

DISTRICT OF SECHELT

Bylaw No. 25-296, 2018  
(Sunshine Coast Lions Housing Society - Greenecourt)

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987

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**WHEREAS** the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 25, 1987, to provide for the establishment of a Comprehensive Development Zone 44 (CD 44 Sunshine Coast Lions Housing Society- Greenecourt)

**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. 25-296, 2018 (Sunshine Coast Lions Housing Society - Greenecourt)”.

**Provisions**

2. That the new zone, Comprehensive Development Zone 44 (CD-44 Sunshine Coast Lions Housing Society - Greenecourt), 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 **LOT A BLOCK 11 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48362 (PID 024-927-775); at civic address 5821 Medusa Street**, 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 44 (CD-44 Sunshine Coast Lions Housing Society - Greenecourt).
4. That **LOT 1 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP12200 (PID 028-696-247) at civic address 5583 Ocean Avenue**, as shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned from CD-26 - Comprehensive Development Zone 26 to Comprehensive Development Zone 44 (CD-44 Sunshine Coast Lions Housing Society - Greenecourt).
5. That **STRATA LOT 1 &2 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS408 (PID 028-712-536 and PID 028-712-544) at civic address 5583 Ocean Avenue**, as shown on the plan attached to and forming part of this bylaw as Schedule A be rezoned

from CD-26 - Comprehensive Development Zone 26 to Comprehensive Development Zone 44 (CD-44 Sunshine Coast Lions Housing Society - Greenecourt).

- 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 5<sup>th</sup> DAY OF September 2018

PUBLIC HEARING HELD THIS 25<sup>th</sup> DAY OF September 2018

READ A SECOND TIME THIS 17<sup>th</sup> DAY OF October 2018

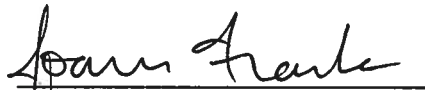
READ A THIRD TIME THIS 17<sup>th</sup> DAY OF October 2018

APPROVED BY THE BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 13<sup>th</sup> DAY OF May 2019

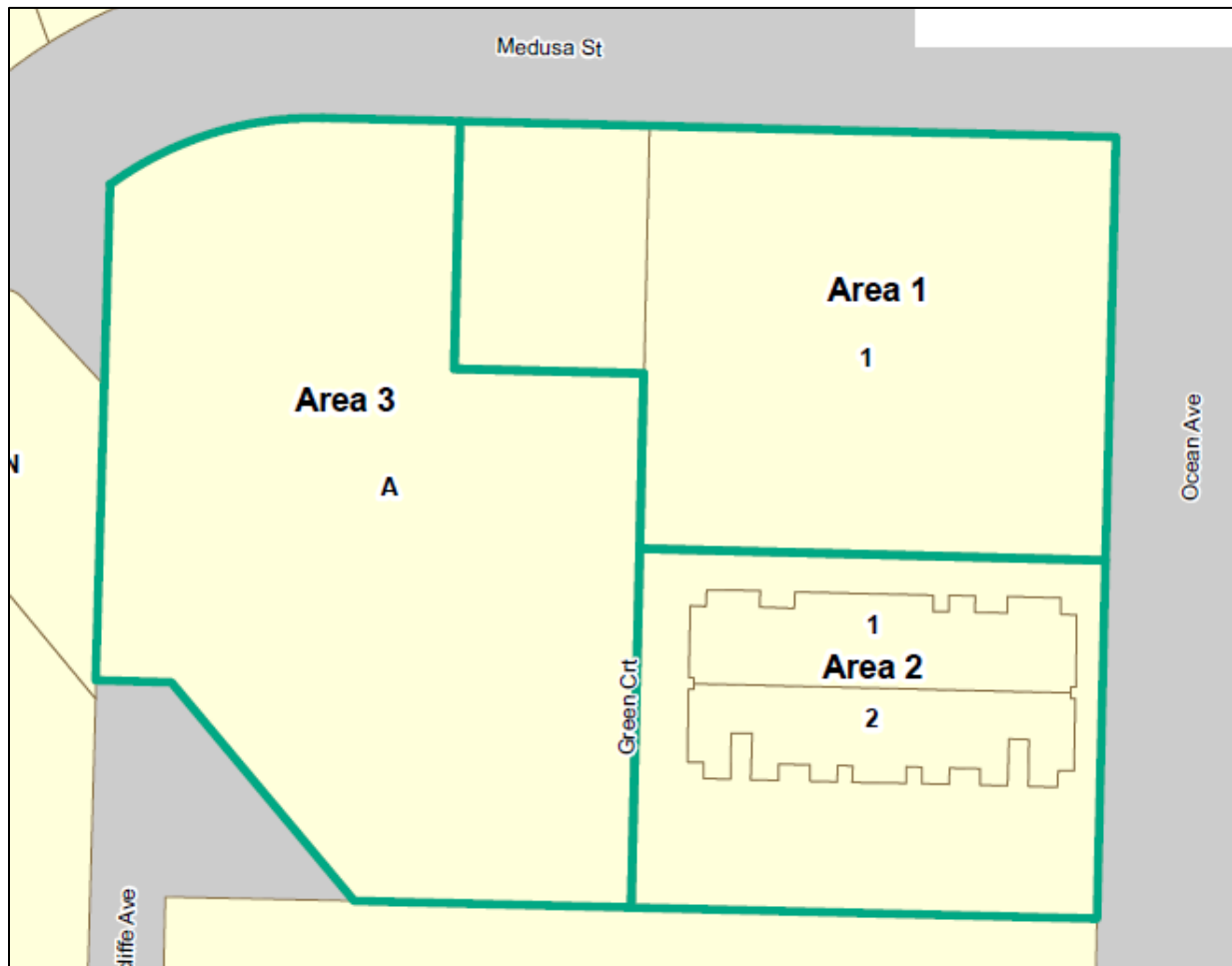
Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 13<sup>th</sup> day of May, 2019  
  
for Minister of Transportation

ADOPTED THIS 3<sup>rd</sup> DAY OF July 2019

  
Mayor

  
Corporate Officer

Schedule A to Bylaw No. 25-296, 2018 (Sunshine Coast Lions Housing Society - Greenecourt)



**LOT A BLOCK 11 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48362 (PID 024-927-775); at civic address 5821 Medusa Street**

**LOT 1 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP12200 (PID 028-696-247) at civic address 5583 Ocean Avenue**

**STRATA LOT 1 & 2 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS408 (PID 028-712-536 and PID 028-712-544) at civic address 5583 Ocean Avenue.**

Schedule B to Bylaw No. 25-296, 2018 (Sunshine Coast Lions Housing Society - Greenecourt)

**10ZCD44.01**                    **COMPREHENSIVE DEVELOPMENT ZONE 44 (CD-44 Sunshine Coast Lions Housing Society - Greenecourt)**

**10ZCD44.02**                    **INTENT**

The intent of the CD-44 zone is to provide affordable seniors rental housing residential units consisting of a mix of unit sizes and accessory amenity spaces such as administration office, kitchen and dining, laundry, assembly, indoor and outdoor communal spaces.

**10ZCD44.03**                    **INTERPRETATION AND APPLICATION OF CD-44 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-44 zone, and no other uses, are permitted.

**10ZCD44.04**                    **PERMITTED USES**

Principle Uses – the following uses shall be permitted principle uses in the CD-44 Zone, subject to all applicable regulations of Bylaw 25.

**1. AREAS 1, 2, & 3:**

- a) Rental apartment dwelling units
- b) Supported Independent Living
- c) Child care facility

Accessory Uses – the following uses shall be permitted accessory uses in the CD-44 Zone, subject to all applicable regulations of Bylaw 25.

**2. AREAS 1, 2 & 3:**

- a) Meeting hall for public or non-profit community service organization
- b) Support and Amenity Services
- c) Commercial kitchen and dining room

- d) Administration offices
- e) Home based business
- f) Outdoor amenity space including patios and open space
- g) Parking facilities and structures
- a) Accessory uses, buildings and structures

**10ZCD44.05**      **DENSITY**

- 1. **AREA 1:**      maximum number of dwelling units is 104 with a Housing Agreement.
- 2. **AREA 2:**      maximum number of dwelling units is 65 with a Housing Agreement.
- 3. **AREA 3:**      maximum number of dwelling units is 46.

**10ZCD44.06**      **LOT AREA**

- 1. **AREA 1:**      4,000 square metres minimum
- 2. **AREA 2:**      2,500 square metres minimum
- 3. **AREA 3:**      5,000 square metres minimum

**10ZCD44.07**      **FLOOR AREA RATIO**

- 1. **AREA 1:**      1.76 maximum
- 2. **AREA 2:**      1.60 maximum
- 3. **AREA 3:**      1.00 maximum

**10ZCD44.08**      **SITING OF BUILDINGS AND STRUCTURES**

- 1. **AREA 1:**

- a. 6.0 m of the lot line facing north (Medusa Street)
- b. 6.5 m of the lot line facing west
- c. 7.5 m of the lot line facing south
- d. 3.0 m of the lot line facing east (Ocean Avenue)
- e. Building separation distance between Lot 1 and SL Lot 1 & 2 shall not be less than 10.0 m.

**2. AREA 2:**

- a. 5.0 m of the lot line facing north
- b. 6.5 m of the lot line facing west
- c. 7.5 m of the lot line facing south
- d. 3.75 m of the lot line facing east (Ocean Avenue)

**3. AREA 3:**

- a. 6.0 m of the lot line facing north (Medusa Street)
- b. 6.0 m of the lot line facing west
- c. 7.5 m of the lot line facing south
- d. 6.0 m of the lot line facing east

**10ZCD44.09**

**LOT COVERAGE**

**AREAS 1, 2, & 3:** Building and structures shall not cover more than 55% of the total site area. The total site area to remain as open space shall not be less than 30%.

**10ZCD44.10**

**BUILDING HEIGHT**

1. **AREA 1:** 17.5 m maximum
2. **AREA 2:** 13.0 m maximum
3. **AREA 3:** 10.5 m maximum
4. **AREAS 1, 2, & 3:** All other buildings 6.0 m maximum

**10ZCD44.11**            **OTHER REGULATIONS**

The general design and proposed layout of the development shall be in keeping with the plans attached to this bylaw.

**10ZCD44.11**            **EXTERIOR LIGHTING**

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

**10ZCD44.12**            **OFF STREET PARKING AND LOADING**

1. The size and design of parking aisles, spaces, and loading spaces shall be in accordance with Part Eleven of this Bylaw.
2. The number of parking spaces provided shall be 70 and loading spaces provided shall be 1.
3. Covered bicycle and scooter parking area for at least 40.

