

DISTRICT OF SEHELDT

Bylaw No. 25-293, 2018 (BC Housing)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987
by rezoning a property at 5656 Hightide Avenue from R-4 - Residential 4 Zone to
Comprehensive Development Zone 43 (CD-43 BC Housing).

WHEREAS the District of Sechelt wishes to further amend District of Sechelt Zoning Bylaw No. 25, 1987 in respect of lands located at 5656 Hightide Avenue, pursuant to an application submitted by Mobius Architecture on behalf of the Provincial Rental Housing Corporation (BC Housing);

AND WHEREAS the proposed amendment 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. 25-293, 2018 (BC Housing)”.

Provisions

2. That the following definitions are added to PART ONE - INTERPRETATION Section 102. DEFINITIONS of Zoning Bylaw 25, 1987:

“FLOOR AREA RATIO (FAR)” means the figure obtained when the total gross Floor Area of all buildings on a lot, is divided by the area of the lot.”

“SUPPORTIVE LIVING HOUSING” means a residential rental housing facility which provides Apartment Dwelling Units or Sleeping Units, and Support and Amenity Services.

“SUPPORT AND AMENITY SERVICES” means meal preparation, meal service, administration services, and may include any of the following: counselling, medical services, social and recreation uses, house cleaning, and laundry service; provided to residents in conjunction with their Supportive Living Housing or Assisted Living Housing.

“SLEEPING UNIT” means a suite of rooms used for residential accommodation, or temporary medical respite accommodation, of one or two persons, that includes sleeping, toilet and bathing facilities, but does not include cooking facilities such as ranges, cooktops or hotplates.

- 3. That the new zone, Comprehensive Development Zone 43 (CD-43 BC Housing), 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.
- 4. That Lot 1, Plan BCP36628, District Lot 304 (PID 027-536-998), addressed as at 5656 Hightide Avenue, as shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned from R-4 - Residential 4 Zone to Comprehensive Development Zone 43 (CD-43 BC Housing).
- 5. 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.

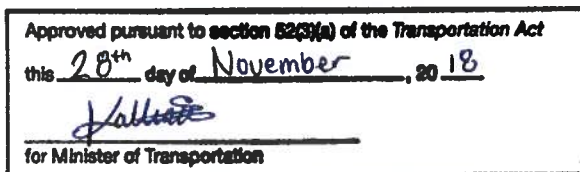
READ A FIRST TIME THIS 2nd DAY OF May, 2018

PUBLIC HEARING HELD THIS 22nd DAY OF May, 2018

READ A SECOND TIME THIS 6th DAY OF June, 2018

READ A THIRD TIME THIS 6th DAY OF June, 2018

APPROVED BY THE BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS
28th DAY OF November, 2018



ADOPTED THIS 19th DAY OF December, 2018

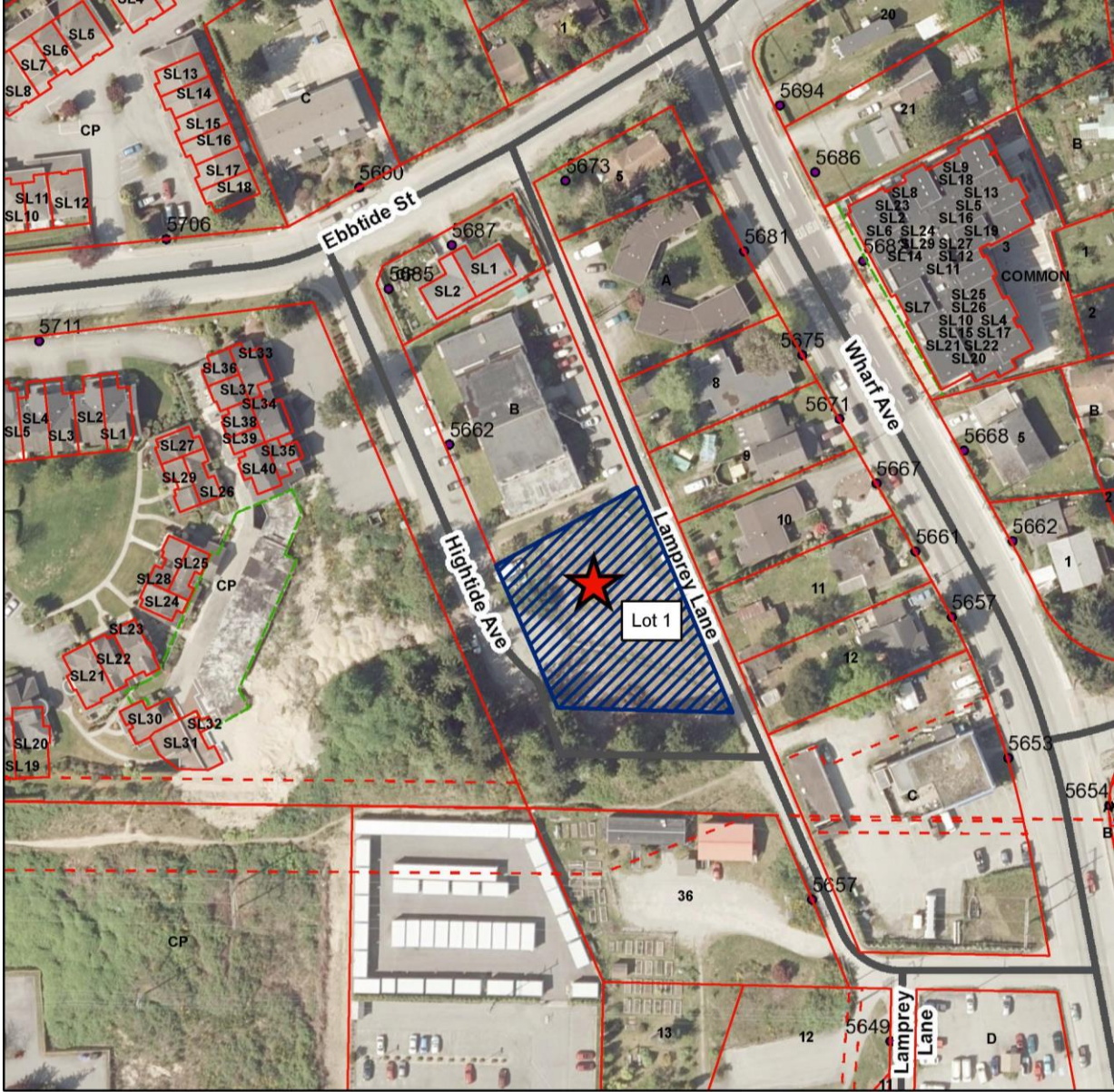


Mayor



Corporate Officer

SCHEDULE A TO BYLAW NO. 25-293, 2018 (BC Housing)



Lot 1, Plan BCP36628, District Lot 304,
(PID 027-536-998), 5656 Hightide Ave.

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Meters



SCHEDULE B TO BYLAW NO. 25-293, 2018 (BC Housing)

10ZCD43.01 COMPREHENSIVE DEVELOPMENT ZONE 43 (CD-43 BC Housing)

10ZCD43.02 INTENT

The intent of the CD-43 zone is to facilitate the development of a site-specific affordable Supportive Living Housing development.

10ZCD43.03 INTERPRETATION AND APPLICATION OF CD-43 ZONE REGULATIONS

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-43 zone, and no other uses, are permitted.

10ZCD43.04 SUPPORTIVE LIVING HOUSING

1. Permitted Uses

1.1. Principal Uses:

- a) Supportive Living Housing apartment dwelling units;

1.2. Accessory uses, spaces, structures and buildings:

- a) Support and Amenity Services;
- b) Accessory buildings and structures, subject to the regulations in Part 3, Section 305 of this Bylaw.

2. Density

2.1. The number of Supportive Living Housing apartment dwelling units shall not exceed the base density of one (1) unit for each two hundred (200) square metres (50 units/hectare) of Lot Area.

2.2. Notwithstanding subsection 10ZCD43.04 2.1, the number of Supportive Living Housing apartment dwelling units may be increased to a maximum of one (1) unit for each 45.425 square metres (221 units/ha) of Lot Area **OR** 40 Supportive Living Housing apartment dwelling units on the lot, whichever is less, subject to the following conditions:

- a) Provision of four of the Supportive Living Housing apartment units are constructed to an adaptable accessibility standard and four of the

Supportive Living Housing apartment units are built to a wheelchair accessible standard with roll-in showers, and wheelchair sinks, counters and kitchenettes;

- b) Provision of 100% of the Supportive Living Housing apartment dwelling units on the lot are guaranteed as affordable rental housing where the District of Sechelt and the owner have entered into a Housing Agreement under Section 483 of the *Local Government Act*; and
- c) Provision of a no-subdivision covenant, registered on the lot.

3. Lot Area and Lot Width

- 3.1. The minimum lot area required is one thousand eight hundred (1,800) square metres.
- 3.2. The minimum lot width required is thirty-six (36) metres.

4. Floor Area Ratio (FAR)

- 4.1. The Floor Area Ratio (FAR) of the building shall not exceed 1.10.

5. Lot Coverage

- 5.1. Buildings, parking areas and driveways shall not cover more than seventy-five (75%) percent of the lot area.

6. Building Height

- 6.1. No building shall exceed 3 storeys and 10.5 metres in height.
- 6.2. No accessory building shall exceed six (6.0) metres in height.

7. Siting of Buildings and Structures

- 7.1. No principle building shall be located within:
 - a) 7.5 m of the lot line facing west (Hightide Ave.);
 - b) 7.5 m of the lot line facing east (Lamprey Lane);
 - c) 5.0 m of the lot line facing north; and

d) 3.0 m of the lot line facing south.

7.2. Accessory buildings shall not be located within the front yard facing Hightide Avenue nor within 1.5 metres of any lot line.

8. Exterior Lighting

8.1. All open spaces, pathways, building exits, and building entrances shall be lit with exterior, downcast, energy efficient, lighting fixtures.

9. Off Street Parking and Loading

9.1. The size and design of parking aisles, spaces, and loading spaces shall be in accordance with Part Eleven of this Bylaw.

9.2. The number of parking spaces and loading spaces provided shall be in accordance with Part Eleven of this Bylaw for apartment dwellings.

9.3. Notwithstanding subsection 10ZCD43.04 9.2 above, the number of parking spaces and loading spaces provided on the lot, may be decreased to 5 vehicle parking spaces, of which at least one vehicle parking space shall be designed as accessible parking, and no loading space is required, subject to the following conditions:

- a) Provision of 100% of the Supportive Living Housing apartment dwelling units are guaranteed as affordable rental housing where the District of Sechelt and the owner have entered into a Housing Agreement under Section 483 of the *Local Government Act*;
- b) Provision of a no-subdivision covenant, registered on the lot; and,
- c) Provision of a covered bicycle parking area for at least 15 bicycles.