

District of Sechelt
Public Hearing Binder
Rezoning Application 3360-2022-03
5535 Shorncliffe (Genaris)

1.	APPLICATION
2.	REFERRAL
3.	REFERRAL COMMENTS
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9.	MISC. INFORMATION

Existing Zoning R-1	Proposed Zoning Change CD	Existing OCP Designation Multi-family / Mixed Residential	Proposed OCP Designation Multi-family / Mixed Residential
Development Permit Area # 1 to 5 Natural Hazard & Environmental Protection		Development Permit Area # 6 to 10 Form & Character of Development	

APPLICATION SUBMISSION REQUIREMENTS

APPLICATION TYPE	ZONING	OCP	S/D	DP	DVP	OTHER
Completed Application Form	Y	Y	Y	Y	Y	Y
Title Search Certificate dated no more that 30 days prior to date of application.	Y	Y	Y	Y	Y	Y
Scaled Site Plan Survey indicating: lot size, lot dimensions, location of all buildings (existing and proposed), setbacks to all property lines, north arrow, contours in 1 m intervals, existing and proposed driveways, septic fields, street names, drainage, tree survey, archaeological sites, natural hazards, topographical features and proposed parking layout in accordance with Zoning Bylaw.	Y	Y	Y	Y	Y	Y
Four elevations of each building, existing and proposed. Elevations must include details regarding finishing materials, roofing materials, and colours. (Multi-family, commercial, industrial and institutional.)	Y	Y		Y	D	D
Landscaping plan including location, sizes and species of plants and trees with cost estimate.	Y	Y	Y	Y	D	D
Architectural renderings &/or model.	D	D		D	D	D
Infrastructure Service Plan—roads, sewer, storm water, water, utilities, traffic impact study, lot grading plan	D		Y	D	D	D
Sustainability checklist (attached)	Y	Y	Y	D	D	D
All drawings should be submitted on full size paper, 11" x 17" paper (1 set) and as PDFs (electronic).	Y	Y	Y	Y	Y	Y
Geotechnical and/or Environmental Report	D	D	D	D	D	D

Key: **Y** = Yes; **D** = Depends on nature of application; see Zoning Bylaw No. 25, 1987; Subdivision and Development Control Bylaw No. 430, 2003; and Official Community Plan Bylaw 492, 2010.

APPLICANT'S DECLARATION

- I/We acknowledge that the District of Sechelt, and its officers and employees, have not made any representation as to the future property uses permitted if this application is successful.
- I/We are aware that payment of the application fee does not guarantee or constitute approval of the proposal and that the application may not proceed for a variety of reasons.
- I/We declare that all statements made in support of this application are true.
I/We agree to comply with all provisions of the respective zoning bylaw, official community plan, development servicing bylaws and any other applicable municipal, provincial and federal legislation.

Applicant's Signature

Dated May 18, 2022

Application Fee As per Bylaw 575, 2019

\$ _____

DEVELOPMENT APPLICATION REFERRAL

Please send your reply to planning@sechelt.ca

APPLICATION NO:	3360-2022-03		DATE:	October 6, 2022	X	OCB	
FILE MANAGER:	Ian Holl, Development Planning Manager		EMAIL:	iholl@sechelt.ca	X	Zoning	
APPLICANT:	Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.						Subdivision
APPLICANT CONTACT:	rajinder@flatarchitecture.ca / harman@genaris.ca						Variance
SITE ADDRESS:	5535 Shorncliffe Avenue						Development Permit
LEGAL:	Block 6, District Lot 1331, Plan VAP6223, PID 010-945-091						OTHER:
ZONING:	EXISTING	R-1	PROPOSED	Multifamily residential			
OCB DESIGNATION:	EXISTING	Multifamily Mixed Residential	PROPOSED	No change to land use designation. Increase maximum permitted density.			

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. Please respond by November 4, 2022. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PLEASE RESPOND TO THIS REFERRAL WITHIN 30 DAYS.

PURPOSE OF APPLICATION:

Flat Architecture has applied on behalf of 1335711 BC Ltd. to rezone 5535 Shorncliffe Avenue to facilitate two rental apartment buildings with a total of 109 units. One building would be four storeys in height and the other would be five storeys. A second referral at the bylaw development stage would provide an additional opportunity to comment. More detailed information will be referred during the development permit stage when detailed drawings (civil and architectural) are developed.

GENERAL LOCATION: 5536 and 5528 Inlet Avenue

OTHER INFORMATION:

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

ATTACHMENTS:

September 7, 2022 Staff Report to Council w/Attachments
Preliminary Design Brief (Civil Servicing)
Preliminary Civil Design Drawings

This referral has also been sent to the following agencies:

X	Sunshine Coast Regional District - Infrastructure Department		Sechelt Volunteer Fire Department
X	Shíshálh Nation		FortisBC Energy / Energy Services Advisor
	Vancouver Coastal Health Authority		Telus
X	Ministry of Transportation & Infrastructure		B.C. Hydro / BC Transmission Co
	Agriculture Land Commission		Coast Cable - Eastlink
	Archaeology Branch of BC		Canada Post
X	School District #46		Transportation Choices Sunshine Coast
	Council	X	District of Sechelt Engineering Department
X	Other: School District #93	X	District of Sechelt Building Department

Community Associations and Groups:

	East Porpoise Bay		Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		S.H.O.R.A.		S.D.B.A.
	Chamber of Commerce						



604 885 1986
PO Box 129, 5797 Cowrie St,
2nd Floor
Sechelt, BC V0N 3A0
www.sechelt.ca



DEVELOPMENT APPLICATION REFERRAL

Please send your reply to planning@sechelt.ca

APPLICATION NO:	3360-2022-03		DATE:	May 17, 2023	X	OCB	
FILE MANAGER:	Ian Holl, Development Planning Manager		EMAIL:	iholl@sechelt.ca	X	Zoning	
APPLICANT:	Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.						Subdivision
APPLICANT CONTACT:	rajinder@flatarchitecture.ca / harman@genaris.ca						Variance
SITE ADDRESS:	5535 Shorncliffe Avenue						Development Permit
LEGAL:	Block 6, District Lot 1331, Plan VAP6223, PID 010-945-091						OTHER:
ZONING:	EXISTING	R4	PROPOSED	RM1 Site specific height increases			
OCB DESIGNATION:	EXISTING	Multifamily Mixed Residential	PROPOSED	No change to land use designation. Increase maximum permitted density.			

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. Please respond by June 16, 2023. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PLEASE RESPOND TO THIS REFERRAL WITHIN 30 DAYS.

PURPOSE OF APPLICATION:

Flat Architecture has applied on behalf of 1335711 BC Ltd. to rezone 5535 Shorncliffe Avenue to facilitate two rental apartment buildings with a total of 109 units. One building would be four storeys in height and the other would be five storeys. The OCB and Zoning Amendment Bylaws have been given First Reading and a second referral is underway. The applicant proposed 10% of the units (11 units) as affordable below market rentals (30% of median income) to be secured via housing agreement. More detailed information will be referred during the development permit stage when detailed drawings (civil and architectural) are developed.

GENERAL LOCATION: 5535 Shorncliffe Avenue

OTHER INFORMATION:

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

ATTACHMENTS:

April 19, 2023 Staff Report to Council w/Attachments
Preliminary Design Brief (Civil Servicing)
Preliminary Civil Design Drawings

This referral has also been sent to the following agencies:

X	Sunshine Coast Regional District - Infrastructure Department	X	Sechelt Volunteer Fire Department
X	Shíshálh Nation	X	FortisBC Energy / Energy Services Advisor
	Vancouver Coastal Health Authority	X	Telus
X	Ministry of Transportation & Infrastructure	X	B.C. Hydro / BC Transmission Co
	Agriculture Land Commission		Coast Cable - Eastlink
	Archaeology Branch of BC		Canada Post
X	School District #46		Transportation Choices Sunshine Coast
	Council	X	District of Sechelt Engineering Department
X	Other: School District #93	X	District of Sechelt Building Department



604 885 1986
PO Box 129, 5797 Cowrie St,
2nd Floor
Sechelt, BC V0N 3A0
www.sechelt.ca

Community Associations and Groups:

	East Porpoise Bay	X	Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		S.H.O.R.A.		S.D.B.A.
	Chamber of Commerce						



Sven Koberwitz

From: Kirin Lamb <KLamb@shishalh.com>
Sent: Friday, November 04, 2022 10:04 AM
To: Ian Holl; Planning
Cc: Christina Gwilliam; Steven Feschuk
Subject: SNR22247.01 / 3360-2022-03 - 5535 Shornecliffe - shishalh Preliminary Concerns

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Mr. Holl,

I am writing regarding the application for amendments to the Zoning Bylaw and Official Community Plan to facilitate the construction of a proposed 109-unit apartment complex at 5535 Shornecliffe Ave, ch'atlich (Sechelt), BC, within the shishalh Nation swiya (world, birthplace, lands, "Territory"), our file SNR22247.01, your file 3360-2022-03.

This application is being reviewed following the [shishalh Nation Lands and Resources Decision-Making Policy](#). We note the following preliminary concerns:

- **Infrastructure – Drinking Water & Solid Waste**

Given our current water annual shortage issues, and the current water crisis, we have ongoing concerns with increase in high-density development and the associated water usage. Additionally, we are concerned given that the Sechelt Landfill is rapidly approaching capacity and is expected to close by mid-2025. It is possible the Sechelt Landfill will close before an alternative long-term solid waste disposal option is fully operational.

The property is proposed to be rezoned to allow for increased density through the establishment of 109 apartment units over 0.75ha. Please respond with further information regarding the proposed water source(s) and waste management strategies for this proposed increased density.

- **Preliminary Field Reconnaissance**

Due to the extremely high concentration of recorded and unrecorded archaeological sites in the area, the shishalh Nation will require an archaeological Preliminary Field Reconnaissance (PFR) for this application. PFR is a surface inspection of the area by a trained archaeological professional prior to the commencement of proposed development activities. The PFR study is designed to assess the archaeological potential of the area and inspect for archaeological materials such as stone tools, shell midden, pictographs, and culturally modified trees. It is a surface inspection only; no ground disturbance is involved. A PFR Report will either recommend that no further archaeological survey is required prior to proposed development activities or will clearly outline the level of archaeological study required to proceed with development activities.

Please direct the proponent to contact our Rights and Title department via lilxmit@shishalh.com and CC klamb@shishalh.com to commission the PFR.

- **Nesting Bird Window**

The federal Migratory Birds Convention Act (1994) and the provincial Wildlife Act (1996) prohibit the disturbance or destruction of active nests and eggs. Ideally, developments will be designed to avoid clearing vegetation during the critical bird breeding window (March 1-Aug 31). This is a general nesting period that covers most federally protected migratory bird species but may not include the complete nesting period for all species under provincial/territorial jurisdiction. If avoidance of tree-cutting and vegetation-clearing activities

during this window is not possible, a nest survey by an R.P Bio. should be conducted 24-48 hrs prior to proposed activities to identify active bird nests and apply appropriate buffers and timing windows.

Please respond with the assurance that vegetation clearing will take place outside of the bird breeding window, or if that is not possible, please provide written the assurance that an RPBio will be on site to identify and buffer.

Kind regards,



Kirin Lamb (she/her)

Implementation Coordinator, Rights & Title Department

Stewardship & Territorial Land Management

PO Box 740, 5555 Sunshine Coast Hwy, Sechelt, BC V0N 3A0

t 604-740-5600 ext. 342 | **toll free** 1-866-885-2275

www.shishalh.com



OFFICE OF THE SECRETARY-TREASURER

Delivered via email: andrew.allen@sechelt.ca

November 7, 2022

District of Sechelt
Attn: Andrew Allen, Director of Planning and Development
PO Box 129,
Sechelt, BC, V0N 3A0

Dear Andrew,

RE: 5535 Shorncliffe Ave - Rezoning Application - 3360-2022-03

Thank you for the opportunity to comment on the rezoning application for 5535 Shorncliffe Avenue. We would like to express concerns around parking and pedestrian safety in the area of the proposed development. As you know, the planned subdivision for our property at 5538 Shorncliffe Avenue will not proceed and therefore street parking will continue to be an issue. Without Ministry funding to support off-site civil improvements to the nearby roads, we must rely on the District of Sechelt to provide infrastructure improvements to ensure the safety of students on those roads and intersections. The school district is interested in any opportunity for civil improvements to the frontages on Shorncliffe Avenue and Cowrie Street, including the intersection of the two roads.

When deciding on off-site improvements, we recommend consideration of the following:

- Traffic calming to Shorncliffe Avenue
- Pedestrian safety enhancements at the intersection of Shorncliffe Avenue and Cowrie Street
- Pedestrian safety considerations for Chatelech students who frequently use the path through the Rockwood Center to access downtown Sechelt and the bus stop
- Redesign of the intersection to prioritize pedestrian travel and improve parking options
- Pedestrian safety enhancements along Cowrie Street where it connects to the intersection

I have attached a map that highlights some of our suggestions, for consideration. The overall intersection design should consider factors listed above. I would be pleased to meet with you to discuss these requests. Please contact my assistant, Erica Reimer, to schedule a time.

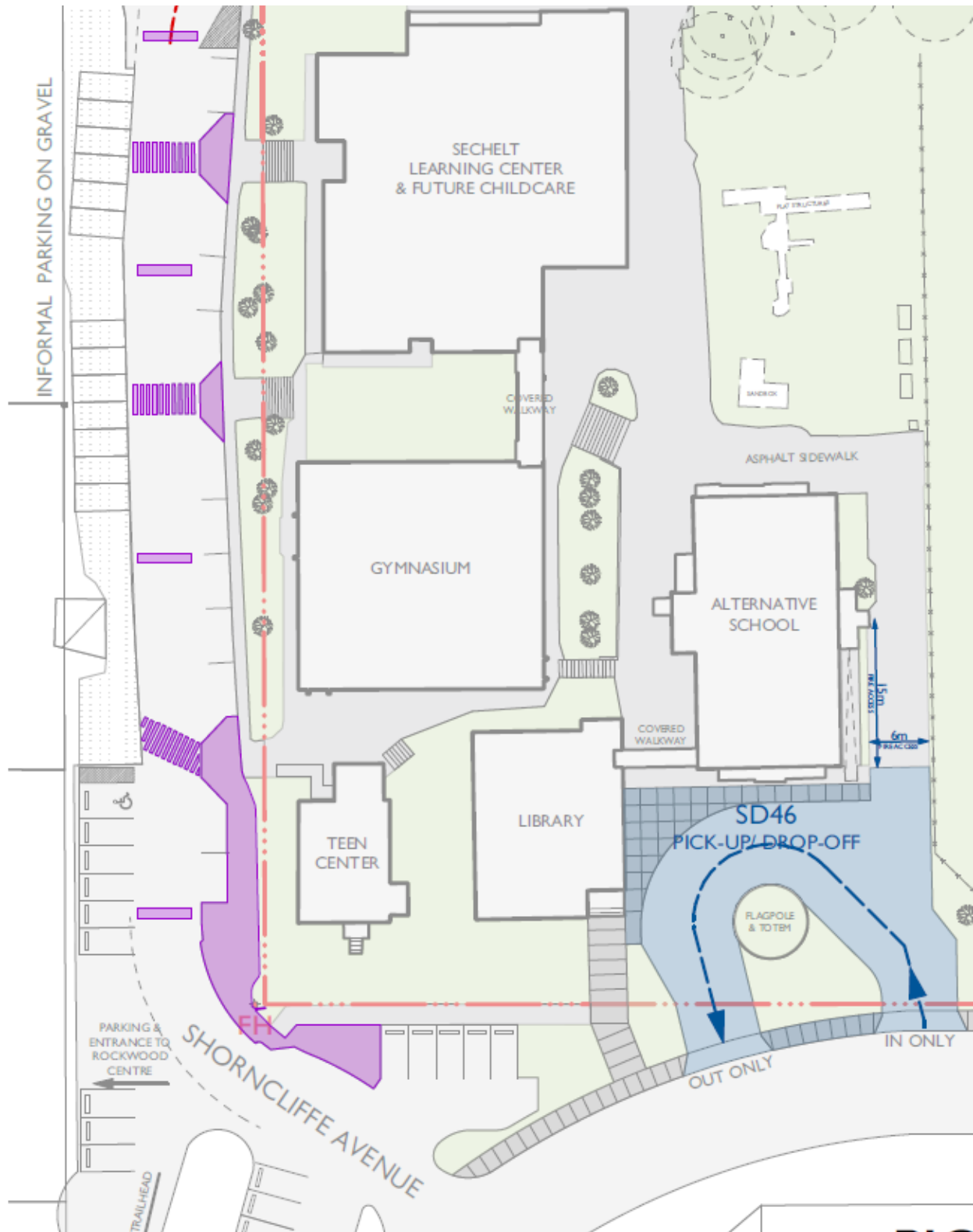
Thank you for your consideration and for your ongoing efforts to support student safety.

Sincerely,



Nicholas Weswick
Secretary-Treasurer

Cc: Samuel Hogg, Senior Policy Planner, District of Sechelt
Kate Kerr, Superintendent
Board of Education of School District No. 46 (Sunshine Coast)



Sven Koberwitz

From: Mark McCullough <Mark.McCullough@scrd.ca>
Sent: Friday, November 11, 2022 11:43 AM
To: Ian Holl
Subject: 3360-2022-03

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Good Afternoon Ian,

No comments on the proposed zoning.

At time of development, DCC and approved drawings will be required and most likely Water modeling. May require a latecomers payment as well. This will be reviewed with the proposed development.

Kind Regards,

Mark McCullough

Utility Engineering Technician | Infrastructure Services

Sunshine Coast Regional District

1975 Field Rd, Sechelt, BC V7Z 0A8

Office: 604-885-6800,

Mark.McCullough@scrd.ca

Visit us: www.scrd.ca

Follow us on Twitter: [sunshinecoastrd](#)

Like us on facebook: [sunshinecoastrd](#)



Your File #: 3360-2022-03
eDAS File #: 2022-05136
Date: Dec/07/2022

District of Sechelt
PO Box 129
Sechelt, British Columbia V0N 3A0
Canada

Attention: Ian Holl, Development Planning Manager

**Re: Proposed Rezoning for:
PID 010-945-091
Block 6, DL 1331, Plan VAP6223
5535 Shorncliffe Avenue, Sechelt**

Thank you for the opportunity to comment on the above noted rezoning proposal at 5535 Shorncliffe Avenue. The ministry has no objections to the proposal at this time. Please re-refer the project to our office if the scope of development changes.

A copy of the bylaw will need to be provided to our office after third reading for approval under Section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Kattia Woloshyniuk at (236) 468-1926.

Yours truly,

Kattia Woloshyniuk
Senior Development Officer

Local District Address
Sechelt Area Office Box 356 Sechelt, BC V0N 3A0 Canada Phone: (604) 740-8987 Fax: (604) 740-8988

From: [Pedersen, Cassidy](#)
To: [Planning](#)
Subject: FW: [External Email] - REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave
Date: Thursday, May 18, 2023 8:35:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

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Fortis Property Referral #2023-695

Hello,

Please be advised FortisBC Energy Inc. has no concerns as we have no gas in this area.

Thank you,

From: Ian Holl <iholl@sechelt.ca>
Sent: Wednesday, May 17, 2023 3:31 PM
To: Ian Holl <iholl@sechelt.ca>
Subject: [External Email] - REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Hello,

Please see the attached referral from the District of Sechelt for a rezoning application on 5535 Shorncliffe Avenue that includes the Official Community Plan and Zoning Amendment Bylaws that have received First Reading. Thank you.

 [230517_5535 Shorncliffe_Referral.pdf](#)

Regards,

Ian

<!--[if !vml]--> <!--

Ian Holl, MCIP, RPP

Development Planning Manager

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0



New Zoning Bylaw 580, 2022 was adopted by Council on October 6, 2022. It replaces Zoning Bylaw 25, which was adopted in 1987. <https://www.sechelt.ca/Work/Development-in-Sechelt/Zoning>

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*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings. Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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OFFICE OF THE SECRETARY-TREASURER

Delivered via email: iholl@sechelt.ca

May 24, 2023

District of Sechelt
Attn: Ian Holl, Development Planning Manager
PO Box 129,
Sechelt, BC, V0N 3A0

Dear Ian,

RE: 5535 Shorncliffe Ave - Rezoning Application - 3360-2022-03

We appreciate the opportunity to provide further comments on the rezoning application for 5535 Shorncliffe Avenue. The proposed 109-unit development holds potential to alleviate the ongoing housing availability challenge on the Sunshine Coast. However, it is important to consider the potential increase in traffic and its impact on safety concerns related to parking and pedestrian safety in the vicinity.

Our facility on Shorncliffe Avenue plays a vital role in our community, offering a range of programs for children, from infants to teenagers. It includes an active youth centre, alternative school programs for both elementary and secondary students, École du Pacifique, as well as our newly renovated Early Years Centre and YMCA Child Care. The site is heavily utilized, providing essential services to families who often visit with strollers and young children. Evaluating this application should prioritize the safety of our families, as the existing parking situation is already overwhelmed and the intersection raises safety concerns for our students and their families. Effectively addressing these issues is crucial to ensure the overall well-being and security of the community.

Therefore, we strongly advocate for the implementation of civil improvements along the frontages of Shorncliffe Avenue and Cowrie Street, particularly at their intersection. We continue to advocate for the following improvements:

- Traffic calming measures on Shorncliffe Avenue.
- Pedestrian safety enhancements at the intersection of Shorncliffe Avenue and Cowrie Street.
- Pedestrian safety considerations for Chatelech students who frequently use the path through the Rockwood Center to access downtown Sechelt and the bus stop.

- Redesign of the intersection to prioritize pedestrian travel and improve parking options.
- Pedestrian safety enhancements along Cowrie Street where it connects to the intersection.
- Develop raised sidewalks to connect Shorncliffe to Cowrie Street.

Thank you for your time and attention to this important issue.

Sincerely,



Nicholas Weswick
Secretary-Treasurer

Cc: Board of Education of School District No. 46 (Sunshine Coast)
Kate Kerr, Superintendent

From: [Argitos, Tracy](#)
To: [Ian Holl](#)
Cc: [Design, NSC](#); [Properties, Help Desk](#)
Subject: FW: REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave, Sechelt
Date: Thursday, June 01, 2023 5:30:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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BC Hydro properties has reviewed the referral and provides the following comments.

As this a multi residential development BC Hydro may require an SRW agreement over the land prior to the development.

The owner should contact design.nsc@bchydro.com to initiate the request for a SRW at the earliest opportunity.

In the event that BC Hydro Field Operations' Distribution Engineering & Design Department in Victoria wishes to comment, they will provide you with a response under separate cover. If you wish to follow up with that office, please contact them at email design.nsc@bchydro.com

The registered owner can contact the BC Hydro Electric Service Coordination Centre for new construction power connections and to speak with a distribution designer at the following toll-free number: 1-877-520-1355

Tracy Argitos | Property Coordinator, Property Rights Services

BC Hydro
8475 128th Street
Surrey, BC V3W 0G1

P 604-543-1592
E tracy.argitos@bchydro.com

bchydro.com

From: Properties, Help Desk <properties.helpdesk@bchydro.com>
Sent: 2023, May 18 11:30 AM
To: Argitos, Tracy <Tracy.Argitos@bchydro.com>
Subject: FW: REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave, Sechelt

From: Ian Holl <iholl@sechelt.ca>
Sent: 2023, May 17 3:31 PM
To: Ian Holl <iholl@sechelt.ca>

From: [Matt Gilroy | Prevention | Sechelt Fire Department](#)
To: [Planning](#)
Subject: FW: Application No: 3360-2022-03, Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.
Date: Thursday, June 15, 2023 3:39:04 PM

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Attention: Ian Holl,

The Sechelt Fire Department has reviewed the following Zoning application.

APPLICATION NO: 3360-2022-03
APPLICANT: Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.
SITE ADDRESS: 5535 Shorncliffe Avenue
DATE: June 15, 2023

SUMMARY OF APPLICATION:

Flat Architecture has applied on behalf of 1335711 BC Ltd. to rezone 5535 Shorncliffe Avenue to facilitate two rental apartment buildings with a total of 109 units. One building would be four storeys in height and the other would be five storeys. The OCP and Zoning Amendment Bylaws have been given First Reading and a second referral is underway. The applicant proposed 10% of the units (11 units) as affordable below market rentals (30% of median income) to be secured via housing agreement. More detailed information will be referred during the development permit stage when detailed drawings (civil and architectural) are developed.

COMMENTS:

The Sechelt Fire Department approves this application on the condition, that the Sunshine Coast Regional Districts Water Works Department guarantees in writing to the District of Sechelt's Planning and Development Department, that the water supply will meet the requirements of BCBC 3.2.5.7 perpetually and inclusive of the following conditions:

1. All road and site access conforms with BCBC 3.2.5.6. Access Route Design
2. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.
3. Fire Hydrants installed as per the D.O.S. bylaw 430, 2003 Part 10.A.81.
4. Water supply meets the requirements year-round of BCBC 3.2.5.7.
5. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.
6. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.
7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.
8. Annunciators to be installed in accordance with BCBC 3.2.4.9.

If you have any further questions or concerns, please feel free to contact me.

Matt Gilroy

Captain - Fire Prevention

Sechelt Fire Department

Tel 604-885-7017

Fax 604-885-5145

PO Box 944, Sechelt BC V0N 3A0

5525 Trail Avenue, Sechelt BC

Email prevention@secheltfire.ca

Web www.secheltfiredepartment.ca

PROPOSED DEVELOPMENT

EXECUTIVE SUMMARY

Proposed Development consist of 2 Residential buildings - one five storey and the other four storey.

The Development site is located on Shornecliffe Ave near its intersection with Cowrie st and termination in a cul de sac. There is an existing vehicular access to the site from Shornecliffe Ave.

1. The proposed five storey residential building, located towards the rear portion of the site, includes the following:
 - Residential Units at ground level and four levels above it ie. from Levels 1-5, totalling 49 units
 - Access to residential units is through the main lobby at its ground level.
2. The proposed four storey multi-family residential building located towards the front portion of the site, includes the following:
 - Residential Units at ground level and three levels above it ie. from Level 1-4, totalling 60 units

PROJECT INFORMATION

- Civic Address: 5535 SHORNCLIFFE AVE, SECHELT
- Plan: VAP6223
- Zoning: OCP Deisgnation: Multiple Family Residential
- Overall Site Area: 1.82 Acres (79279 sft)
- Proposed Density: 60 UPA = 109 Units



AERIAL VIEW: URBAN CONTEXT



REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22



**CONTEXT ANALYSIS:
REGIONAL CONTEXT**

The Site is situated in the primary growth area within the UCB (Urban containment boundary) of the District of Sechelt
 The Site is in close proximity to the downtown core, home to growing economic activities and varying scale of mixed-use service.

AERIAL VIEW: REGIONAL CONTEXT



PROJECT INFO:
 APARTMENT BUILDING AT 5535
 SHORNCLIFFE AVE
 SECHELT BC
CLIENT:
 GENARIS

DATE
 13-May-22

PROJECT NO:
 21-217

SCALE: As Noted
DRAWN BY: VK

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22

REGIONAL ANALYSIS

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22

**CONTEXT ANALYSIS:
NEIGHBOURHOOD CONTEXT**

The Site is adjacent to Rockwood center grounds to the South and an intermediate care home to the North. The site, situated along Shorncliffe Ave, is in close proximity to the downtown core.

Major shopping centres, schools, parks, variety of businesses including banks, retail and restaurants, public transit stops etc. are conveniently located near the subject site.

LEGEND:

PROPOSED DEVELOPMENT

- A. BLDG 1 - 4 STOREY RESIDENTIAL DEVELOPMENT**
- B. BLDG 2 - 5 STOREY RESIDENTIAL DEVELOPMENT**

- 1.** Shorncliffe intermediate care home
- 2.** Rockwood Center grounds
- 3.** Ecole Chatelech secondary school
- 4.** Sechelt public library
- 5.** Trail bay centre - Shopping mall
- 6.** Single family residential development
- 7.** Hackett park
- 8.** Sechelt seniors activity centre
- 9.** Sechelt visitors centre
- 10.** Ecole du pacifique
- 11.** Restaurant
- 12.** Multi family residential development



AERIAL VIEW: NEIGHBOURHOOD CONTEXT





SITE

BUILDING 2
5 STOREY
RESIDENTIAL

BUILDING 1
4 STOREY
RESIDENTIAL

ENTRY

FUTURE VEHICULAR
CONNECTION
TO ROCKWOOD
CENTER PARKING

SHORNCLIFFE AVE

COWRIE ST

COWRIE ST



PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFFE AVE
SECHelt BC
CLIENT: GENARIS

DATE: 24-May-22
PROJECT NO: 21-217
SCALE: As Noted
DRAWN BY: VK

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22

CONTEXT PLAN

A 0.2C

SITE DESCRIPTION

The proposed site is an existing residential lot located at Shorncliffe Ave, adjacent to the Rockwood centre grounds. The Site is part of the primary growth areas within the Urban containment boundary. It is squarish, with an approximate dimension of 92.90m x 80.60m. The area of the site is 7365 sq.m (79279 sf). It has a distinct slope similar to many sites in its immediate vicinity. The site slopes down diagonally from north-west to south-west. However the slope of the site is quite steep, with the fall from north-west corner to south-west being approximately 23.0m, making it fairly challenging to develop the site .



CONTOUR MAP



PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFFE AVE
SECHLT BC
CLIENT: GENARIS

DATE
13-May-22

PROJECT NO:
21-217

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22

SITE DESCRIPTION



1 PROPOSED DENSITY ANALYSIS

SCALE: N.T.S.



FLAT!
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
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SHORNECLIFFE AVE
SECHULT BC
CLIENT:
GENARIS

DATE
13-May-22

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DENSITY ANALYSIS

A 0.5



PROPOSED BUILDING 1
FOUR STOREY
MULTI-FAMILY
RESIDENTIAL

PROPOSED BUILDING 2
FIVE STOREY
MULTI-FAMILY
RESIDENTIAL

1 EAST VIEW FROM OCEAN AVE
SCALE: N.T.S.

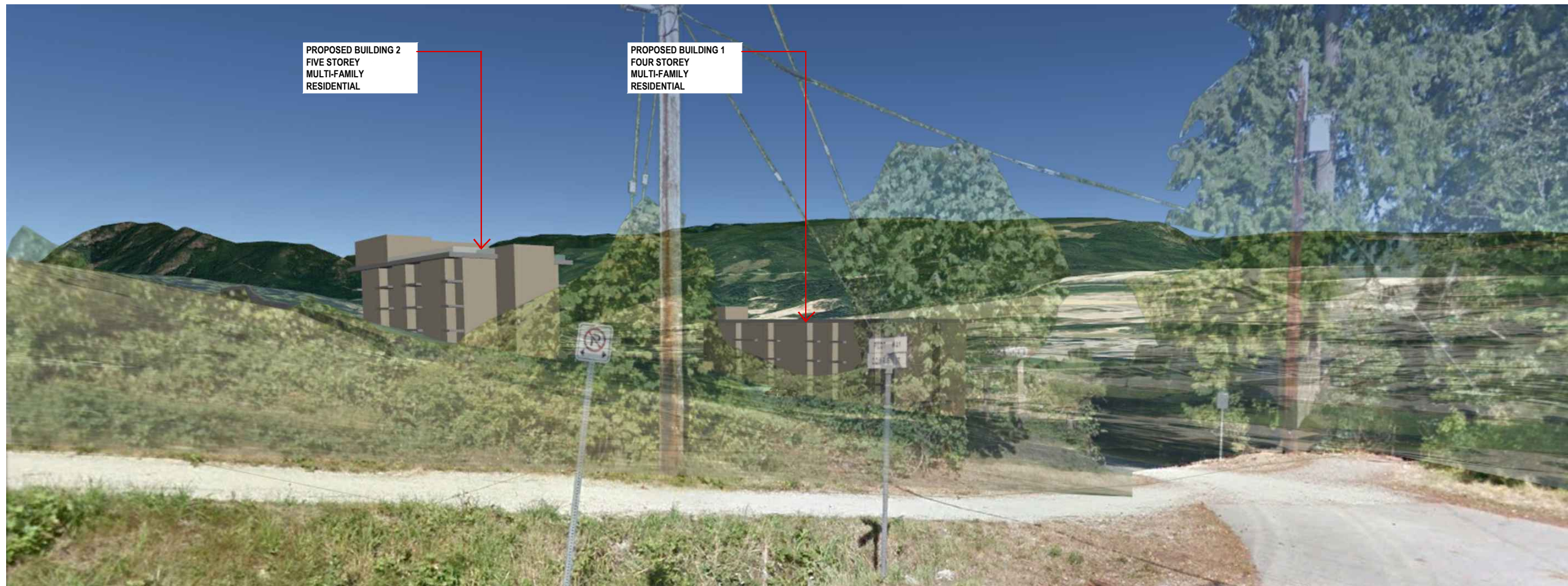


PROPOSED BUILDING 2
FIVE STOREY
MULTI-FAMILY
RESIDENTIAL

PROPOSED BUILDING 1
FOUR STOREY
MULTI-FAMILY
RESIDENTIAL

2 SOUTH-EAST VIEW ALONG SHORNCLIFFE AVE
SCALE: N.T.S.

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22



PROPOSED BUILDING 2
FIVE STOREY
MULTI-FAMILY
RESIDENTIAL

PROPOSED BUILDING 1
FOUR STOREY
MULTI-FAMILY
RESIDENTIAL

1 SOUTH-WEST VIEW FROM COWRIE ST
SCALE: N.T.S.



PROPOSED BUILDING 2
FIVE STOREY
MULTI-FAMILY
RESIDENTIAL

PROPOSED BUILDING 1
FOUR STOREY
MULTI-FAMILY
RESIDENTIAL

2 AERIAL VIEW FROM SOUTH-EAST
SCALE: N.T.S.

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR REVIEW	VK	11-05-22



SITE BOUNDARY WITH
BASIC CONTOURS

① VIEW FROM SOUTH-EAST

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT: GENARIS

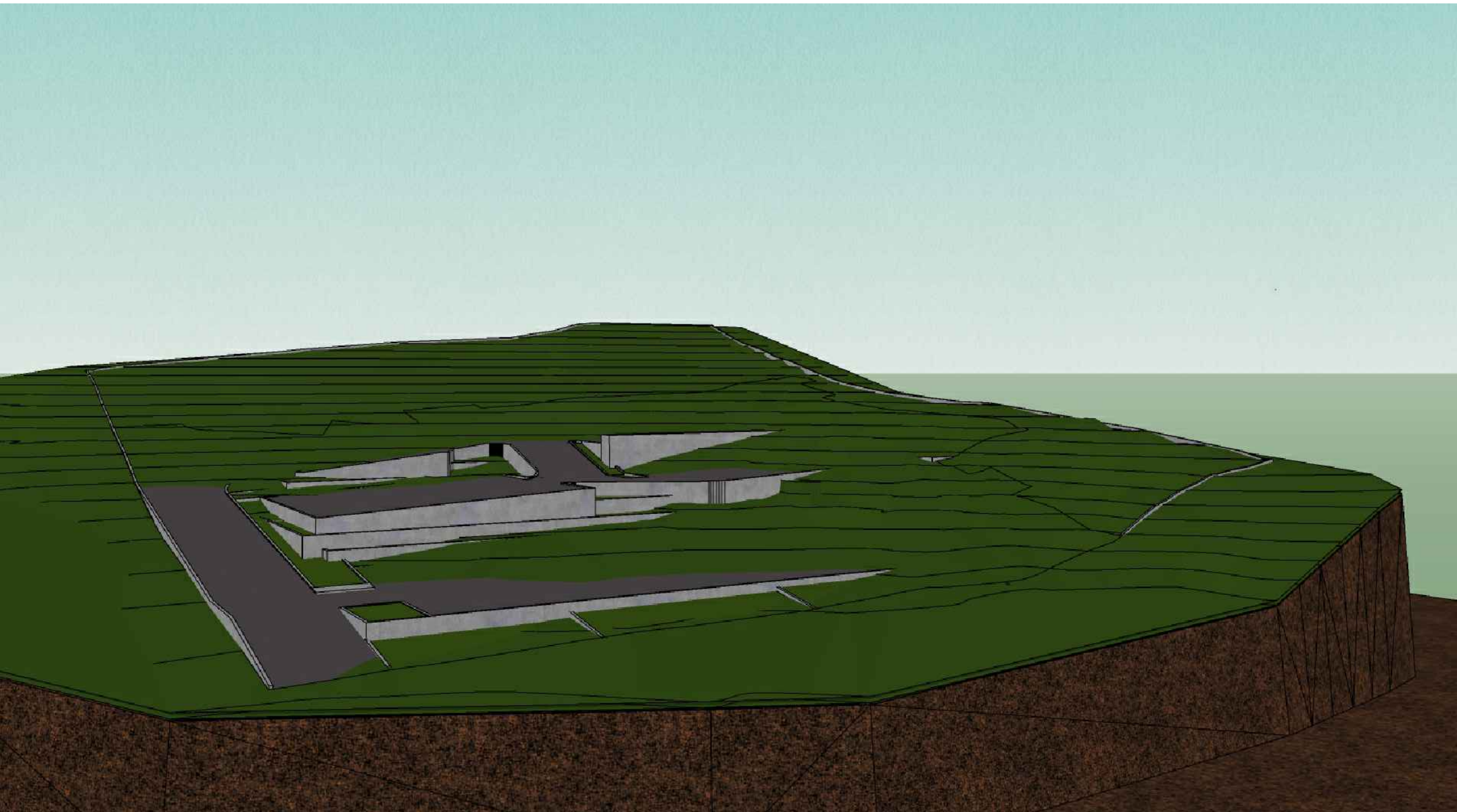
DATE
04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH FILL

2 VIEW FROM SOUTH-EAST

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT:
GENARIS

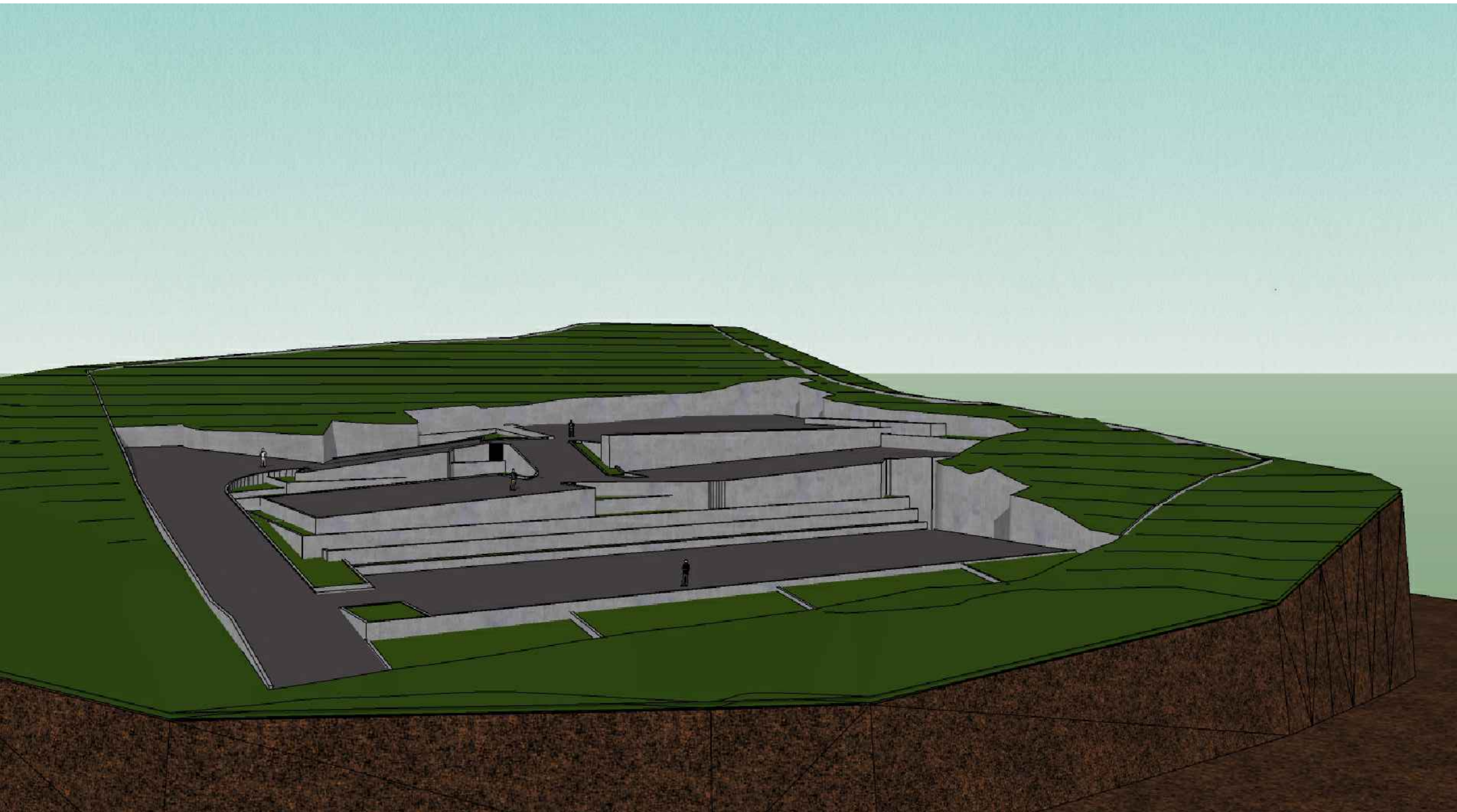
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PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH CUT AND FILL

3 VIEW FROM SOUTH-EAST

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT: GENARIS

DATE
04 FEB 22

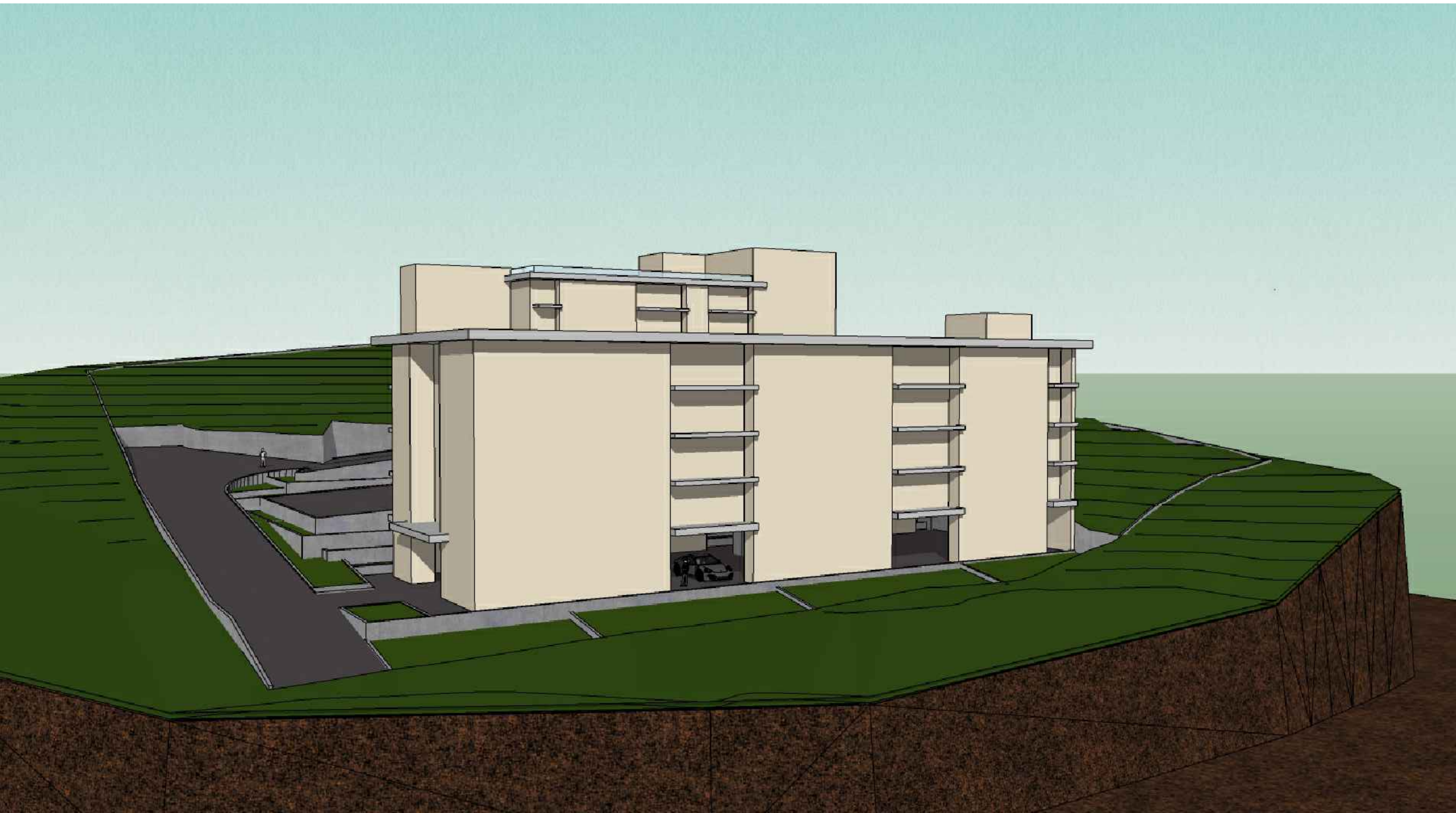
PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW

A 6.3



SITE WITH BUILDING BLOCK

4 VIEW FROM SOUTH-EAST

PROJECT INFO:
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SHORNCLIFF AVENUE
SECHelt BC
CLIENT: GENARIS

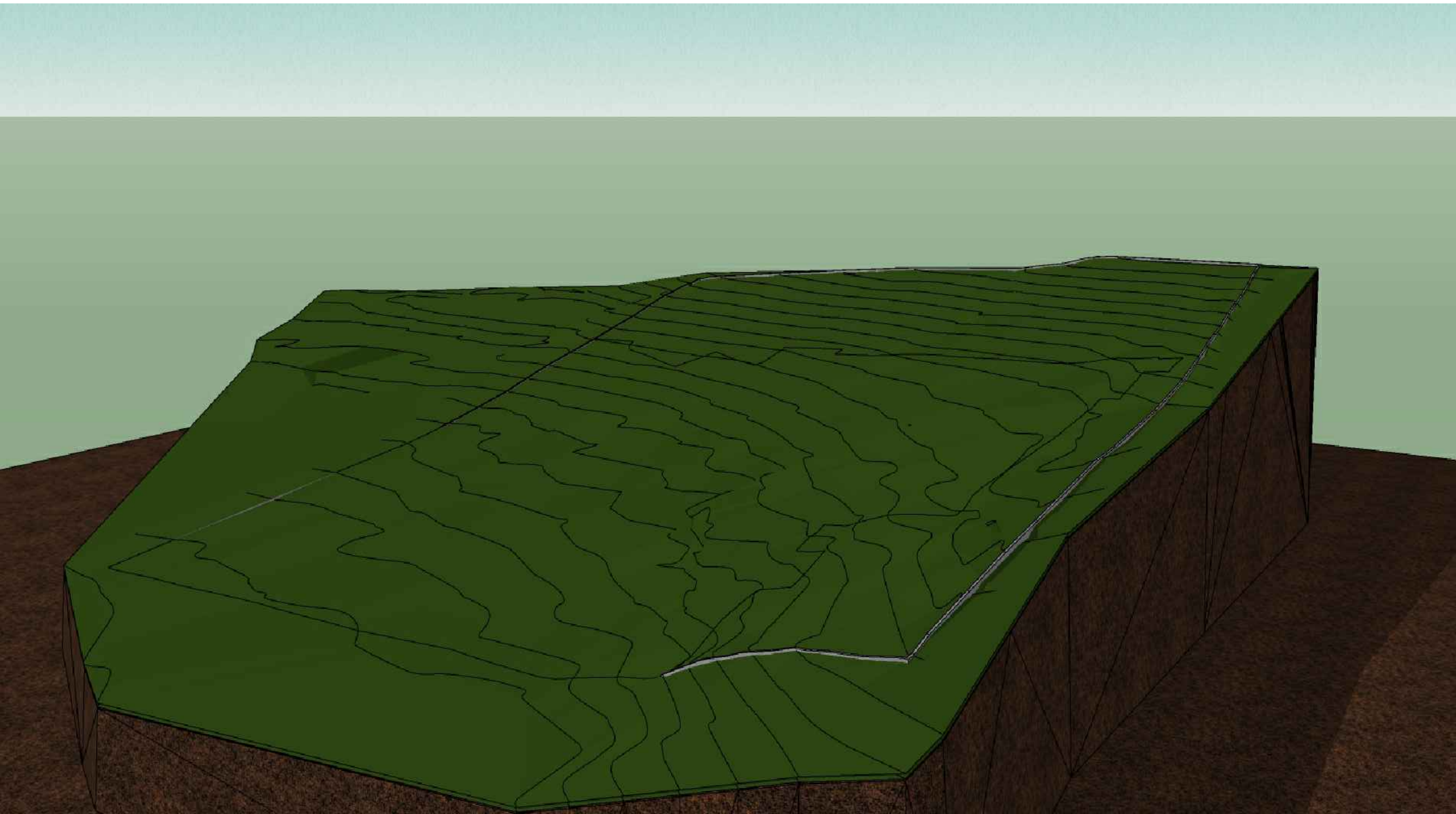
DATE
04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE BOUNDARY WITH
BASIC CONTOURS

① VIEW FROM NORTH-EAST

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT:
GENARIS

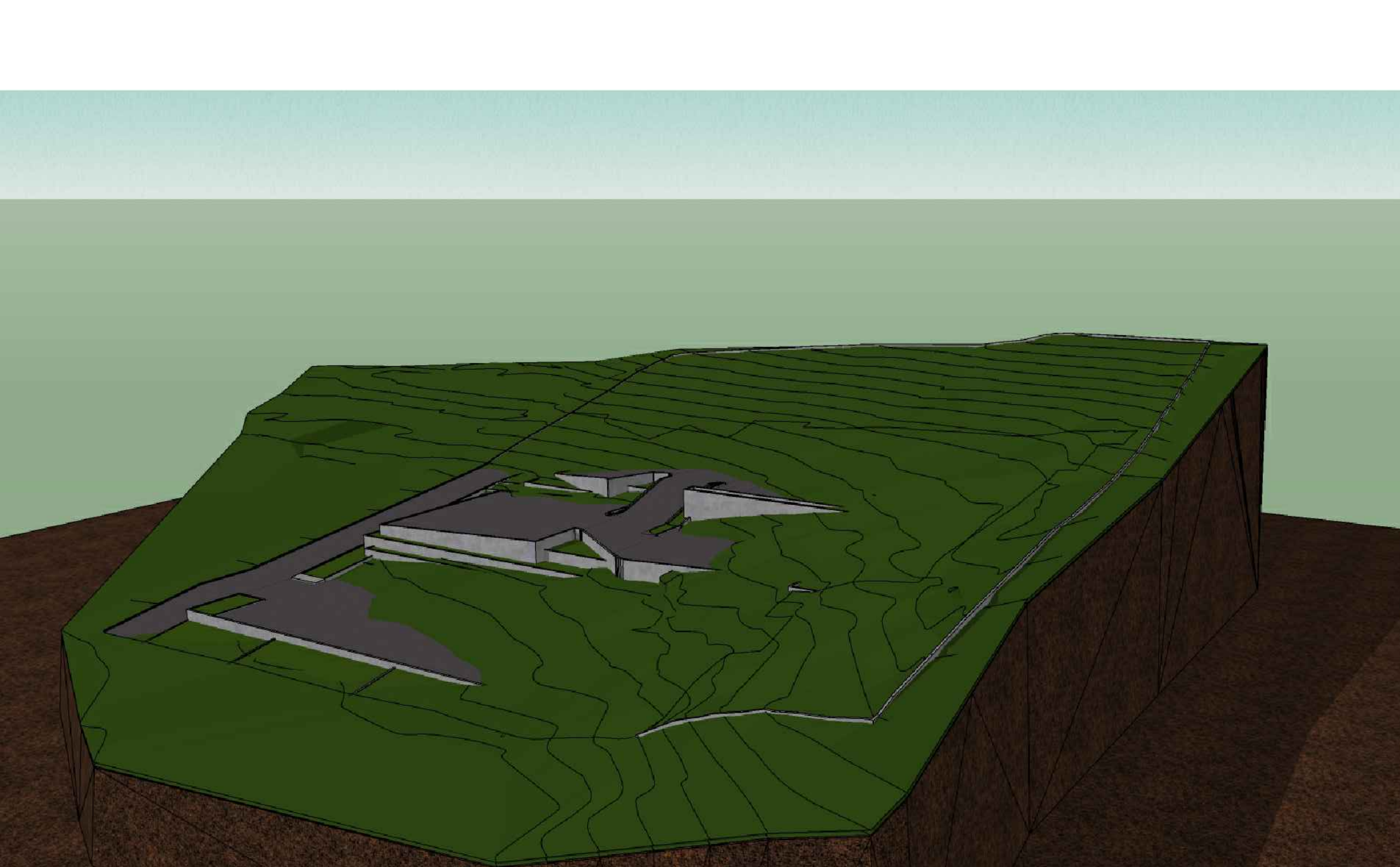
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PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH FILL

2 VIEW FROM NORTH-EAST

PROJECT INFO:
 APARTMENT BUILDING AT 5535
 SHORNCLIFF AVENUE
 SECHELT BC
 CLIENT:
 GENARIS

DATE
 04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
 As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH CUT AND FILL

3 VIEW FROM NORTH-EAST

PROJECT INFO:
 APARTMENT BUILDING AT 5535
 SHORNCLIFF AVENUE
 SECHelt BC
 CLIENT:
 GENARIS

DATE
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PROJECT NO:

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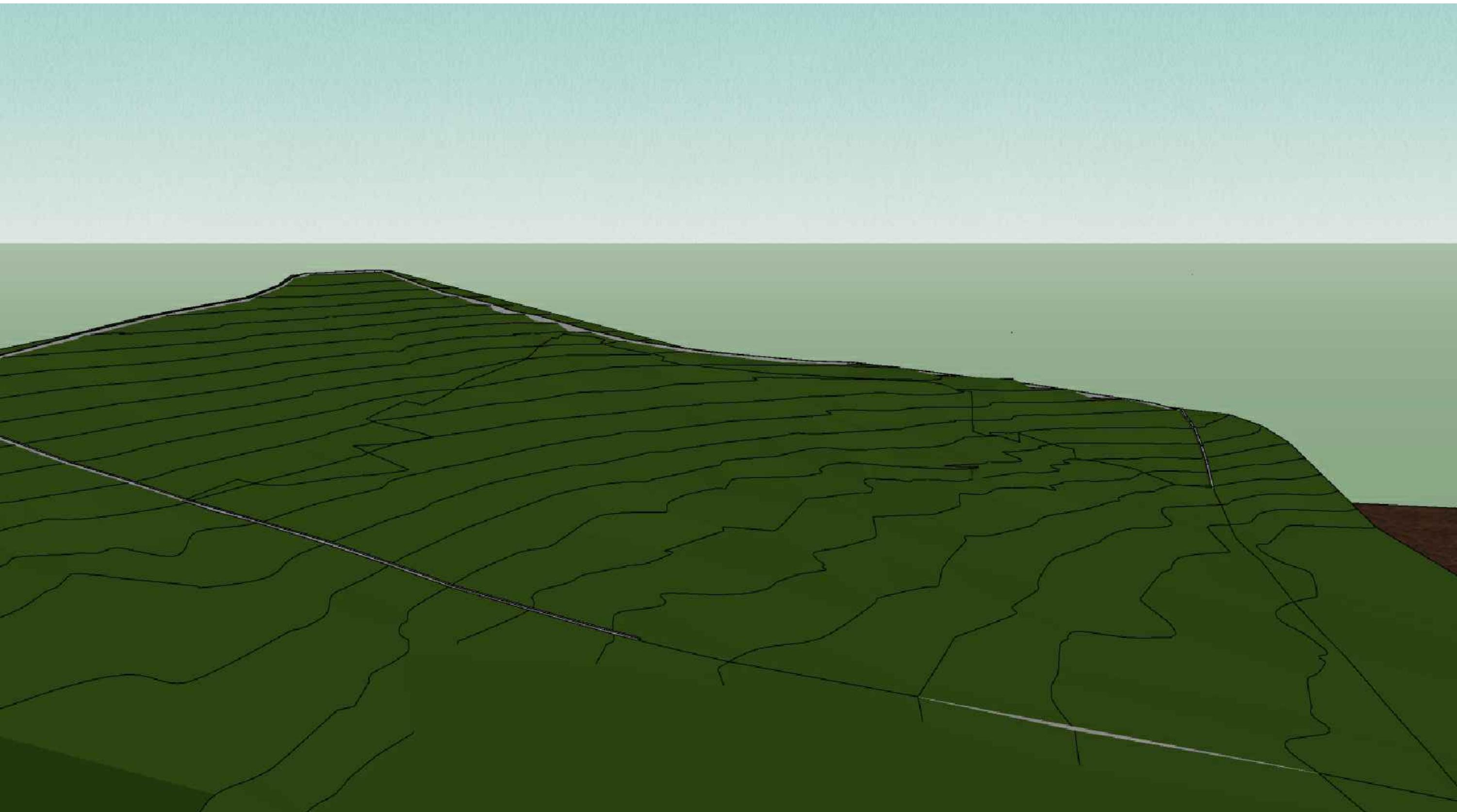
VIEW



SITE WITH BUILDING BLOCK

4 VIEW FROM NORTH-EAST

REV	DESCRIPTION	BY	DATE



SITE BOUNDARY WITH
BASIC CONTOURS

① VIEW FROM SOUTH

PROJECT INFO:
 APARTMENT BUILDING AT 5535
 SHORNCLIFF AVENUE
 SECHELT BC
 CLIENT:
 GENARIS

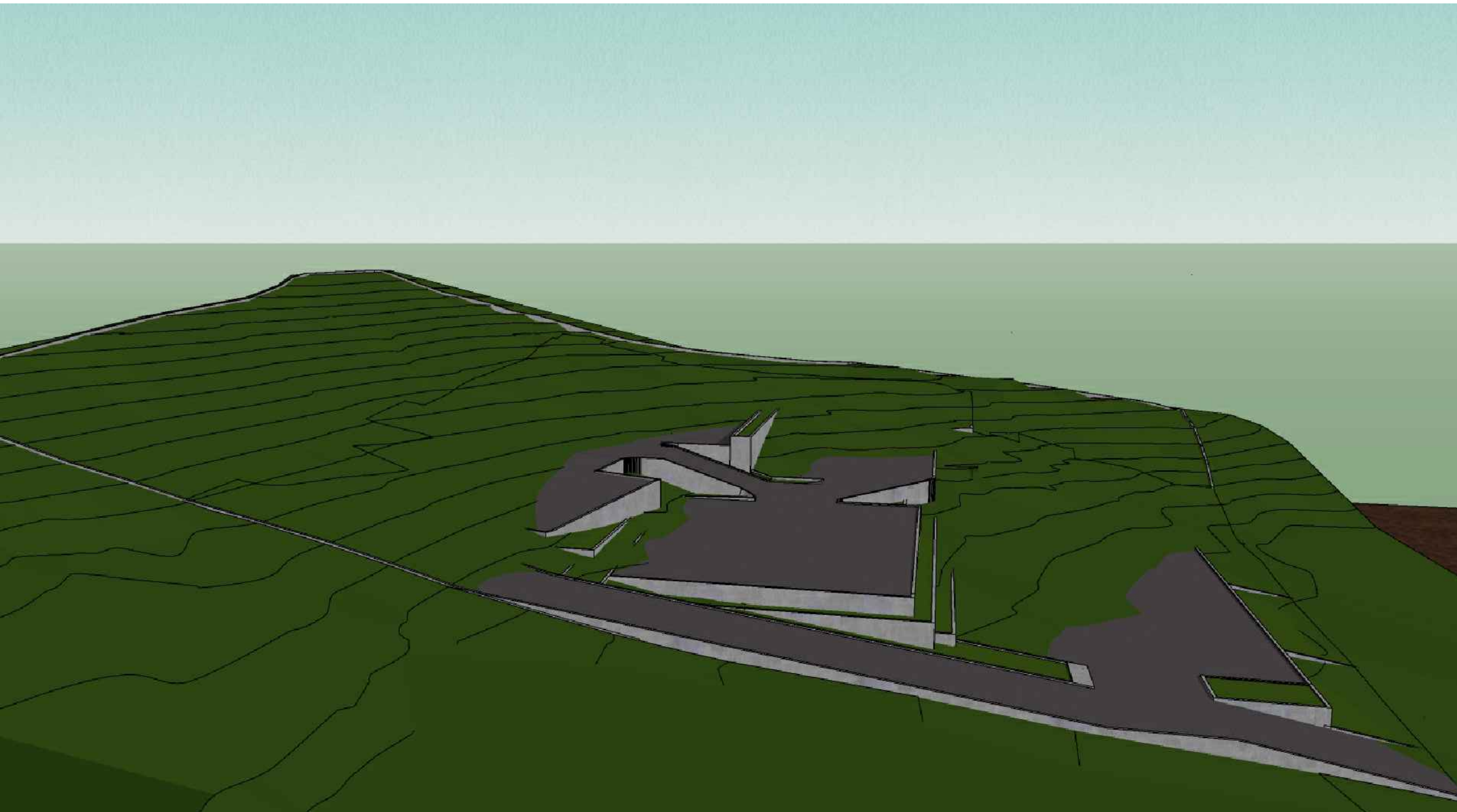
DATE
 04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
 As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH FILL

2 VIEW FROM SOUTH

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT:
GENARIS

DATE
04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW

A 6.10



SITE WITH CUT AND FILL

3 VIEW FROM SOUTH

PROJECT INFO:
APARTMENT BUILDING AT 5535
SHORNCLIFF AVENUE
SECHelt BC
CLIENT:
GENARIS

DATE
04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



SITE WITH BUILDING BLOCK

4 VIEW FROM SOUTH

PROJECT INFO:
 APARTMENT BUILDING AT 5535
 SHORNCLIFF AVENUE
 SECHelt BC
 CLIENT: GENARIS

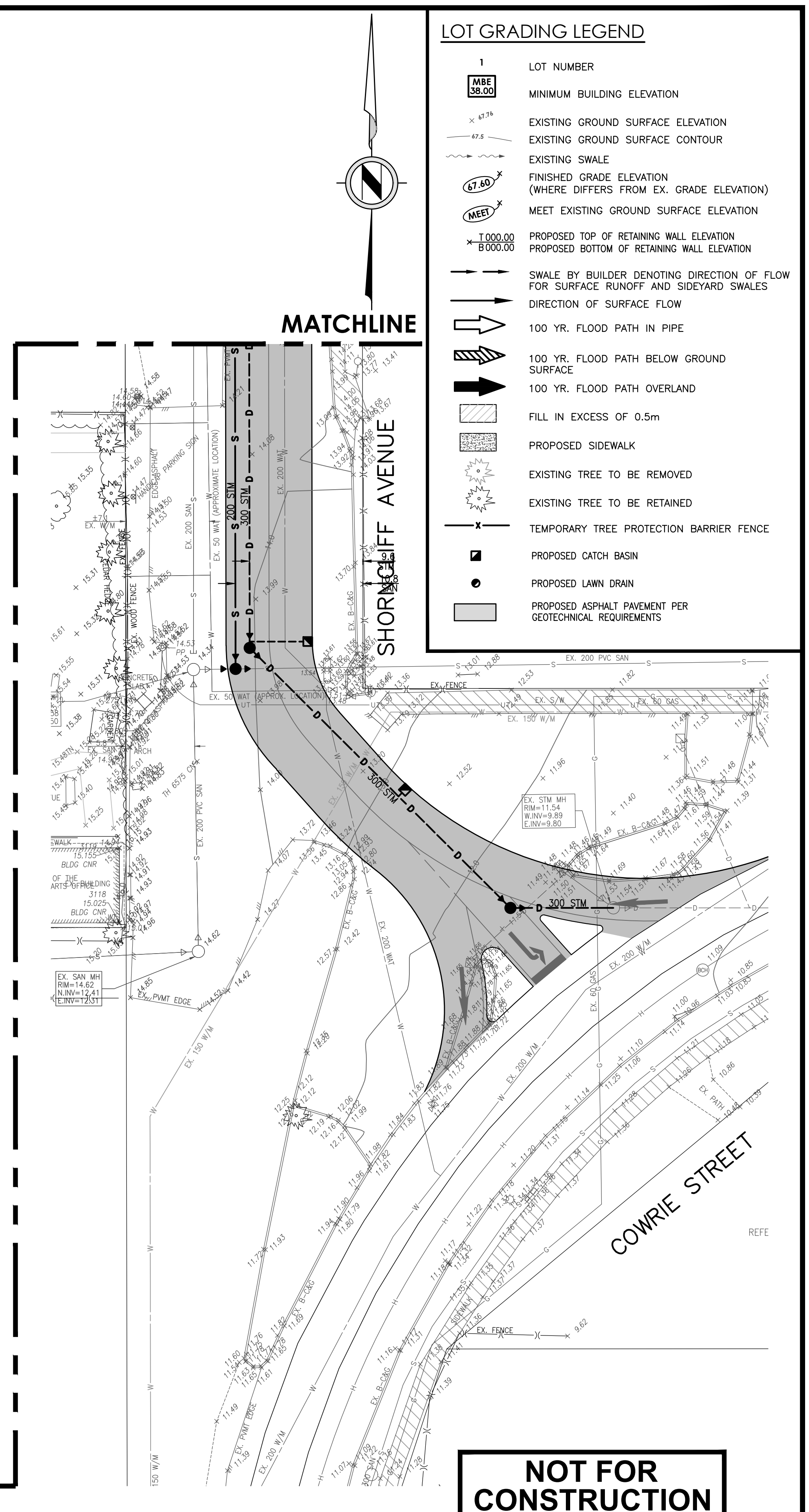
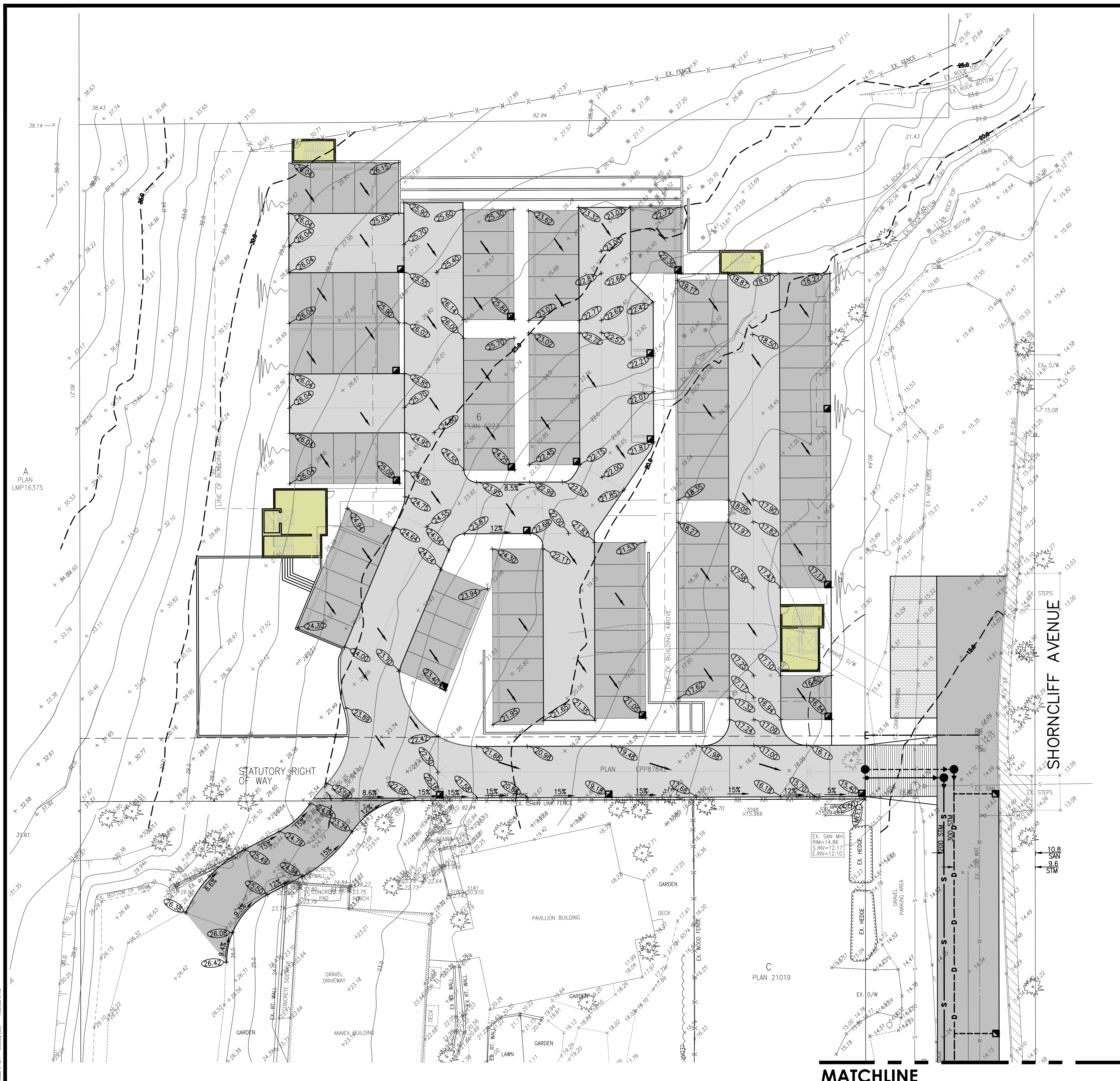
DATE
 04 FEB 22

PROJECT NO:

SCALE: DRAWN BY:
 As Noted VK

REV	DESCRIPTION	BY	DATE

VIEW



LOT GRADING LEGEND

1	LOT NUMBER
MBE 38.00	MINIMUM BUILDING ELEVATION
47.5	EXISTING GROUND SURFACE ELEVATION
47.5	EXISTING GROUND SURFACE CONTOUR
67.60	EXISTING SWALE
67.60	FINISHED GRADE ELEVATION (WHERE DIFFERS FROM EX. GRADE ELEVATION)
MEET	MEET EXISTING GROUND SURFACE ELEVATION
1000.00 / 8000.00	PROPOSED TOP OF RETAINING WALL ELEVATION / PROPOSED BOTTOM OF RETAINING WALL ELEVATION
SWALE BY BUILDER	SWALE BY BUILDER DENOTING DIRECTION OF FLOW FOR SURFACE RUNOFF AND SIDEYARD SWALES
DIRECTION OF SURFACE FLOW	DIRECTION OF SURFACE FLOW
100 YR. FLOOD PATH IN PIPE	100 YR. FLOOD PATH IN PIPE
100 YR. FLOOD PATH BELOW GROUND SURFACE	100 YR. FLOOD PATH BELOW GROUND SURFACE
100 YR. FLOOD PATH OVERLAND	100 YR. FLOOD PATH OVERLAND
FILL IN EXCESS OF 0.5m	FILL IN EXCESS OF 0.5m
PROPOSED SIDEWALK	PROPOSED SIDEWALK
EXISTING TREE TO BE REMOVED	EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE RETAINED	EXISTING TREE TO BE RETAINED
TEMPORARY TREE PROTECTION BARRIER FENCE	TEMPORARY TREE PROTECTION BARRIER FENCE
PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
PROPOSED LAWN DRAIN	PROPOSED LAWN DRAIN
PROPOSED ASPHALT PAVEMENT PER GEOTECHNICAL REQUIREMENTS	PROPOSED ASPHALT PAVEMENT PER GEOTECHNICAL REQUIREMENTS

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION: BLOCK 6 DISTRICT LOT 1331 PLAN 6223

SCALE FACTOR: ELEV.

REV.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

CONSULTANT

GSDM GurSimer Design and Management Inc.
Tel: 778-895-6358 | Email: nirvair@gs-dm.com

District of SECHTL

CLIENT **CITY/DEVELOPER NAME**
ADDRESS 1
ADDRESS 2
TEL:

TITLE **SITE GRADING PLAN**
5535 - SHORNCLIFF AVENUE

SEAL

SCALE: HOR. 1:250
VERT. -

DATE (YYYY.MM.DD) 2022.02.16

DESIGNED NS
DRAWN NS
REVIEWED NS

CONSULTANT PROJ. NO. 21-051

DWG. NO. 04

July 26, 2022

MUNICIPAL PROJECT NUMBER -

DRAWING TYPE **SITE GRADING**

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

TO: Mayor and Council **MEETING DATE:** September 7, 2022

FROM: Development Planning Manager

SUBJECT: **Permission to Proceed for Rezoning Application at 5535 Shorncliffe Ave (Genaris)**

FILE NO: 3360-2022-03

RECOMMENDATIONS

1. That the report from the Development Planning Manager regarding Permission to Proceed for Rezoning Application at 5535 Shorncliffe Ave (Genaris) be received.
 2. That Council direct staff to prepare Official Community Plan and Zoning Bylaw Amendments to facilitate the proposed development.
 3. That pursuant to Section 475 of the *Local Government Act*, during the amendment of an Official Community Plan, Council considers the following appropriate opportunities for early and on-going consultation:
 - a. General public, through public information meeting, mail delivery to owners within 100 metres and two consecutive newspaper advertisements.
 - b. Referral to the Advisory Planning Commission, Sunshine Coast Regional District, School District No. 46 and shíshálh Nation.
 4. That the applicant host a public information meeting pertaining to the proposed development.
 5. That staff negotiate Community Amenity Contributions in accordance with the policies contained within the Official Community Plan and Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution).
-

PURPOSE

The purpose of this report is to present for Council consideration a rezoning application for 5535 Shorncliffe Avenue.

Prior to further review and analysis by staff, permission to proceed is being sought from Council as this proposal includes amendments to the Official Community Plan (OCP) with significant

increases in density and height from those typical of the immediate area. There are also implications for access to and through the property for local connectivity.

OPTIONS

1. Adopt the recommendations presented above.
2. Defer the application pending additional information as directed.
3. Reject the application.

DISCUSSION

Context/Background

Proposal

Flat Architecture has applied on behalf of the owner 1335711 B.C. Ltd. to rezone the subject property to facilitate two purpose built rental apartment buildings.

Table 1: Site Information		
Applicant / Owner	Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.	
Civic Address	5535 Shorncliffe Avenue	
Legal Description	Block 6, District Lot 1331, Plan VAP6223, PID 010-945-091	
Size of Property	~7,486 m ²	
Development Permit Areas	Development Permit Area No. 5 (steep slopes) Development Permit Area No. 7 (multifamily)	
Zoning Designation	R-1	Proposed: Multifamily residential
OCP Designation	Multifamily Mixed Residential	Proposed: No change to land use designation Increase maximum permitted density

The development proposal requires both a Zoning Bylaw Amendment and an Official Community Plan Bylaw Amendment to facilitate the following:

OCP Amendment

- Increase the maximum permitted density from 100 units/ha to 155 units/ha to allow for up to 109 units on the ~7,478 m² site.

Zoning Bylaw Amendment

- Drafting of a multifamily residential zone – consideration will be given to proposed multifamily zoning under the new Zoning Bylaw No. 580, 2022 that is in process.
- Allow up to 109 apartment units in two 100% rental buildings (4 storey – 60 units – 3,503 m², and 5 storey – 49 units – 3,287 m²) with a total gross floor area of 6,790 m².
- Proposed building height, massing and setbacks.

Site and Surrounding Area

The development area consists of the following:

Table 2: Surrounding Land Uses			
	OCP Designation	Zoning	Current Use
North	Civic Institutional Utilities	PA-1 (ZB 25) CC-1 (ZB 580)	Community Health
South	Civic Institutional Utilities	PA-1 (ZB 25) CC-1 (ZB 580)	Civic facility
East	Civic Institutional Utilities	PA-1 (ZB 25) CC-1 (ZB 580)	School
West	Multifamily Mixed Residential	R-1/R-4 (ZB 25) R4 (ZB 580)	Vacant

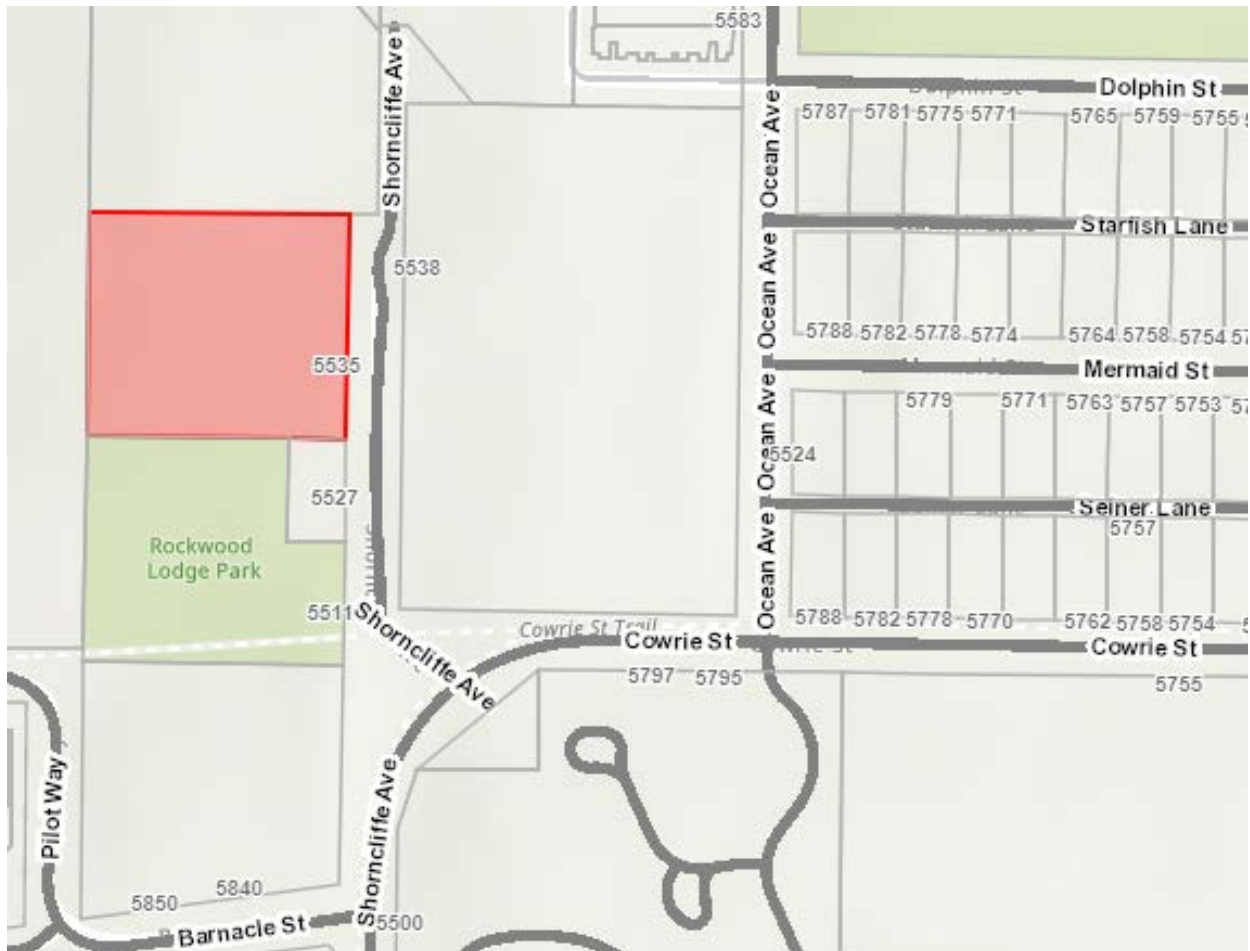


Figure 1 Location Map

Surrounding land uses are consistent with the applicable land use designations and zoning. Existing uses are a mix of vacant and undeveloped land, and educational and community civic uses.

ANALYSIS

Official Community Plan

Land Use Designation

The proposed land use is supported within the existing Multifamily Mixed Residential designation.

The Multifamily Mixed Residential designation allows a base density of 50 units/ha with a maximum density of 100 units /ha. The 109-unit proposal exceeds what can be supported in terms of units/ha density parameters. However, recent OCP amendment applications have been supported by staff and Council for downtown projects to consider higher density parameters.

Through the development review process and referral to stakeholders, higher density development proposals may be able to incorporate features to enhance the pedestrian and cyclist experience, address neighbourhood fit, and resolve outstanding issues around road access and connectivity.

A broader density review should take place, however given this proposal is for rental apartments and higher density in the downtown core and within the suitable land use designation, there is scope to move forward. At this time Council should consider the use, density, and overall massing of the proposed development. The consideration of form and character of the building is appropriate at the development permit stage.

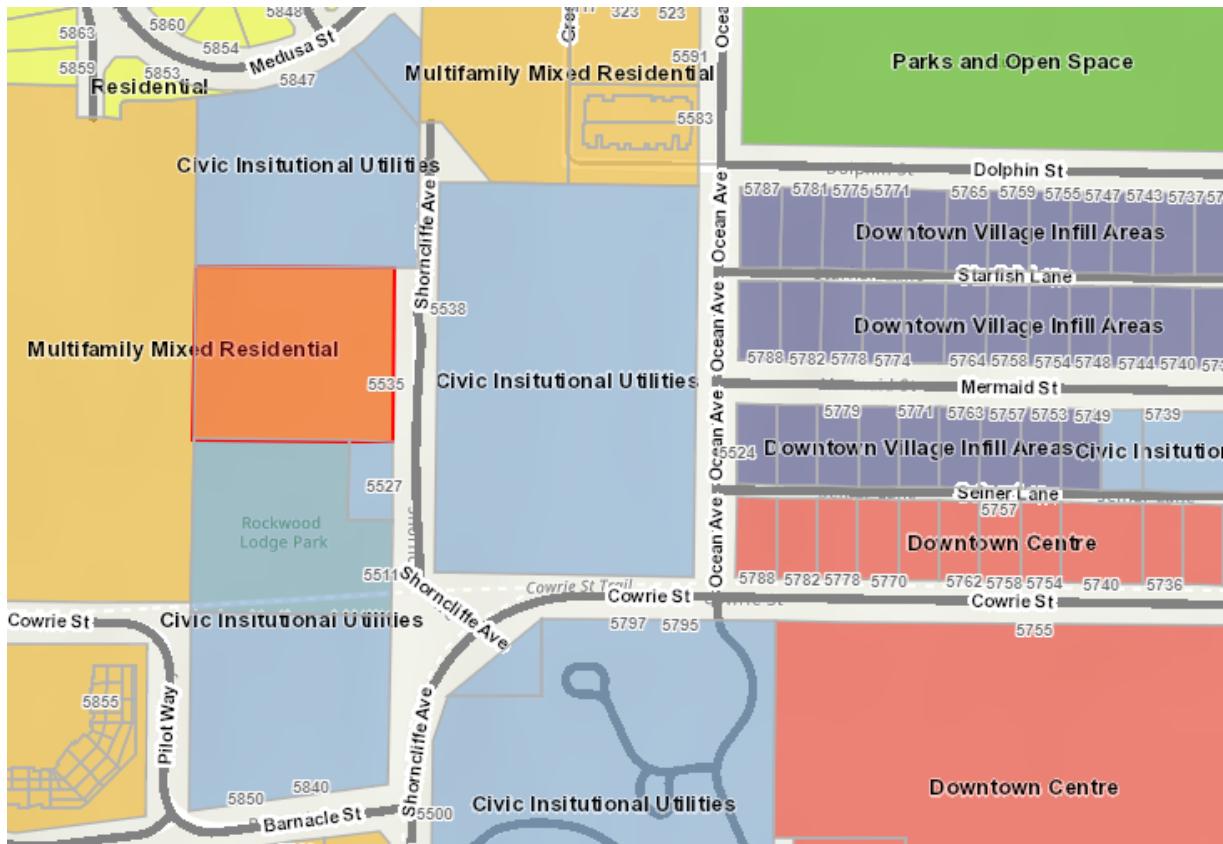


Figure 2 OCP Land Use

Density

The proposed development of 109 units reaches a density level of 155 units/ha, in excess of the 100 units/ha anticipated by the Multifamily Mixed Residential land use designation. It has been determined through other development applications that the density suggestions contained within the OCP are low and not conducive to financially viable development.

OCP Policy 5.28 provides direction for considering higher density through the provision of additional open space, affordable or special needs housing or other amenities as outlined in Policies 5.17 to 5.27. Site-specific density and building forms, amenity/affordable housing contributions and other appropriate conditions, will be determined through the rezoning process.

The property is located within the Urban Containment Boundary (UCB) and identified as a Priority Growth Area where additional density is encouraged.

Height

OCP policies consider maximum heights in the Multifamily Mixed Residential designation of 3 – 4 storeys though there is an ability to consider up to six storeys in some locations. The applicants are proposing 4 and 5 storeys.

This proposed height is supported by Official Community Plan Policy 6.14 which states that additional height, up to six-storeys in non-waterfront locations, may be considered in special circumstances where:

- The building is no more than four-storeys in waterfront locations or six-storeys in locations where views are not affected (i.e. against hillsides);

The building is not located in a waterfront location. Features to mitigate impacts to views would be integrated into the building design.

- The building can be sensitively integrated into the neighbourhood and the increased height does not significantly affect views or overshadow adjacent uses;

Impacts to the views of adjacent uses will need to be taken into account given the slope of the property and mitigated through reduced massing. Shadow analysis will need to be provided to ensure the increased height does not significantly overshadow adjacent uses. Landscaping will also be required to buffer the buildings.

- Upper storeys are terraced back from the first floor at street level and/or from the waterfront, public park or open space areas;

Architectural features and landscaping have been incorporated into the design to provide a quality street front appearance.

- Additional park or public open space is provided that creates significant benefit to the downtown. As a general guide, a minimum of 10% of the lot area should be dedicated for each additional floor above a building elevation of 12 metres (39.4 feet);

The provision of 20% (10% for each additional floor above three) as park land is likely not feasible for on-site contribution of this development. Council may consider the provision of cash-in-lieu of park land as an alternative.

- The District has the ability to provide the necessary fire protection; and

The Sechelt Fire Department will receive a formal referral for the rezoning application and development permit application. Based on precedent within the downtown village area it is anticipated that fire protection can be provided.

- The site is geotechnically suitable for the construction of the building.

The applicant provided a geotechnical assessment and hydrogeological assessment with the application package. Geotechnical, structural and civil engineering review are standard procedure for construction of multi-family buildings.

Staff consider this application could meet the intent of Policy 6.14 with additional information and analysis. The proposed buildings are in a location where a height of up to five-stories is appropriate.

Amenity Contributions and Affordable Housing

Policy 5.17 of the OCP encourages all applicants to include community amenities in their proposals as voluntary contributions in exchange for an increase in density. Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution) also applies. It is acknowledged that development cost charges do not cover the full range of facilities and services demanded by citizens, including upgraded parks, community facilities, fire halls, affordable housing, etc. Developers may choose to provide contributions to offset the burden placed on existing taxpayers due to increased demand for community amenities.

Planning staff will negotiate with the applicant a mutually agreeable amenity contribution in accordance with the policy direction provided by the OCP and present to Council as the process develops.

Amenity contributions encouraged by the OCP include, but are not limited to:

- Affordable, Accessible and Special Needs Housing units/land or cash-in-lieu
- Youth or family-oriented amenities (i.e. facilities)
- Recreation amenities or community meeting spaces
- Contributions to library services
- Senior or special needs amenities (i.e. elder care services)
- Waterfront walkways, public plazas, piers
- Public art
- Preservation of historic structures
- Other amenities as agreed upon by Council.

There is limited space provided for onsite amenities for residents of the development. The developers proposed 100% market rental units, however, at this time the applicant has not included any proposal for community amenity and affordable housing contributions.

Given the increase in density and height of the development staff consider that an appropriate amenity contribution is needed to offset development impacts.

Staff will continue to negotiate an appropriate community amenity contribution in accordance with OCP policies.

Traffic Study

Policy 12.10 of the OCP requires that a Traffic Impact Assessment (TIA) be required for all new development generating more than 50 new vehicle trips during peak hours. The applicant will be required to submit an assessment, prepared by a qualified engineer, to determine if this threshold is being exceeded.

Criteria for Evaluating Official Community Plan Amendments

Part Six of the OCP provides criteria for the consideration of amendments to the OCP:

Official Community Plan amendments will be reviewed in accordance with the following criteria:

- a) the use is in the best long-term interests of the community as a whole;*
- b) the community has been consulted and the proposed use has a high level of support in the community;*
- c) the proposed use is consistent with the overall vision for the community and local neighbourhood;*
- d) there is a demonstrated need for the use in light of projected population and employment trends and other available sites in the community;*
- e) the proposed use is suitable for the site and compatible with adjacent land uses;*
- f) water and sewer, transportation and other community services are available and are not negatively affected;*
- g) the proposal puts forward creative, sustainable and innovative design approaches.*

Should Council direct staff to proceed with the development application process a complete analysis of the application will be presented including an assessment of the above criteria.

Zoning Bylaw

Existing Zoning

The property is currently zoned R-1 (Residential 1) under Zoning Bylaw No. 25, 1987. The proposed new Zoning Bylaw No. 580, 2022 would rezone the property to the proposed R4 (urban infill) zone.

Proposed New Zone

Staff will evaluate the applicability of a site-specific Comprehensive Development (CD) zone and consider potential regulations in the proposed Zoning Bylaw No. 580, 2022.

Table 4: Zoning Analysis			
	Existing Zoning (R-1) (ZB25)	Proposed Zoning (CD) (ZB 25)	Zoning Comparison (RM1) (ZB 580)
Permitted Uses	Single Family Dwelling	Apartment	Apartment Townhouse Two-unit dwelling
Density	1 dwelling per lot Plus 1 cottage if 2,000 m ² or larger Plus 1 dwelling if 4,000 m ² or larger	155 units/ha and FAR 0.91	50 units/ha and FAR 1.4 Density Bonus for rental housing: 100 units/ha and FAR 2.8
Lot Area for Subdivision	500 m ²	No subdivision – 100% rental buildings	350 m ²
Setbacks	5 m – Front / Rear 3 m – Exterior Side 1.5 m – Interior Side	4 m – Front 16 m – Rear 2 m – Interior Side (North) 11.6 m – Interior Side (South)	5 m – Front / Rear 1.5 m – Interior Side 4 m – Exterior Side
Lot Coverage	35%	33%	75%
Height	10.5 m	4 and 5 storeys 20 m	12 m Apartment
Floor Area Ratio (FAR)	N/A	0.91	1.4 (2.8 with density bonus)
Off-Street Parking	2 spaces per dwelling unit	1 space per dwelling unit	2 spaces per dwelling unit 0.2 spaces per dwelling unit - (visitor)

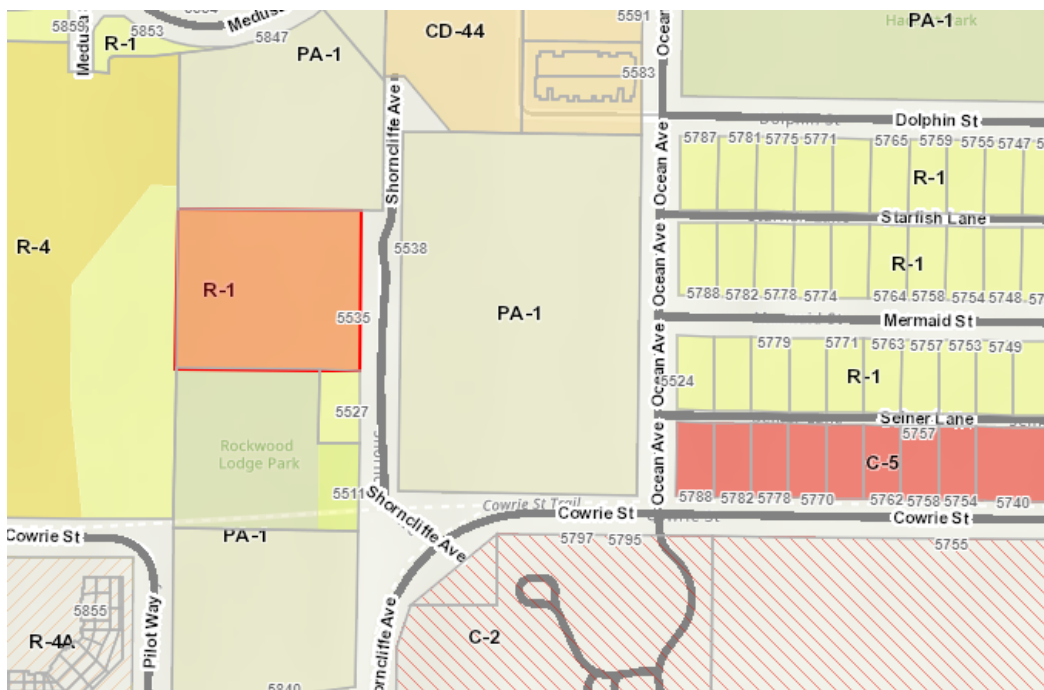


Figure 3 Zoning

Development Permit

The development is subject to Development Permit Area (DPA) 5: Steep Slopes and DPA 7: Multiple Family Residential.

DPA 5 guides development on and around steeply sloped terrain and provides guidelines to achieve the following objectives:

- *To minimize the impact of development on hillsides and steeply sloped lands.*
- *To retain the natural features of sloped lands.*
- *To support low impact and innovative development approaches to minimize long-term infrastructure costs on steeply sloped lands.*

DPA 7 guides the form and character of multifamily residential development and provides guidelines to achieve the following objectives:

- *To support a variety of housing forms that provide appropriate and affordable housing for all segments of the population.*
- *To ensure a high quality of urban design and livability for all higher-density housing.*
- *To use a distinctive design character to create identifiable neighbourhoods.*
- *To ensure that new development is compatible with surrounding uses.*

Staff recommend that approval-in-principle of the development permit be a condition of bylaw adoption. Additional analysis of form and character guidelines will be undertaken should Council direct staff to proceed with the application.

Works and Services

Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 regulates the provision of works and services required at the time of development of land. Owners are required to provide works and services on the portion of the road adjacent to the site being developed, up to the centre line.

Additional analysis on impacts and capacity of existing utilities including water and sewer will be provided should Council provide direction to proceed with the application. A high-level overview of infrastructure required for servicing is provided below.

Transportation

Further analysis will be required on the proposed road access from Shorncliffe Avenue. Preliminary analysis of local road network requirements and the existing condition of the area point to the need for upgrades to the Shorncliffe and Cowrie intersection. There may be an opportunity to provide a connection through adjacent land (private land and/or District's Rockwood Facility) to connect with the Cowrie Street/Pilot Way intersection. Further analysis is required to determine the appropriate intersection configuration as well as the exact routing of a future connection and impacts on adjacent properties.

Farmers Market

The future of the Farmers Market in its current location will need to be reviewed in light of the proposed development. Additional residential traffic will be generated from Shorncliffe through the Cowrie Street intersection and the Farmers Market location would be problematic. Shifting it further east along Cowrie Street would allow the District to close a block off to traffic on the market day and more easily divert traffic around the area.

Sewer

Sewer mains are located along Shorncliffe Avenue and Cowrie Street. Considering the anticipated growth in the catchment area and the proposed development a downstream capacity analysis will be required to ensure enough capacity in all sewer pipes between the development and the Water Resource Centre (WRC).

Water

Water mains are located on Shorncliffe Avenue, Cowrie Street, and Pilot Way. The proposal will be referred to the SCRD to determine if the development can be adequately serviced. Water conservation measures may be required as conditions of rezoning.

Drainage

Stormwater drainage infrastructure is located on Cowrie Street. Considering the anticipated peak drainage flows in the catchment area, a downstream capacity analysis will be required to ensure enough capacity in all pipes between the development, new requirements for Shorncliffe, and the eventual discharge to the Ocean. Hydrogeological assessment of the site and groundwater will be required.

Solid Waste

Solid waste collection areas must be provided in accordance with Solid Waste Collection Control and Disposal Bylaw No. 598, 2021. Proposal will be referred to Sunshine Coast Regional District to ensure solid waste disposal capacity in accordance with the SCRD Solid Waste Management Plan.

Transit

The development site is in the downtown core and in close proximity to the Sechelt transit hub (all buses) further east on Cowrie Street.

STRATEGIC PLAN

This application supports the following Council strategic priorities:

Enhancing Community Livability

The provision of rental apartment housing in the downtown directly supports priority 3.2:

Providing a mix of housing types throughout the District that provide options for a range of needs and incomes.

Managing Growth Effectively

By supporting development within Primary Growth Areas to more efficiently utilize existing infrastructure this application supports the intent of strategic priority 4:

Commit to managing growth in a way that stewards scarce resources, protects environmentally sensitive areas, and provides appropriate and sustainable housing and employment opportunities.

POLICY IMPLICATIONS

Official Community Plan

This proposal involves an OCP amendment to allow the required increase in maximum density from 100 units/ha to 155 units/ha in order to facilitate the proposed 109 units.

Housing Needs Report

The 2020 Sunshine Coast Housing Needs Report noted the high demand for rental housing. Stakeholders identified a need to support the development of market rental housing as these tend to be more affordable than secondary market units like suites, which have higher utility costs.

The report noted the need for smaller units (studio, one and two-bedrooms) to meet the needs of seniors living alone or couples without children.

SUSTAINABILITY PLAN IMPLICATIONS

Supporting higher density development near existing services promotes *Economic Sustainability and Sustainable Community Growth and Development*.

FINANCIAL IMPLICATIONS

Development Cost Charges (DCCs)

All developments are required to pay DCCs prior to building permit issuance as required by Development Cost Charges Bylaw No. 554 and Sunshine Coast Regional District Development Cost Charges Bylaw No. 693.

The following DCCs apply to the proposed development:

Table 4: Development Cost Charges					
Use	Drainage	Sewer	Roads	Parks	Water*
Apartment	\$1,019 per unit	\$565 per unit	\$5,547 per unit	\$2,878 per unit	\$30.42 per m ² Gross Floor Area

*Regional Water Service Area DCCs remitted to the SCRD.

It is estimated that the development will generate approximately \$1.3 million in DCCs.

Amenity Contributions

Additions to statutory reserves for affordable housing and amenity contributions may be realized subject to negotiation and voluntary contribution.

COMMUNICATIONS

Section 475 of the *Local Government Act* requires that Council provide an opportunity for consultation with persons, organizations, and authorities it considers will be affected by the amendment and whether the consultation should be early and ongoing.

Council must specifically consider whether consultation is required with the following:

1. The Sunshine Coast Regional District
2. School District No. 46
3. The shíshálh Nation
4. Provincial and Federal Agencies

Staff recommend that Council consider early engagement with the SCRD, School District No. 46, and the shíshálh Nation.

Should Council direct staff to proceed with drafting bylaw amendments further review of the application will be undertaken. Further referrals may be sent to all relevant agencies and groups including, but not limited to, the Advisory Planning Commission, West Sechelt Community Association, Sechelt Fire Department and Ministry of Transportation and Infrastructure.

A public information meeting will be required as the application significantly departs from established land uses and requires amendment to the OCP.

A staff report presenting the results of consultation will be presented to Council at a future date at which time First Reading can be considered.

Respectfully submitted,

Ian Holl
Development Planning Manager

Attachments:

1 - Development Proposal Package

Reviewed by: A. Allen, Director of Planning & Development	X
Reviewed by: K. Dhillon, Director of Engineering & Operations	X
Reviewed by: D. Douglas, Director of Financial Services	X
Reviewed by: L. Vickers, Communications Manager	X
Reviewed by: J. Frank, Corporate Officer	X
Approved by: A. Yeates, Chief Administrative Officer	X

9. NEW BUSINESS

None.

10. BUSINESS ITEMS

10.1 Summary of Street Patios Pilot 2020-2021

The Community Planner provided a brief overview of the Summary of Street Patios Pilot.

In discussion it was noted that should the Street Patios Pilot Program be extended, indoor seating capacity limits would not be affected since outdoor spaces can accommodate more people and that occupancy pertains to BC Liquor Distribution Branch and fire safety requirements.

Res. No. 2022-09A-26 – Moved/Seconded

That the continuation of a Street Patios Program be endorsed, involving the placement of street patios on District owned rights-of-way, subject to applicants entering into a Licence to Occupy agreement with the District; and

That Fees and Charges Bylaw No. 575, 2019 be amended to include a \$50 application fee for street patio applications.

CARRIED

10.2 2023 BC Hydro Decorative Wrap Grant

The Arts, Culture & Communications Coordinator provided a brief overview of the grant.

Res. No. 2022-09A-27 – Moved/Seconded

That Council direct staff to submit an application to the BC Hydro Decorative Wrap Grant Program for the purpose of obtaining a grant.

CARRIED

10.3 Permission to Proceed for Rezoning Application at 5535 Shorncliffe Ave (Generis)

The Development Planning Manager provided a brief overview of the project.

In discussion it was noted a new location for Sechelt Farmers' Market may need to be considered, however the project's community amenity contribution (CAC) could assist in supporting costs related to a change of location.

Res. No. 2022-09A-28 – Moved/Seconded

That staff prepare Official Community Plan and Zoning Bylaw Amendments to facilitate the proposed development; and

That pursuant to Section 475 of the *Local Government Act*, during the amendment of an Official Community Plan, Council considers the following appropriate opportunities for early and on-going consultation:

- a. General public, through public information meeting, mail delivery to owners within 100 metres and two consecutive newspaper advertisements.
- b. Referral to the Advisory Planning Commission, Sunshine Coast Regional District, School District No. 46 and shíshálh Nation.

That the applicant host a public information meeting pertaining to the proposed development; and

That staff negotiate Community Amenity Contributions in accordance with the policies contained within the Official Community Plan and Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution).

AMENDED BY THE FOLLOWING

Res. No. 2022-09A-29 – Moved/Seconded

That School District No. 93 (Conseil scolaire francophone de la Colombie-Britannique) be included in referral process.

CARRIED

Res. No. 2022-09A-28 – Moved/Seconded

That staff prepare Official Community Plan and Zoning Bylaw Amendments to facilitate the proposed development; and

That pursuant to Section 475 of the *Local Government Act*, during the amendment of an Official Community Plan, Council considers the following appropriate opportunities for early and on-going consultation:

- a. General public, through public information meeting, mail delivery to owners within 100 metres and two consecutive newspaper advertisements.

TO: Council **MEETING DATE:** May 3, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris)

FILE NO: 3360-2022-06

RECOMMENDATIONS

1. That Council give first reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave).
 2. That Council consider Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*.
 3. That Council give first reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).
 4. That Council refer the official community plan amendment bylaw to relevant stakeholders, agencies for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7.
 5. That prior to consideration of second reading the applicant shall investigate water conservation measures to be implemented including:
 - a. rainwater harvesting for outdoor irrigation of landscaping, and
 - b. greywater re-use within dwelling units.
-

PURPOSE

The purpose of this report is to present for Council consideration a rezoning application for 5535 Shorncliffe Avenue. The OCP and Zoning Amendment Bylaws associated with the proposed 109-unit apartment development are presented for First Reading.

Following First Reading, the referral process will be initiated. The applicants have already hosted a public information meeting as a requirement from the initial permission to proceed report.

OPTIONS

1. Defer the application pending additional information as directed.

2. Reject the application.

DISCUSSION

Context/Background

Flat Architecture has applied on behalf of the owner, 1335711 B.C. Ltd., to rezone the subject property to facilitate two purpose built rental apartment buildings. Permission to Proceed was granted at the September 7, 2022 Council meeting. An early referral to the Advisory Planning Commission was done at the November 1, 2022 APC meeting. The applicants hosted their public information meeting on December 15, 2022. The applicants provided updated information regarding the proposal and community amenity contributions in March 2023.

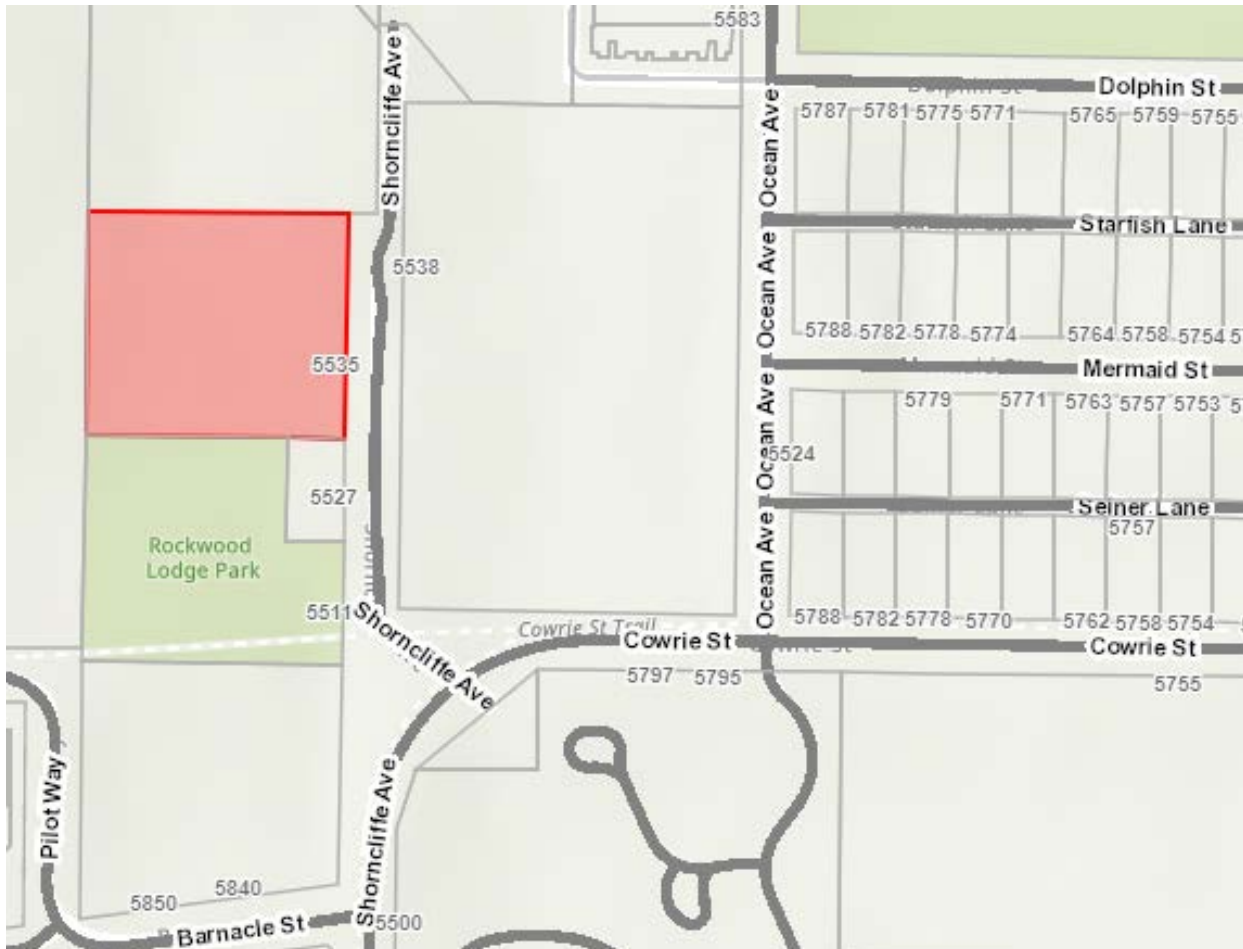


Figure 1 Location Map

ANALYSIS

Official Community Plan (OCP)

The proposed land use is supported within the existing Multifamily Mixed Residential designation. The Multifamily Mixed Residential designation allows a base density of 50 units/ha

with a maximum density of 100 units /ha. The proposed development fits within the land use parameters but exceeds the density parameters of the land use designation.

The proposed development of 109 units reaches a density level of 155 units/ha, in excess of the 100 units/ha anticipated by the Multifamily Mixed Residential land use designation. It has been determined through other development applications, reviewed by Council, that the density suggestions contained within the OCP are low and not conducive to financially viable development. A future OCP review will address the density consideration in the downtown area.

OCP Policy 5.28 provides direction for considering higher density through the provision of additional open space, affordable or special needs housing or other amenities as outlined in Policies 5.17 to 5.27. Site-specific density and building forms, amenity/affordable housing contributions and other appropriate conditions, will be determined through the rezoning process. The property is located within the Urban Containment Boundary (UCB) and identified as a Priority Growth Area where additional density is encouraged.

OCP policies consider maximum heights in the Multifamily Mixed Residential designation of 3 – 4 storeys though there is an ability to consider up to six storeys in some locations. The applicants are proposing 4 and 5 storeys.

This proposed height is supported by Official Community Plan Policy 6.14 which states that additional height, up to six-storeys in non-waterfront locations, may be considered in special circumstances. Staff consider this application generally meets the intent of Policy 6.14. The proposed buildings are in a location where a height of up to five-storeys is appropriate.

Criteria for Evaluating Official Community Plan Amendments

Part Six of the OCP provides criteria for the consideration of amendments to the OCP:

Official Community Plan amendments will be reviewed in accordance with the following criteria:

- a) the use is in the best long-term interests of the community as a whole;*
- b) the community has been consulted and the proposed use has a high level of support in the community;*
- c) the proposed use is consistent with the overall vision for the community and local neighbourhood;*
- d) there is a demonstrated need for the use in light of projected population and employment trends and other available sites in the community;*
- e) the proposed use is suitable for the site and compatible with adjacent land uses;*
- f) water and sewer, transportation and other community services are available and are not negatively affected;*
- g) the proposal puts forward creative, sustainable and innovative design approaches.*

Subject to further servicing review, staff suggest that the proposal generally meets the criteria for evaluating OCP amendments.

Amenity Contributions and Affordable Housing

Policy 5.17 of the OCP encourages all applicants to include community amenities in their proposals as voluntary contributions in exchange for an increase in density. Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution) also applies. It is acknowledged that development cost charges do not cover the full range of facilities and services demanded by citizens, including upgraded parks, community facilities, fire halls, affordable housing, etc. Developers may choose to provide contributions to offset the burden placed on existing taxpayers due to increased demand for community amenities (CAC).

The developer has proposed a CAC involving 10% of the 109 units (11 units) to be rented at 30% of median rental income for 15 years. This would be secured through a housing agreement and covenant. The 90% of the units would be rented at market rates and after the 15-year period, the 10% of the units would become market rental. The District can ensure that all apartment units remain rental in perpetuity through the use of the residential rental tenure zoning powers granted to local governments. This would be employed as a regulation in the RM1 zone for this particular property.

The applicants have enquired about the opportunity to have a revitalization tax exemption bylaw created for this development in order to support rental development. Staff note that a revitalization tax exemption bylaw is not an appropriate mechanism for this site as it is outside the Downtown Centre designation of the OCP and only for residential development. The revitalization tax exemption concept is best suited for commercial and mixed-use development.

A permissive tax exemption bylaw would only be an option for a non-profit organization and where it would apply to below market rental units. In order to be considered by Council, the below market rental units would need to be transferred to a non-profit housing society for ownership and operation. Then a permissive tax exemption might be considered for that non-profit organization for those specific units.

Zoning Bylaw

The proposed development area is presently zoned R4. The applicant proposes to use the RM1 zones to allow for two rental apartment buildings. The zoning amendment would require two site specific changes to the RM1 zone respecting the proposed building heights that exceed the maximum 12 m for apartments. The modified RM1 zone would include the following site-specific height regulations:

- A maximum height of 20 m for the upper five storey building.
- A maximum height of 17.5 m for the lower four storey building.

Development Permit

The development is subject to Development Permit Area (DPA) 5: Steep Slopes and DPA 7: Multiple Family Residential.

DPA 5 guides development on and around steeply sloped terrain and provides guidelines to achieve the following objectives:

- *To minimize the impact of development on hillsides and steeply sloped lands.*
- *To retain the natural features of sloped lands.*
- *To support low impact and innovative development approaches to minimize long-term infrastructure costs on steeply sloped lands.*

DPA 7 guides the form and character of multifamily residential development and provides guidelines to achieve the following objectives:

- *To support a variety of housing forms that provide appropriate and affordable housing for all segments of the population.*
- *To ensure a high quality of urban design and livability for all higher-density housing.*
- *To use a distinctive design character to create identifiable neighbourhoods.*
- *To ensure that new development is compatible with surrounding uses.*

Staff recommend that approval-in-principle of the development permit be a condition of bylaw adoption. Additional analysis of form and character guidelines will be undertaken should Council direct staff to proceed with the application.

POLICY IMPLICATIONS

Official Community Plan

The application requires an amendment to the OCP regarding density and height limits.

Housing Needs Report

The 2020 Sunshine Coast Housing Needs Report noted the need for diversified housing options including townhomes and apartments. This includes a variety of unit sizes from studio to three-bedroom units to accommodate both smaller households and families. It also noted the high demand for rental housing. Stakeholders identified a need to support the development of market rental housing as these tend to be more affordable than secondary market units like suites, which have higher utility costs. The report noted the need for smaller units (studio, one and two-bedrooms) to meet the needs of seniors living alone or couples without children.

SUSTAINABILITY PLAN IMPLICATIONS

Further review of the proposed development in the context of goals and policies will be undertaken should Council provide permission to proceed.

Financial Implications

Development Cost Charges (DCCs)

All developments are required to pay DCCs prior to building permit issuance as required by Development Cost Charges Bylaw No. 554 and Sunshine Coast Regional District Development Cost Charges Bylaw No. 693.

The following DCCs apply to the proposed development:

Table 4: Development Cost Charges					
Use	Drainage	Sewer	Roads	Parks	Water*
Apartment	\$1,019 per unit	\$565 per unit	\$5,547 per unit	\$2,878 per unit	\$30.42 per m ² Gross Floor Area

*Regional Water Service Area DCCs remitted to the SCRD.

It is estimated that the development will generate approximately \$1.3 million in DCCs.

Amenity Contributions

Additions to statutory reserves for affordable housing and amenity contributions may be realized subject to negotiation and voluntary contribution.

Communications

Should Council give first reading to the zoning bylaw amendment, further review of the application will be undertaken. Referrals will be sent to all relevant agencies and groups including, but not limited to, the shíshálh Nation, SCRD, MOTI, Downtown Village Community Association, and Sechelt Fire Department.

Respectfully submitted,

Ian Holl
Development Planning Manager

Attachments:

Associated Bylaws:

1. Official Community Plan Bylaw No. 492-33, 2023
2. Zoning Amendment Bylaw No. 580-6, 2023

REVIEWED			
D. Douglas, Director of Financial Services & IT	X	L. Vickers, Communications Manager	X
A. Allen, Director of Planning & Development	X	K. Poulsen, Corporate Officer	X
K. Dhillon, Director of Engineering & Operations	X	A. Yeates, Chief Administrative Officer	X
L. Roberts, Director of Corporate & Community Services	X		

Res. No. 2023-5A-20 – Moved/Seconded

That Sewer User Fees Amendment Bylaw No. 426-18, 2023 be read a third time this 3rd day of May 2023.

CARRIED

In response to an earlier question from Council, the Corporate Officer clarified that the Integrated Community Sustainability Plan section 7, subsection 1, does refer to *environmental* factors and not *economic*, as was indicated on pages 17 and 26 of the May 3, 2023, Regular Council Agenda.

7.5 Zoning Amendment Bylaw and Official Community Plan (OCP) Amendment Bylaw for 5535 Shorncliffe Avenue

The Development Planning Manager provided a brief overview of the Zoning Amendment Bylaw and OCP Amendment Bylaw for 5535 Shorncliffe Avenue and noted that the applicant wishes to make 10% of the units as below market housing, and that the applicant will be looking into rainwater harvesting for the development.

Res. No. 2023-5A-21 – Moved/Seconded

1. That Council give first reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave).
2. That Council consider Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the Local Government Act.
3. That Council give first reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).
4. That Council refer the official community plan amendment bylaw to relevant stakeholders and agencies for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7.
5. That prior to consideration of second reading the applicant shall investigate water conservation measures to be implemented including:
 - a. rainwater harvesting for outdoor irrigation of landscaping, and
 - b. greywater re-use within dwelling units.

CARRIED

Opposed: Councillor McLauchlan

In discussion it was noted that:

- More information could have been provided at the public information meeting (PIM) that was hosted by the developer and that better advertising may increase attendance at a future PIM.
- Permission to Proceed was received in September 2022 by previous the Council and included more detailed information than the staff report on the report for first reading of

the zoning and OCP bylaw amendments.

- Drawings, rental rates, and other factors continue to evolve throughout the development application process and will be presented to council as the application progresses.
- Development Permit Area conditions would come back to council for approval prior to the approval of the Development Permit, which could happen in conjunction with or separate from (before or after) rezoning.
- The applicant for 5535 Shorncliffe Avenue was present in the gallery and noted that there is bedrock on site, the public information meeting had a video presentation and there were detailed designs which were not provided to Council. The amount of cut and fill will be minimized with the utilization of surface parking and there will be some blasting with monitoring in consideration of the proximity to the church, school, and park.

The applicant for 5535 Shorncliffe Avenue was present in the gallery and was invited to confirm whether blasting would be implemented on the site. The applicant confirmed that "minimal cut and fill" would be used, and their approach includes the least amount of blasting possible with consideration to the proximity to the church, schools, and park.

Res. No. 2023-5A-22 – Moved/Seconded

That prior to second reading of Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) and Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), the applicant to hold a second public information session.

CARRIED

Opposed: Councillor Shepherd

Res. No. 2023-5A-23 – Moved/Seconded

That Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) be read a first time this 3rd day of May 2023.

CARRIED

Opposed: Councillor McLauchlan

Res. No. 2023-5A-24 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave) be read a first time this 3rd day of May 2023.

CARRIED

Opposed: Councillor McLauchlan

8. NEW BUSINESS

None.

TO: Council **MEETING DATE:** June 21, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris)

FILE NO: 3360-2022-06

RECOMMENDATIONS

1. That Council give second reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave).
 2. That Council give second reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), as amended.
 3. That prior to consideration of third reading the applicant shall investigate water conservation measures to be implemented including:
 - a. rainwater harvesting for outdoor irrigation of landscaping, and
 - b. greywater reuse within dwelling units.
 4. That prior to adoption, the housing agreement and covenant for the 11 units of below market rental housing shall be registered on title.
 5. That Council authorize staff to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) and Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).
-

PURPOSE

The purpose of this report is to present for Council consideration a rezoning application for 5535 Shorncliffe Avenue. The OCP and Zoning Amendment Bylaws associated with the proposed 109-unit apartment development are presented for Second Reading.

The Zoning Amendment Bylaw includes two changes that were added following first reading: One is the incorporation of the residential rental tenure regulation to ensure the long-term rental use is protected rather than conversion to individually owned units and the other is at the request of the applicant to allow the short-term rental of the penthouse suite that would be owned by the applicant for personal use.

The referral process has been completed and the applicants hosted the second public information meeting on June 12, 2023. To expedite the application and show support for rental housing in the downtown, the water conservation conditions have been shifted to third reading. It will be acknowledged at the public hearing as a forthcoming requirement but is not expected to change the use or increase the density of the site, therefore details can be confirmed after the public hearing.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

DISCUSSION

Context/Background

Flat Architecture has applied on behalf of the owner, 1335711 B.C. Ltd., to rezone the subject property to facilitate two purpose built rental apartment buildings. Permission to Proceed was granted at the September 7, 2022, Council meeting. An early referral to the Advisory Planning Commission (APC) was done at the November 1, 2022, APC meeting.



Figure 1 Location Map



Figure 2 View from Northeast of Proposed Development

The applicants hosted their public information meeting on December 15, 2022. In March 2023, the applicants provided updated information regarding the proposal and community amenity contributions and first reading was granted May 3, 2023. A second public information meeting was held on June 12, 2023, at the request of Council.

Referral Comments

The proposed bylaw was referred to various agencies for comments. A summary of comments is provided below. Complete comments are included in Attachment #2.

Table 2: Referral Comments	
shíshálh Nation	Preliminary comments received.
School District #46	Comments received. Road improvements and pedestrian safety enhancements should be considered for Shorncliffe Avenue, the intersection of Shorncliffe Ave with Cowrie Street.
Fortis	Comments received. No concerns as service is not available in the area.
Sunshine Coast Regional District	No concerns. Water modelling may be required prior to development approval.
BC Hydro	Statutory right of way may be required prior to development approval.
Ministry of Transportation and Infrastructure	No concerns.
Sechelt Fire Department	Development must meet requirements of BC Building and Fire Code.

ANALYSIS

Official Community Plan (OCP)

No changes to the OCP Amendment Bylaw No. 492-33, 2023 are proposed at second reading.

Zoning Bylaw

There are two proposed changes to the zoning amendment bylaw at second reading. One is the incorporation of the residential rental tenure regulation to ensure the long-term rental use is protected.

The other is at the request of the applicant to allow the short-term rental of the penthouse suite that would be owned by the developer in one of the buildings. This short-term rental use would be considered a Type 3 STR as it is a secondary residence and require a Type 3 business license and related fees. The STR unit could operate indefinitely as a Temporary Use Permit would not be required.

POLICY IMPLICATIONS

Official Community Plan

The proposed use is consistent with the land use designation in the OCP. However, the application requires an amendment to the OCP regarding density and height limits.

Housing Needs Report

The 2020 Sunshine Coast Housing Needs Report noted the need for diversified housing options including townhomes and apartments. This includes a variety of unit sizes from studio to three-bedroom units to accommodate both smaller households and families. It also noted the high demand for rental housing. Community partners identified a need to support the development of market rental housing as these tend to be more affordable than secondary market units like suites, which have higher utility costs. The report noted the need for smaller units (studio, one and two-bedrooms) to meet the needs of seniors living alone or couples without children.

SUSTAINABILITY PLAN IMPLICATIONS

Rainwater harvesting and greywater reuse opportunities for the development are pending.

Financial Implications

Development Cost Charges (DCCs)

All developments are required to pay DCCs prior to building permit issuance as required by Development Cost Charges Bylaw No. 554 and Sunshine Coast Regional District Development Cost Charges Bylaw No. 693.

The following DCCs apply to the proposed development:

Table 4: Development Cost Charges					
Use	Drainage	Sewer	Roads	Parks	Water*
Apartment	\$1,019 per unit	\$565 per unit	\$5,547 per unit	\$2,878 per unit	\$30.42 per m ²

*Regional Water Service Area DCCs remitted to the SCRD.

It is estimated that the development will generate approximately \$1.3 million in DCCs.

Amenity Contributions

No cash contribution to the statutory reserves for affordable housing and amenity contributions are proposed. The developer has proposed a CAC involving 10% of the 109 units (11 units) to be rented at 30% of median rental income for 15 years. This would be secured through a housing agreement and covenant. 90% of the units would be rented at market rates and after the 15-year period, the 10% of the units would become market rental. The District can ensure that all apartment units remain rental in perpetuity through the use of the residential rental tenure zoning powers granted to local governments. This would be employed as a regulation in the RM1 zone for this particular property.

Communications

Should Council give second reading a public hearing will be scheduled.

Respectfully submitted,

Ian Holl
Development Planning Manager

Attachments:

1. Referral Comments
2. Second Public Information Meeting Summary
3. [Permission to Proceed Report](#) – September 7, 2022 - *hyperlink only*
 - a. [Report Attachments](#)
4. [First Reading Report](#) – April 19, 2023 - *hyperlink only*

Associated Bylaws:

1. Official Community Plan Bylaw No. 492-33, 2023
2. Zoning Amendment Bylaw No. 580-6, 2023

REVIEWED June 16, 2023			
D. Douglas, Director of Financial Services & IT	X	L. Vickers, Communications Manager	X
A. Allen, Director of Planning & Development	X	K. Poulsen, Corporate Officer	X
C. Miller, Acting Director of Engineering & Operations	X	A. Yeates, Chief Administrative Officer	
L. Roberts, Director of Corporate & Community Services	X		



OFFICE OF THE SECRETARY-TREASURER

Delivered via email: iholl@sechelt.ca

May 24, 2023

District of Sechelt
Attn: Ian Holl, Development Planning Manager
PO Box 129,
Sechelt, BC, V0N 3A0

Dear Ian,

RE: 5535 Shorncliffe Ave - Rezoning Application - 3360-2022-03

We appreciate the opportunity to provide further comments on the rezoning application for 5535 Shorncliffe Avenue. The proposed 109-unit development holds potential to alleviate the ongoing housing availability challenge on the Sunshine Coast. However, it is important to consider the potential increase in traffic and its impact on safety concerns related to parking and pedestrian safety in the vicinity.

Our facility on Shorncliffe Avenue plays a vital role in our community, offering a range of programs for children, from infants to teenagers. It includes an active youth centre, alternative school programs for both elementary and secondary students, École du Pacifique, as well as our newly renovated Early Years Centre and YMCA Child Care. The site is heavily utilized, providing essential services to families who often visit with strollers and young children. Evaluating this application should prioritize the safety of our families, as the existing parking situation is already overwhelmed and the intersection raises safety concerns for our students and their families. Effectively addressing these issues is crucial to ensure the overall well-being and security of the community.

Therefore, we strongly advocate for the implementation of civil improvements along the frontages of Shorncliffe Avenue and Cowrie Street, particularly at their intersection. We continue to advocate for the following improvements:

- Traffic calming measures on Shorncliffe Avenue.
- Pedestrian safety enhancements at the intersection of Shorncliffe Avenue and Cowrie Street.
- Pedestrian safety considerations for Chatelech students who frequently use the path through the Rockwood Center to access downtown Sechelt and the bus stop.

- Redesign of the intersection to prioritize pedestrian travel and improve parking options.
- Pedestrian safety enhancements along Cowrie Street where it connects to the intersection.
- Develop raised sidewalks to connect Shorncliffe to Cowrie Street.

Thank you for your time and attention to this important issue.

Sincerely,



Nicholas Weswick
Secretary-Treasurer

Cc: Board of Education of School District No. 46 (Sunshine Coast)
Kate Kerr, Superintendent

From: [Pedersen, Cassidy](#)
To: [Planning](#)
Subject: FW: [External Email] - REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave
Date: Thursday, May 18, 2023 8:35:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Fortis Property Referral #2023-695

Hello,

Please be advised FortisBC Energy Inc. has no concerns as we have no gas in this area.

Thank you,

From: Ian Holl <iholl@sechelt.ca>
Sent: Wednesday, May 17, 2023 3:31 PM
To: Ian Holl <iholl@sechelt.ca>
Subject: [External Email] - REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Hello,

Please see the attached referral from the District of Sechelt for a rezoning application on 5535 Shorncliffe Avenue that includes the Official Community Plan and Zoning Amendment Bylaws that have received First Reading. Thank you.

 [230517_5535 Shorncliffe_Referral.pdf](#)

Regards,

Ian

<!--[if !vml]--> <!--

Ian Holl, MCIP, RPP

Development Planning Manager

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

Sven Koberwitz

From: Mark McCullough <Mark.McCullough@scrd.ca>
Sent: Friday, November 11, 2022 11:43 AM
To: Ian Holl
Subject: 3360-2022-03

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Good Afternoon Ian,

No comments on the proposed zoning.

At time of development, DCC and approved drawings will be required and most likely Water modeling. May require a latecomers payment as well. This will be reviewed with the proposed development.

Kind Regards,

Mark McCullough

Utility Engineering Technician | Infrastructure Services

Sunshine Coast Regional District

1975 Field Rd, Sechelt, BC V7Z 0A8

Office: 604-885-6800,

Mark.McCullough@scrd.ca

Visit us: www.scrd.ca

Follow us on Twitter: [sunshinecoastrd](#)

Like us on facebook: [sunshinecoastrd](#)

From: [Argitos, Tracy](#)
To: [Ian Holl](#)
Cc: [Design, NSC; Properties, Help Desk](#)
Subject: FW: REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave, Sechelt
Date: Thursday, June 01, 2023 5:30:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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BC Hydro properties has reviewed the referral and provides the following comments.

As this a multi residential development BC Hydro may require an SRW agreement over the land prior to the development.

The owner should contact design.nsc@bchydro.com to initiate the request for a SRW at the earliest opportunity.

In the event that BC Hydro Field Operations' Distribution Engineering & Design Department in Victoria wishes to comment, they will provide you with a response under separate cover. If you wish to follow up with that office, please contact them at email design.nsc@bchydro.com

The registered owner can contact the BC Hydro Electric Service Coordination Centre for new construction power connections and to speak with a distribution designer at the following toll-free number: 1-877-520-1355

Tracy Argitos | Property Coordinator, Property Rights Services

BC Hydro
8475 128th Street
Surrey, BC V3W 0G1

P 604-543-1592
E tracy.argitos@bchydro.com

bchydro.com

From: Properties, Help Desk <properties.helpdesk@bchydro.com>

Sent: 2023, May 18 11:30 AM

To: Argitos, Tracy <Tracy.Argitos@bchydro.com>

Subject: FW: REFERRAL: Rezoning Application 3360-2022-03 - 5535 Shorncliffe Ave, Sechelt

From: Ian Holl <iholl@sechelt.ca>

Sent: 2023, May 17 3:31 PM

To: Ian Holl <iholl@sechelt.ca>



Your File #: 3360-2022-03
eDAS File #: 2022-05136
Date: Dec/07/2022

District of Sechelt
PO Box 129
Sechelt, British Columbia V0N 3A0
Canada

Attention: Ian Holl, Development Planning Manager

**Re: Proposed Rezoning for:
PID 010-945-091
Block 6, DL 1331, Plan VAP6223
5535 Shorncliffe Avenue, Sechelt**

Thank you for the opportunity to comment on the above noted rezoning proposal at 5535 Shorncliffe Avenue. The ministry has no objections to the proposal at this time. Please re-refer the project to our office if the scope of development changes.

A copy of the bylaw will need to be provided to our office after third reading for approval under Section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Kattia Woloshyniuk at (236) 468-1926.

Yours truly,

Kattia Woloshyniuk
Senior Development Officer

Local District Address
Sechelt Area Office Box 356 Sechelt, BC V0N 3A0 Canada Phone: (604) 740-8987 Fax: (604) 740-8988

From: [Matt Gilroy | Prevention | Sechelt Fire Department](#)
To: [Planning](#)
Subject: FW: Application No: 3360-2022-03, Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.
Date: Thursday, June 15, 2023 3:39:04 PM

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Attention: Ian Holl,

The Sechelt Fire Department has reviewed the following Zoning application.

APPLICATION NO: 3360-2022-03
APPLICANT: Rajinder Warraich, Flat Architecture / 1335711 BC Ltd.
SITE ADDRESS: 5535 Shorncliffe Avenue
DATE: June 15, 2023

SUMMARY OF APPLICATION:

Flat Architecture has applied on behalf of 1335711 BC Ltd. to rezone 5535 Shorncliffe Avenue to facilitate two rental apartment buildings with a total of 109 units. One building would be four storeys in height and the other would be five storeys. The OCP and Zoning Amendment Bylaws have been given First Reading and a second referral is underway. The applicant proposed 10% of the units (11 units) as affordable below market rentals (30% of median income) to be secured via housing agreement. More detailed information will be referred during the development permit stage when detailed drawings (civil and architectural) are developed.

COMMENTS:

The Sechelt Fire Department approves this application on the condition, that the Sunshine Coast Regional Districts Water Works Department guarantees in writing to the District of Sechelt's Planning and Development Department, that the water supply will meet the requirements of BCBC 3.2.5.7 perpetually and inclusive of the following conditions:

1. All road and site access conforms with BCBC 3.2.5.6. Access Route Design
2. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.
3. Fire Hydrants installed as per the D.O.S. bylaw 430, 2003 Part 10.A.81.
4. Water supply meets the requirements year-round of BCBC 3.2.5.7.
5. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.
6. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.
7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.
8. Annunciators to be installed in accordance with BCBC 3.2.4.9.

If you have any further questions or concerns, please feel free to contact me.

Matt Gilroy

Captain - Fire Prevention

Sechelt Fire Department

Tel 604-885-7017

Fax 604-885-5145

PO Box 944, Sechelt BC V0N 3A0

5525 Trail Avenue, Sechelt BC

Email prevention@secheltfire.ca

Web www.secheltfiredepartment.ca

PUBLIC INFORMATION MEETING - COMMENT SHEET
DISTRICT OF SECHelt

PROPOSAL

Applicant: 1335711 BC LTD

Address: 5535 Shorncliffe Ave, Sechelt BC V0N 3A7

Proposed Purpose Built Rental Multi-Family Development. 4 and 5 Storey Buildings.

Rezoning and Development Applications. This project is under review by the staff in the Planning and Development departments.

To help us determine neighbourhood opinions, please provide us with any comments or questions you have on this project (feel free to attach additional sheets):

Project looks/sounds like just what Sechelt needs. Affordable (hopefully) rental homes w/ easy access to schools, shopping, library etc. A place for families & young workers. Please expedite this!

Your Name Viveca Ohm Address 5280 Selma Park Rd
Email [REDACTED] Phone [REDACTED]

Please return your comments by: Wednesday June 15th 2023

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning and Development Department, Municipal Office, 2nd Floor, 5797 Cowrie Street.
2. Email your comment sheet to planning@sechelt.ca

PUBLIC INFORMATION MEETING - COMMENT SHEET
DISTRICT OF SECHelt

PROPOSAL

Applicant: 1335711 BC LTD

Address: 5535 Shorncliffe Ave, Sechelt BC V0N 3A7

Proposed Purpose Built Rental Multi-Family Development. 4 and 5 Storey Buildings.

Rezoning and Development Applications. This project is under review by the staff in the Planning and Development departments.

To help us determine neighbourhood opinions, please provide us with any comments or questions you have on this project (feel free to attach additional sheets):

Much needed. Please proceed promptly!

Your Name Geoff. Cruz Address 5665 Teredo
Email [REDACTED] Phone [REDACTED]

Please return your comments by: Wednesday June 15th, 2023

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning and Development Department, Municipal Office, 2nd Floor, 5797 Cowrie Street.
2. Email your comment sheet to planning@sechelt.ca

6. BYLAWS

6.1 Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris)

The Acting Planning and Development Manager provided a brief overview of the Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris) and a discussion ensued.

In discussion the following was noted:

- Referral comments discussed concerns related to access to the property.
- The development permit for this application would come to Council for approval.
- Comments from the shísháhlh Nation had not yet been received.
- A public hearing can not be waived if the application is not in compliance with the Official Community Plan (OCP).
- Approving the one short-term rental (STR) with this rezoning does not necessarily set a precedent for other unhosted STRs in Sechelt.

The applicant was invited to speak, and the following points were noted:

- The penthouse would be for family use by the developer and would be rented as an STR when not in use by the family.
- The short term rental unit was designed to be accessible.
- There will be minimal blasting during construction, with crack monitoring and vibration monitoring by geotechnical engineers by certified professionals throughout the process.

Res. No. 2023-6B-9 – Moved/Seconded

That Council give second reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave); and

That prior to consideration of third reading the applicant shall investigate water conservation measures to be implemented including:

- a. rainwater harvesting for outdoor irrigation of landscaping, and
- b. greywater reuse within dwelling units; and

That prior to adoption, the housing agreement and covenant for the 11 units of below market rental housing shall be registered on title; and

That Council authorize staff to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) and Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).

CARRIED
Opposed: Councillor McLauchlan

Res. No. 2023-6B-10 – Moved/Seconded

That Council give second reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), as amended.

CARRIED

Opposed: Councillors McLauchlan and Inkster

Res. No. 2023-6B-11 – Moved/Seconded

That Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave) be read a second time this 21st day of June, 2023.

CARRIED

Opposed: Councillor McLauchlan

Res. No. 2023-6B-12 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), as amended, be read a second time this 21st day of June, 2023.

CARRIED

Opposed: Councillor McLauchlan



REQUEST FOR DECISION

TO: Council **MEETING DATE:** July 19, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris)

FILE NO: 3360-2022-06

RECOMMENDATIONS

1. That Council give second reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), as amended.
 2. That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).
-

PURPOSE

The purpose of this report is to present for Council consideration the Zoning Amendment Bylaw No. 580-06, 2023 associated with the proposed 109-unit apartment development for Second Reading as amended.

OPTIONS

1. Defer the application pending additional information as directed.

DISCUSSION

N/A

ANALYSIS

Zoning Bylaw

In advance of the public hearing scheduled for July 19, 2023, staff identified an unfortunate oversight in the Zoning Amendment Bylaw No. 580-06, 2023 where the site-specific density change noted in the OCP Amendment Bylaw No. 492-33, 2023 was not replicated in Bylaw No. 580-06, 2023.

The RM1 zone has an existing density regulation that is exceeded by the proposal (in accordance with the proposed OCP amendment). The zoning amendment bylaw needs to be updated to add

the site-specific provision for 155 units/ha and a 1.4 Floor Area Ratio (increase from 100 units/ha and same FAR).

This issue does not change the intent or substance of the amendment bylaws, but it would require an amended second reading for Bylaw No. 580-06, 2023. Since this did not occur in advance of the scheduled public hearing for that bylaw we will need to schedule a second public hearing just for the zoning amendment bylaw.

The application progress would not be delayed as there is still the review of the traffic report that needs to be completed, which was recently submitted on July 7, 2023. The water conservation report remains outstanding. Both items would need to be reviewed and resolved before considering moving the bylaws to third reading, which we might anticipate in September or early October.

POLICY IMPLICATIONS

N/A

SUSTAINABILITY PLAN IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

N/A

COMMUNICATIONS

Should Council give second reading as amended a second public hearing will be scheduled.

Respectfully submitted,

Ian Holl
Development Planning Manager

Associated Bylaws:

1. Zoning Amendment Bylaw No. 580-6, 2023

REVIEWED July 13, 2023			
D. Douglas, Director of Financial Services & IT		L. Vickers, Communications Manager	
A. Allen, Director of Planning & Development	X	K. Poulsen, Corporate Officer	X
K. Dhillon, Director of Engineering & Operations		A. Yeates, Chief Administrative Officer	
L. Roberts, Director of Corporate & Community Services			

Res. No. 2023-7D-7 – Moved/Seconded

That Council, for RCMP planning purposes, approve in principle an increase in one Sechelt RCMP funded member, from 12 to 13 for the RCMP financial fiscal year 2024/2025; and

That the increase be contingent on the Province approving four additional provincially funded RCMP members for the local detachment.

CARRIED

6. BYLAWS

6.1 Rezoning Application for 109 Apartment Units in Two Buildings at 5535 Shorncliffe Avenue (Genaris)

The Development Planning Manager provided an overview of the report and noted that the public hearing held earlier this evening only addressed the Official Community Plan amendment bylaw for this application. He informed Council that due to an administrative error the Zoning amendment bylaw was missing a site-specific density regulation and was removed from the public hearing to allow Council to consider re-reading the bylaw for the second time, as amended. The Development Planning Manager confirmed that, at Council's discretion, a second public hearing would be scheduled in future.

Res. No. 2023-7D-8 – Moved/Seconded

That Council give second reading to Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave), as amended; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Ave).

CARRIED

Opposed: Councillor McLauchlan

Res. No. 2023-7D-9 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-6, 2023 (5535 Shorncliffe Avenue), as amended, be read a second time this 19th day of July, 2023.

CARRIED

Opposed: Councillor McLauchlan

6.2 Rezoning Application for 36 Units of Mixed Residential Housing at Lot 5 Tower Road (Silver Valley Homes)

The Development Planning Manager provided an overview of the report.



REQUEST FOR DECISION

TO: Council **MEETING DATE:** August 2, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: Rezoning Application for 109 apartment units in two buildings at 5535 Shorncliffe Avenue (Genaris)

FILE NO: 3360-2022-03

RECOMMENDATION

1. That Council give third reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave).
-

PURPOSE

The purpose of this report is to present a rezoning application for 5535 Shorncliffe Avenue. The Official Community Plan (OCP) Amendment Bylaw associated with the proposed 109-unit apartment development is presented for Third Reading. The public hearing report is also presented for Council review.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

DISCUSSION

Public Hearing Comment Summary

The public hearing was held at 6 pm on July 19, 2023. Two members of the public spoke: one represented the developer and the other speaker noted a variety of concerns with the proposed development, although was generally in favour of additional housing in the downtown area. The concerns identified can be resolved predominately at the development permit stage.

ANALYSIS

Official Community Plan (OCP)

No changes to the OCP Amendment Bylaw No. 492-33, 2023 are proposed after the public hearing.

Zoning Bylaw

The zoning amendment bylaw received second reading as amended on July 19, 2023. A public hearing for the bylaw will be scheduled in September.

POLICY IMPLICATIONS

Official Community Plan

The proposed use is consistent with the land use designation in the OCP. However, the application requires an amendment to the OCP regarding density and height limits.

SUSTAINABILITY PLAN IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

N/A

COMMUNICATIONS

N/A

Respectfully submitted,

Ian Holl
Development Planning Manager

Attachments:

1. Public Hearing Report – July 19, 2023
2. Public Hearing Written Submissions

Associated Bylaws:

1. Official Community Plan Bylaw No. 492-33, 2023

REVIEWED July 27, 2023			
B. Smith, Acting Director of Financial Services & IT	X	L. Vickers, Communications Manager	X
A. Allen, Director of Planning & Development	X	K. Poulsen, Corporate Officer	X
S. Bandara, Acting Director of Engineering & Operations	X	A. Yeates, Chief Administrative Officer	X
L. Roberts, Director of Corporate & Community Services	X		

DISTRICT OF SECHELT
REPORT OF THE PUBLIC HEARING
Held in Community Meeting Room, 5797 Cowrie Street, Sechelt BC, and via
Zoom Online Meeting Platform
Wednesday, July 19, 2023

PRESENT Mayor J. Henderson (Chair); Councillors; D. Bell, A. Shepherd, B. Rowe, D. McLauchlan, and A. Toth

REGRETS Councillor D. Inkster

STAFF Development Planning Manager I. Holl; Senior Development Planner S. Koberwitz; Corporate Officer K. Poulsen; Deputy Corporate Officer T. Forster; and Recording Secretary M. Sugars

1. CALL TO ORDER

The Chair called to order the Public Hearing to order at 6:00 p.m.

2. INTRODUCTION OF APPLICATION

The Chair explained the proposed Official Community Plan (OCP) Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe), and advised those persons in attendance that the Public Hearing was being convened pursuant to the *Local Government Act*.

3. CORPORATE OFFICER PROCEDURES

The Public Hearing was attended by 5 members of the public. The Corporate Officer explained the purpose and rules of the Public Hearing.

4. STAFF PRESENTATION OF BYLAW AMENDMENTS

Staff provided a presentation of the proposed bylaw amendment.

5. PUBLIC INPUT

The Chair called for comments from the public in the order recorded on the speakers list.

There were two individual speakers and the public hearing lasted for 23 minutes.

Speakers from the gallery:

- 1. Name: Clarence Li**
Address: 5527 Shorncliffe

Mr. Li noted his attendance was on behalf of Sunshine Coast Association for Community Living (SCACL). He provided a written submission, which he read from. He explained that his comments are related to the Zoning bylaw amendment, not the OCP amendment bylaw. The Chair allowed him to continue with his remarks.

He explained that the SCACL facility located at 5527 Shorncliffe, which is the immediate neighbour of the proposed development, houses a number of both permanent residents and support staff. He was surprised to see that their facility was not identified in neither the developer's proposal nor District staff reports. Mr. Li expressed his belief that their facility, and their needs have been overlooked in the past.

He expressed concerns regarding the access to the proposed development, which is located on the south side of the property, and runs along the bedrooms of residents of 5527 Shorncliffe. He also noted concerns regarding wheelchair accessible sidewalks and construction noise. Mr. Li stated concerns regarding parking and accessibility during constructions, as well as the lack of greenspace and accessible walkways.

- 2. Name: Harman Dhillon**
Address: 5535 Shorncliffe

Mr. Dhillon, the applicant of the proposed development, expressed his excitement about the project, and its variety of apartment sizes. Mr. Dhillon noted that two public information meetings were held, which were minimally attended. He expressed that feedback from the community and municipal staff is valued. Speaking to some concerns noted by the previous speaker, Mr. Dhillon noted that there is an existing easement along the south of the property, which provides access to the property to the west, which is why the access road is slated for construction there. He noted that they will attempt to incorporate any solutions to stated concerns where possible. He concluded his remarks by stating he looks forward to moving the project forward, and providing housing to the Sunshine Coast.

Council enquired why the SCACL facility was not identified in previous plans. Mr. Dhillon noted that he is unsure why the facility was not mentioned previously, but he did attempt to speak with residents of the facility in person.

The Mayor called a first time asking if anyone would like to speak with regard to the proposed rezoning.

The Mayor called a second time asking if anyone would like to speak with regard to the proposed rezoning.

The Mayor called a third time for further input from members of the public and when no one came forward, the Mayor reminded all those present that no further information is to come forward to Council regarding Official Community Plan (OCP) Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe).

6. ADJOURNMENT

The Public Hearing was adjourned at 6:23 p.m. on July 19, 2023.

Certified Fair and Correct:

Kerianne Poulsen, Corporate Officer



July 19, 2023

District of Sechelt
Box 129,
Sechelt, BC
V0N 3A0

Dear Mayor and Council,

RE: Rezoning Application at 5535 Shorncliffe Ave (FILE NO: 3360-2022-03)

I am writing on behalf of Sunshine Coast Association for Community Living (SCACL) representing the four permanent residents and 15+ support staff of 5527 Shorncliffe Avenue, an immediate neighbour on the south side of the property being considered for rezoning. Since 2000, SCACL has been operating this licensed community health staff supported home. This home provides accessible support for individuals with developmental disabilities with or without ambulatory challenges.

In reviewing the rezoning application documents available online, I am first and foremost alarmed that neither the developer, in its submitted drawing by Flat Architecture Inc., nor the “Request for Decision” brief prepared by Planning and Development staff of the District, identified this SCACL’s staff supported home as a neighbour and a stakeholder to the development. This is concerning to us because this oversight reinforces our past experiences that the needs and concerns of the vulnerable residents at this staff supported home is invisible, or at best an afterthought to those who planned development projects and community events in our immediate surroundings. This kind of an oversight is antithetical to the disability rights movement that my organization stands for – that people with developmental disabilities deserve equal recognition and equal participation as full citizens in our community.

I wonder if the developer had noticed there is a residential home that is also a licensed community care facility on the south side of the development, they would not have designed a private access road next to our shared property line right outside the bedroom windows for 2 of the residents at 5527 Shorncliffe. An access road to the north end of their property on Shorncliffe Avenue instead of the south end would be less likely to disturb the quiet enjoyment for residents of 5527 Shorncliffe Ave.

CONTACT

(604) 885.7455 main
1-888-317-8332 fax
info@scacl.ca
scacl.ca

OFFICE ADDRESS

#105-5711 Mermaid St.
Sechelt, BC

MAILING ADDRESS

Box #165 Sechelt, BC
V0N 3A0



While SCACL is in support of the creation of more rental stocks in Sechelt, we have the following concerns about the proposed development on 5535 Shorncliffe Ave:

1. **Location of access road:** SCACL strongly opposes to having an access road on the south end of the property and is asking the developer to move the access road to the north end of the property. The proposed road in the current design is right beside the bedroom windows of 5527 Shorncliffe Ave.
2. **Wheelchair accessible sidewalks:** For over 20 years, the residents with special ambulatory needs of 5527 Shorncliffe Avenue were left to access their home without proper sidewalks and a municipal road that was scattered with potholes. If the development at 5535 Shorncliffe Avenue gets approved, SCACL would like to see wheelchair accessible sidewalks on both sides of Shorncliffe Avenue similar in design to the ones recently put in on Trail Avenue.
3. **Construction noise:** Should the project be approved and move into the construction phase, SCACL would like to see sound barrier and/or baffling to be installed by the developer between 5527 and 5535 Shorncliffe Avenue to mitigate the noise caused by construction. We are also concerned about the hours of construction. The current District Noise Bylaws allows construction work from Monday to Saturday between 7 am to 9 pm. This will adversely affect the quality of life for the residents and staff at 5527 Shorncliffe Avenue. SCACL is open to enter into a good neighbour agreement with the developer to reach a mutually acceptable construction schedule.
4. **Parking and accessibility during construction:** Being a 24/7 staffed support home, SCACL would need to protect at least 5 street parking spots on Shorncliffe Avenue for staff and visitors use. We also need guarantee from the developer that the Shorncliffe Avenue will remain wheelchair accessible during the period of construction.
5. **Greenspace design and accessible walkways:** SCACL is concerned that the initial submitted design lacks the inclusion of greenspace in this high-density housing development. SCACL would like the new development to include more greenspace and accessible walkways its design.

Thank you for your kind consideration.

Sincerely,



Clarence Li
Executive Director
Sunshine Coast Association for Community Living

6.2 Rezoning Application for 109 Apartment Units in Two Buildings at 5535 Shorncliffe Avenue

Res. No. 2023-8A-10 – Moved/Seconded

That Council give third reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Avenue).

CARRIED

Opposed: Councillor McLauchlan

Res. No. 2023-8A-11 – Moved/Seconded

That Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Avenue) be read a third time this 2nd day of August, 2023.

CARRIED

Opposed: Councillor McLauchlan

6.3 Code of Conduct Update

The Corporate Officer noted that legislation required that the code of conduct be either reviewed within 6 months or reconsidered and that Council decided to review the code of conduct.

In response to questions, staff confirmed:

- Amendments to the bylaw may be submitted and brought back to Council in future.
- Legal advice was sought with one of the top ethics commissioners in the province and the bylaw presented for Council's consideration is considered in keeping with best practice for BC municipalities.

Res. No. 2023-8A-12 – Moved/Seconded

That District of Sechelt Policy 1.1.10 Council Code of Conduct be rescinded; and

That District of Sechelt Council Code of Conduct Bylaw 619, 2023, be given three Readings; and

That District of Sechelt Council Remuneration Amendment Bylaw No. 608-1, 2023, be given three readings.

CARRIED

Opposed: Councillor McLauchlan

DISTRICT OF SEHELDT

Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave)

Being a bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010

WHEREAS the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010;

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

TITLE

This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Ave)”.

PROVISIONS

1. Schedule A of Official Community Plan Bylaw No. 492, 2010 is amended by adding the following after Section 5.30 of Part 5: Residential and Special Infill Areas, and renumbering as necessary:

“5.3 Notwithstanding any other provisions of the Official Community Plan, the maximum density on BLOCK 6, DISTRICT LOT 1331, PLAN VAP6223 at 5535 SHORNCLIFFE AVENUE, is 155 units per hectare and 1.4 Floor Area Ratio.”

2. That Schedule C (C1, C2, C3) of Official Community Plan Bylaw No. 492, 2010 be amended to reflect the land use designation and boundaries brought into force by this bylaw.

READ A FIRST TIME	3 rd	DAY OF	May, 2023
READ A SECOND TIME	21 st	DAY OF	June, 2023
PUBLIC HEARING HELD	19 th	DAY OF	July, 2023
READ A THIRD TIME	2 nd	DAY OF	August, 2023
ADOPTED		DAY OF	, 2023

Mayor

Corporate Officer

DISTRICT OF SEHELTT

Bylaw No. 580-06, 2023 (5535 Shorncliffe)

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022

WHEREAS the Council of the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

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 “Zoning Amendment Bylaw No. 580-06, 2023 (5535 Shorncliffe Ave)”.

PROVISIONS

2. That BLOCK 6, DISTRICT LOT 1331, PLAN VAP6223 at 5535 Shorncliffe Avenue, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from R4 (Urban Infill) to RM1 (Residential Multiple One).

3. That Section 1.6.11 of the RM1 zone be amended to include the following site-specific regulations:

BLOCK 6, DISTRICT LOT 1331, PLAN VAP6223

- a) The permitted principal uses are limited to residential rental tenure only.
 - b) Despite section a) above, up to one unit may be used for Short Term Rental on the top floor of the apartment building on the western half of the property.
 - c) The maximum height of the apartment building on the western half of the property is 20 m and five storeys.
 - d) The maximum height of the apartment building on the eastern half of the property is 17.5 m and four storeys.
 - e) The maximum density is 155 units per hectare and 1.4 Floor Area Ratio.
4. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Official Zoning Maps Schedules A1, A2, and A3) be amended to reflect the zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS	3 rd	DAY OF	MAY, 2023
READ A SECOND TIME THIS	21 st	DAY OF	JUNE, 2023
READ A SECOND TIME AS AMENDED THIS	19 th	DAY OF	JULY , 2023
PUBLIC HEARING HELD THIS		DAY OF	, 2023
READ A THIRD TIME THIS		DAY OF	, 2023
ADOPTED THIS		DAY OF	, 2023

Mayor

Corporate Officer



NOTICE OF PUBLIC HEARING

District of
SECHULT

The District of Sechelt will hold a Public Hearing to consider Rezoning Application 3360-2022-03 (5535 Shorncliffe Ave). In accordance with the *Local Government Act* this public hearing will be held in a hybrid format, both in person and electronically.

WHAT'S PROPOSED

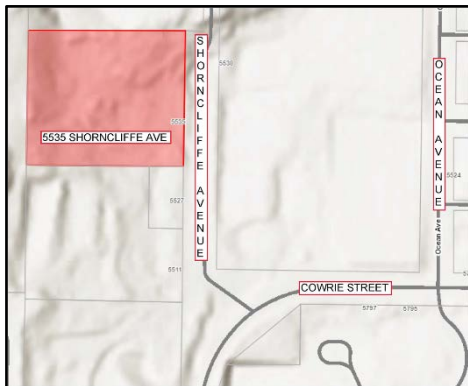
To allow two rental apartment buildings with a combined total of 109 units.

THE PROPERTY

5535 Shorncliffe Ave
District Lot 1331 Plan VAP6223, PID: 010-945-091

BYLAW

Zoning Amendment Bylaw No. 580-6, 2023



WEDNESDAY, SEPTEMBER 6, 2023 AT 5 P.M.

For instructions on how to participate in the meeting go to: sechelt.ca/council

The proposed amendments and associated documents may be viewed at the Municipal Office Monday to Friday between 8:30 a.m. to 4:30 p.m. except holidays, or on the District's website at: sechelt.ca/planning

Before the Public Hearing: You can submit comments before the public hearing in the following ways:

Email: planning@sechelt.ca

Regular Mail: Box 129, Sechelt, BC V0N 3A0

In Person: Municipal Office, 2nd Floor, 5797 Cowrie Street from Monday to Friday between 8:30 a.m. to 4:30 p.m. except holidays

At the Public Hearing: You can participate in person at the Community Meeting Room, First Floor, 5797 Cowrie Street, or virtually via computer, tablet or phone. The meeting link, dial-in number and instructions can be found at: sechelt.ca/council

Council will not receive any submissions after the end of the Public Hearing.



NOTICE OF PUBLIC HEARING

District of
SECHELT

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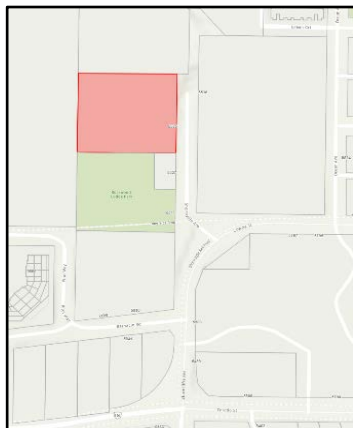
To allow two rental apartment buildings with a combined total of 109 units.

THE PROPERTY

5535 Shorncliffe Ave
District Lot 1331 Plan VAP6223, PID: 010-945-091

BYLAW

Zoning Amendment Bylaw No. 580-6, 2023
Official Community Plan Bylaw No. 492-33, 2023



WEDNESDAY, JULY 19, 2023 AT 6 P.M.

For instructions on how to participate in the meeting go to: sechelt.ca/council

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July 19, 2023

District of Sechelt
Box 129,
Sechelt, BC
V0N 3A0

Dear Mayor and Council,

RE: Rezoning Application at 5535 Shorncliffe Ave (FILE NO: 3360-2022-03)

I am writing on behalf of Sunshine Coast Association for Community Living (SCACL) representing the four permanent residents and 15+ support staff of 5527 Shorncliffe Avenue, an immediate neighbour on the south side of the property being considered for rezoning. Since 2000, SCACL has been operating this licensed community health staff supported home. This home provides accessible support for individuals with developmental disabilities with or without ambulatory challenges.

In reviewing the rezoning application documents available online, I am first and foremost alarmed that neither the developer, in its submitted drawing by Flat Architecture Inc., nor the “Request for Decision” brief prepared by Planning and Development staff of the District, identified this SCACL’s staff supported home as a neighbour and a stakeholder to the development. This is concerning to us because this oversight reinforces our past experiences that the needs and concerns of the vulnerable residents at this staff supported home is invisible, or at best an afterthought to those who planned development projects and community events in our immediate surroundings. This kind of an oversight is antithetical to the disability rights movement that my organization stands for – that people with developmental disabilities deserve equal recognition and equal participation as full citizens in our community.

I wonder if the developer had noticed there is a residential home that is also a licensed community care facility on the south side of the development, they would not have designed a private access road next to our shared property line right outside the bedroom windows for 2 of the residents at 5527 Shorncliffe. An access road to the north end of their property on Shorncliffe Avenue instead of the south end would be less likely to disturb the quiet enjoyment for residents of 5527 Shorncliffe Ave.

CONTACT

(604) 885.7455 main
1-888-317-8332 fax
info@scacl.ca
scacl.ca

OFFICE ADDRESS

#105-5711 Mermaid St.
Sechelt, BC

MAILING ADDRESS

Box #165 Sechelt, BC
V0N 3A0



While SCACL is in support of the creation of more rental stocks in Sechelt, we have the following concerns about the proposed development on 5535 Shorncliffe Ave:

1. **Location of access road:** SCACL strongly opposes to having an access road on the south end of the property and is asking the developer to move the access road to the north end of the property. The proposed road in the current design is right beside the bedroom windows of 5527 Shorncliffe Ave.
2. **Wheelchair accessible sidewalks:** For over 20 years, the residents with special ambulatory needs of 5527 Shorncliffe Avenue were left to access their home without proper sidewalks and a municipal road that was scattered with potholes. If the development at 5535 Shorncliffe Avenue gets approved, SCACL would like to see wheelchair accessible sidewalks on both sides of Shorncliffe Avenue similar in design to the ones recently put in on Trail Avenue.
3. **Construction noise:** Should the project be approved and move into the construction phase, SCACL would like to see sound barrier and/or baffling to be installed by the developer between 5527 and 5535 Shorncliffe Avenue to mitigate the noise caused by construction. We are also concerned about the hours of construction. The current District Noise Bylaws allows construction work from Monday to Saturday between 7 am to 9 pm. This will adversely affect the quality of life for the residents and staff at 5527 Shorncliffe Avenue. SCACL is open to enter into a good neighbour agreement with the developer to reach a mutually acceptable construction schedule.
4. **Parking and accessibility during construction:** Being a 24/7 staffed support home, SCACL would need to protect at least 5 street parking spots on Shorncliffe Avenue for staff and visitors use. We also need guarantee from the developer that the Shorncliffe Avenue will remain wheelchair accessible during the period of construction.
5. **Greenspace design and accessible walkways:** SCACL is concerned that the initial submitted design lacks the inclusion of greenspace in this high-density housing development. SCACL would like the new development to include more greenspace and accessible walkways its design.

Thank you for your kind consideration.

Sincerely,



Clarence Li
Executive Director
Sunshine Coast Association for Community Living

SPEAKER SIGN – IN SHEET

Public Hearing

Wednesday July 19, 2023 at 6:00pm

Community Meeting Room, 5797 Cowrie Street, Sechelt, BC

Rezoning Application 3360-2022-03 (5535 Shorncliffe Ave)

Name	Address
Clarence Li	5527 Shorncliffe Ave.

