMPREHENSIVE DEVELOPMENT ZONE 39 (CD-39, RTC Properties Ltd.)**

#### **10ZCD39.02 INTENT**

The intent of the CD-39 zone is to facilitate the development of a four building, mixed form, multiple family residential development.

#### **10ZCD39.03 INTERPRETATION AND APPLICATION OF CD-36 ZONE REGULATIONS**

1. Except as otherwise provided in Part 3, Section 303 of this bylaw, the uses listed under the headings “principal uses” and “accessory uses” in the CD-39 zone, and no other uses, are permitted.
2. The CD-39 Subzones are shown on CD-39 – Map Schedule 1 attached to and forming part of this zone.

#### **10ZCD39.04 GENERAL REGULATIONS**

##### **1. Permitted Uses**

###### 1.1 Principal Use:

- a) Dwelling, Multiple Family

###### 1.2 Accessory Use:

- b) Accessory uses customarily incidental and subordinate to 1.1 a) above.

##### **2. Lot Area**

- 2.1 The minimum Lot Area is 8,000 m<sup>2</sup>.

##### **3. Lot Coverage**

- 3.1 The maximum Lot Coverage is 40%.
- 3.2 Notwithstanding subsection 10ZCD39.04 3.1, unenclosed balconies and extended roof overhangs attached to buildings may occupy up to 10% of additional Lot Area.

##### **4. Density**

- 4.1 The number of Dwelling Units shall not exceed 20 units.
- 4.2 Notwithstanding subsection 10ZCD39.04 4.1, the number of Dwelling Units may be increased to 31 units, subject to securing all of the following conditions:

- a) Construction of the Shorncliffe Avenue full width road works from Highway 101 to the northern extent of Snickett Park to current District of Sechelt standards;
- b) Improvements to the Snickett Park extension including:
  - i. Construction of an accessible 2.0 m wide trail with a smooth and hard surface;
  - ii. Installation of LED bollard lighting along the trail which meets Dark Sky lighting standards;
  - iii. Removal of invasive plant species;
  - iv. Landscaping with native species; and
  - v. Construction of a public gathering space with benches and garbage/recycling facilities;
- c) That 50% Dwelling Units constructed on the property are built to an accessible or adaptable standard according to District of Sechelt policies and the British Columbia Building Code;
- d) Construction of the Camden Road Beach Access trail from Highway 101 to the waterfront to the satisfaction of the District of Sechelt's Parks Department;
- e) Either:
  - i. Enter into a Housing Agreement with the District of Sechelt for the provision of two units of affordable housing; or
  - ii. Provide a cash-in-lieu contribution of \$412,000.00 to the Affordable Housing Operating Reserve.
- f) Dedication of a minimum of 1,597 m<sup>2</sup> of area immediately adjacent to the natural boundary of the sea and as shown on Map Schedule 1, as an expansion to Snickett Park.

## 5. **Siting of Buildings and Structure**

5.1 No building shall be located within:

- a) 5.0 m of the north Lot Line;
- b) 4.5 m of the east Lot Line;
- c) 15.0 m of the natural boundary of the ocean;
- d) 1.0 m of the south Lot Line;
- e) 3.0 m of the west Lot Line; and
- f) 3.0 m of another building.

**6. Off Street Parking**

6.1 In addition to the parking requirements for each building, at least 0.2 parking spaces per dwelling unit shall be provided for visitor parking.

6.2 The quantity, size and design of parking aisles and spaces shall be in accordance with Part Eleven of this Bylaw except that 10% of the parking spaces may be for small vehicles with each small vehicle parking space measuring 2.5 m x 5.0 m.

6.3 A minimum of one parking space per building shall be designed as accessible parking.

**10ZCD39.05**

**SUBZONE A**

**1. Building Height**

1.1. No Building in Subzone A shall exceed 13.5 metres in Height.

**2. Building Width**

2.1. No Building in Subzone A shall exceed 45.0 metres in Building Width.

**10ZCD39.06**

**SUBZONE B**

**1. Building Height**

1.1. No Building in Subzone B shall exceed 10.5 m in Height.

**10ZCD39.07**

**SUBZONE C**

**1. Building Height**

1.1. No Building in Subzone C shall exceed 7.5 m in Height.

**10ZCD39.08**

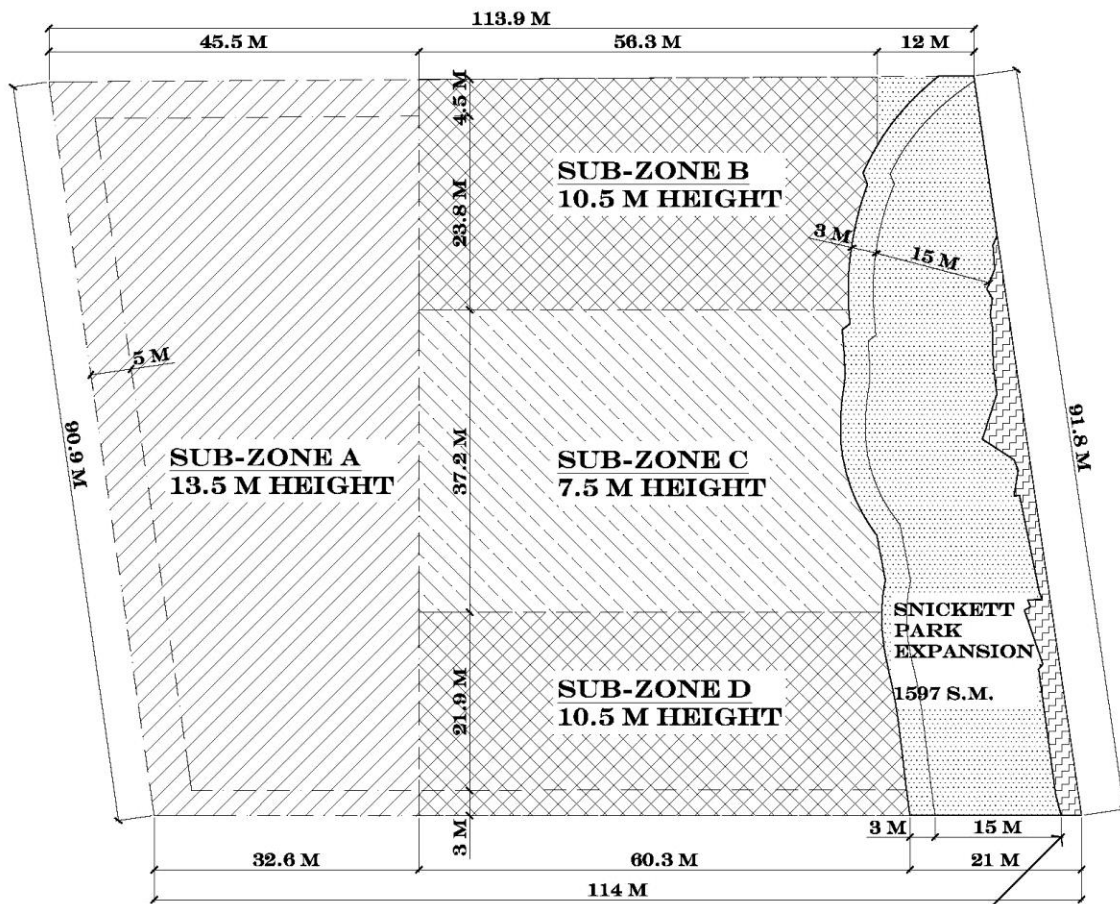
**SUBZONE D**

**1. Building Height**

1.1. No Building in Subzone D shall exceed 10.5 m in Height.

# CD-39 – MAP SCHEDULE 1

- GROUND ORIENTATED TOWNHOMES**
- **SITE AREA : 10,198 S.M.**
  - **DEDICATED PARK | 15.5% | 1597 S.M.**
  - **SITE COVERAGE | 40% ALLOWED**
  - **10,198 - 1597 (PARK) = 8601 X 40% = 3440 S.M. MAX. FOOTPRINT**
  - **TOTAL UNITS = 31**



- **PRESENT NATURAL BOUNDARY LINE PER PETER GORDON LAND SURVEY INC. (BCLS)**
- **3 M INDICATES NEW BOARDWALK**
- **RETURN 170 S.M. TO CROWN**