

DISTRICT OF SEHEL
Bylaw No. 492-21, 2018 (Continuum of Care)

A bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010 to adopt policies that create opportunities for continuum of care options within the community.

WHEREAS the Council of the District of Sechelt has adopted “District of Sechelt Official Community Plan Bylaw No. 492, 2010; and

WHEREAS Council wishes to amend the Official Community Plan to add additional policies in respect to care options within the community; and

WHEREAS the District of Sechelt recognizes the importance of providing a broad range of care options through the community to support the needs of seniors and to facilitate aging-in-place in comfort, security, and dignity;

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 Official Community Plan Amendment Bylaw No. 492-21, 2018 (Continuum of Care)”.

AMENDMENTS

2. Schedule “A” of District of Sechelt Official Community Plan Bylaw No. 492, 2010 is amended by:
 - a. Adding the following paragraph after the paragraph titled “Affordable and Special Needs Housing” and before the paragraph titled “Density Bonus Incentives” of Part Four - 5. Residential and Special Infill Areas:

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The District of Sechelt supports its residents’ ability to choose how they are cared for and supports residents’ ability to live out their lives in comfort, autonomy, security, and dignity. The intent of the policies of this Part is to provide the flexibility required to provide residents with facilities that allow for aging in comfort, security, and dignity while respecting existing neighbourhood character and good planning principles.

Care can be provided in a broad range of forms and intensity, creating a Continuum of Care with different options and levels of care. In general the Continuum of Care ranges from persons living independently with a small amount of care or aid to people requiring more intensive medical and personal care and supervision.

- b. Deleting section 5.13 of Part Four - 5. Residential and Special Infill Areas and replacing it with the following:

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5.13.1 The District of Sechelt supports a continuum of care and housing options that address the needs, safety, well-being, and independence of older adults. Developments shall consider opportunities to facilitate age-in-place opportunities that are in keeping with the form, character and scale of the neighbourhood, and that provide appropriate access and amenities.

5.13.2 Independent living facilities, including assisted living, and community care facilities, may be accommodated in all designations and zones that accommodate multi-unit development and mixed use development. The District will develop provisions in the zoning bylaw to calculate density and parking standards that reflect the different unit sizes and use intensities associated with these facilities.

5.13.3 Institutional facilities such as complex-care and large-scale community care facilities may be accommodated in all designations and zones that accommodate high-density residential, regional commercial, and institutional uses. The District supports developments that are well served by transit, medical facilities, recreational opportunities and commercial amenities.

5.13.4 Where new care facilities are proposed for areas that were not contemplated by the OCP or Zoning bylaw, Council may consider them through a comprehensive development zone, providing the development demonstrates need, high standards of urban design, and accessibility. The development would need to adhere to the criteria for evaluating OCP amendments contained in Part Six of this OCP.

- c. Adding the following after section 10.2 of Part Four - 10. Social Well Being; Community Services:

10.2.1 Community services and a range of care facilities will be provided throughout the District in locations that are accessible, appropriate, and that respect existing neighbourhood character and good planning principles.

- d. Adding the following after section 10.6 of Part Four – 10. Social Well Being; Community Services:

10.6.1 The District of Sechelt supports a range of care facilities and programs for those requiring social supports, programs, and amenities, to enable them to age-in-place to the greatest extent possible.

- e. Adding the following after section 10.12 of Part Four – 10. Social Well Being; Community Services:

Seniors Care Facilities

10.12.1 Major new developments and comprehensive development plans are encouraged to include a range of care facilities, residential opportunities, and amenities geared to seniors.

10.12.2 The District of Sechelt supports a broad range of care options for seniors through provisions in the Zoning Bylaw to permit services and facilities ranging from small-scale, home-based personal care services to large-scale, institutional facilities in appropriate locations. Home-support services will be supported in all residential designations.

- f. Adding the following after section 5. Zoning Bylaw Amendments (k) of the Priority Actions of Part Six - Plan Implementations and Monitoring:

(l) Add small scale care facilities and home support as a permitted uses in all residential zones.

(m) Address continuum of care needs through new use definitions, specific use regulations, siting requirements, and regulations pertaining to height, density, and massing.

(n) Introduce a density bonus framework to allow increased densities subject to entering into a Housing Agreement and/or providing community amenities.

- g. Adding the following under the “Accessibility” heading of Part 8 - Development Permit Areas, DPA 7 - Multiple Family Residential:

- To the greatest extent possible, outdoor amenity spaces and walkways should be built accessible.

- h. Replacing the following definitions under Part 9 – Definitions:

Civic, Institutional, and Utilities

This designation provides for recreational, educational, civic, cultural, religious, institutional, utility, and infrastructure facilities and uses.

Downtown Centre

This designation is the primary location of retail, office, tourist commercial, cultural, institutional, and civic facilities, including residential and mixed residential/commercial uses.

i. Adding the following definitions, alphabetically, under Part 9 – Definitions:

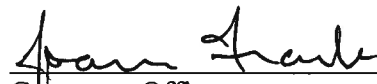
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Means the various care options a person has as they progress from independent living to more intensive care requirements.

READ A FIRST TIME THIS	7 TH	DAY OF	MARCH	2018
PUBLIC HEARING HELD THIS	18 th	DAY OF	APRIL	2018
READ A SECOND TIME THIS	16 th	DAY OF	MAY	2018
READ A THIRD TIME THIS	16 th	DAY OF	MAY	2018
ADOPTED THIS	16 th	DAY OF	MAY	2018



Mayor



Corporate Officer