

DISTRICT OF SEHELDT

Official Community Plan Amendment Bylaw No. 492-12, 2015 (SSC Properties Ltd.)”

A bylaw to amend the District of Sechelt Official Community Plan Bylaw No. 492, 2010 to re-designate lands; and to create a new Development Permit Area 11 - (DPA11) Mixed Residential/Commercial Neighbourhood

WHEREAS the Council of the District of Sechelt wishes to:

- create a new land use designation: “Mixed Residential / Commercial Neighbourhood” within the Official Community Plan Bylaw No. 492, 2010;
- amend Future Land Use map Schedule C-2 of the Official Community Plan Bylaw No. 492, 2010 to amend the designation of ten properties owned by SSC Properties Ltd. and addressed as 6583 Sechelt Inlet Road from: “Rural Residential” with “Resort Potential”, “Future Neighbourhood Centre” and “Future Park” to: the new designation of “Mixed Residential/Commercial Neighbourhood”;
- and to create a new form and character type development permit area within the Official Community Plan Bylaw No. 492, 2010, “DPA 11- Mixed Residential/Commercial Neighbourhood” to work with the other development permit areas already in place for the ten properties.

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

Title

1. This bylaw may be cited for all purposes as “District of Sechelt Official Community Plan Amendment Bylaw No. 492-12, 2015 (SSC Properties Ltd.)”.

Amendments

The District of Sechelt Official Community Plan Bylaw No. 492, 2010 is amended as follows:

2. That the following definition be added to Part 9- Definitions after the definition of Maximum Density and before the definition of Multifamily/Mixed Residential:

“Mixed Residential / Commercial Neighbourhood (including former “Silverback” lands)

This designation provides for the development of a new neighbourhood featuring: *Parks and Open Space; Civic, Institutional and Utilities; Agriculture; a Neighbourhood Centre; Low Density Residential; Residential; and Multifamily/ Mixed Residential with a Base Density of 1,000 residential units per 170.0 Hectares and a Maximum Density of 1,360 residential units per 170.0 Hectares.*”


3. That the future land use designation of the properties:

Lot 1, DL 1557 and 7903, Plan BCP4625	PID 025-624-776,
Lot B, Block 1, DL 1557, Plan LMP27859	PID 023-399-651,
Lot C, Block 1, DL 1557, Plan LMP27859	PID 023-399-660,
Lot D, Block 1, DL 1557, Plan LMP27859	PID 023-399-678,
District Lot 4682	PID 013-657-925,
District Lot 4683	PID 015-853-314,
District Lot 4684	PID 015-853-322,
District Lot 4685	PID 015-853-331,
District Lot 4686	PID 015-853-357, and
District Lot 4687	PID 015-853-381,

as shown on the plan attached to this bylaw as Schedule A, be changed from “Rural Residential” with “Resort Potential”, “Future Neighbourhood Centre” and “Future Park” to the designation of “Mixed Residential/Commercial Neighbourhood”.

4. That the Future Land Use map Schedule C2 of the District of Sechelt Official Community Plan Bylaw No. 492, 2010 be amended to reflect the change in future lands use designations and boundaries brought into force by this bylaw.
5. That the development permit area, “DPA 11- Mixed Residential/Commercial Neighbourhood”, attached to this bylaw as Schedule B, be added to Part 8- Development Permit Areas- Section Commercial, Multiple Family and Industrial Development Permit Areas after DPA 10 and before Part 9 – Definitions.

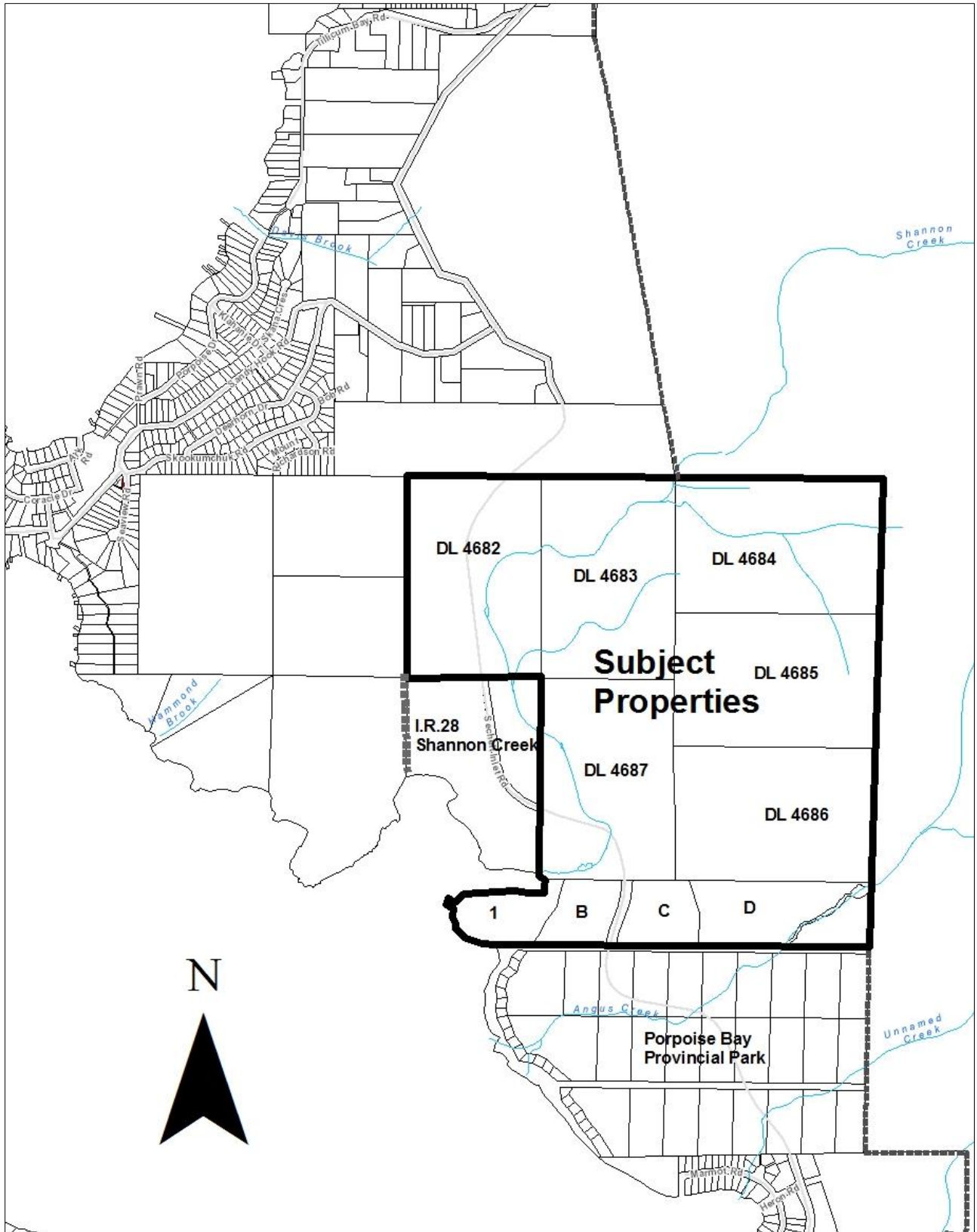
READ A FIRST TIME THIS	6 th	DAY OF	May	2015
PUBLIC HEARING HELD THIS	10 th	DAY OF	June	2015
READ A SECOND TIME THIS	17 th	DAY OF	June	2015
READ A THIRD TIME THIS	17 th	DAY OF	June	2015
ADOPTED THIS	8 th	DAY OF	July	2015



Mayor



Corporate Officer



**SCHEDULE A to Bylaw 492-12, 2015
(SSC Properties Ltd.)**

SCHEDULE B to Bylaw 492-12, 2015 (SSC Properties Ltd.)

DEVELOPMENT PERMIT AREA 11 (DPA 11): MIXED RESIDENTIAL/COMMERCIAL NEIGHBOURHOOD

Area

All lands within the Mixed Residential/Commercial Neighbourhood Development Permit Area, indicated on Future Land Use map Schedule C2 as "Mixed Residential/Commercial Neighbourhood".

Designation

Pursuant to Section 919.1 (1) (f) of the Local Government Act these lands are hereby designated a development permit area for the establishment of objectives for the form and character of intensive residential, commercial and multi-family residential development on these lands.

This designation does not preclude other Development Permit Area designations in the OCP from applying to this area.

Justification

The Mixed Residential/Commercial Neighbourhood Development Permit Area designation includes a diverse mix of commercial, mixed-use, multi-family residential, and single-family residential, zoning designations. The lands are 4.5 kilometres from downtown Sechelt along the eastern edge of Porpoise Bay. They are located within the East Porpoise Bay neighbourhood to the south of Sandy Hook neighbourhood, and North of the Porpoise Bay Provincial Park, on the hillside surrounded by Crown forest on three sides and Porpoise Bay on the remaining side.

The site is highly visible from the water, and will become a significant self-contained neighbourhood in the future. The intention is to encourage visually attractive residential, commercial and mixed-use development that respects the site context, adjacent uses and supports the role, function and character of the development as established within the land use policies of this OCP.

Exemptions

Pursuant to Section 919.1 (4) of the Local Government Act, a development permit is not required in respect of the following:

- a. Regular property maintenance except that involving a change of building colour or building material
- b. Emergency land alteration works, including tree cutting to remove an immediate danger.
- c. Interior renovations, except renovations that close-in storefront windows.
- d. Minor site clearing for topographic or other surveys for site and servicing work.

Objectives

The Objectives of DPA 11 are:

- To establish a unique sense of place with a high quality of design, liveability and walkability.

- To incorporate distinctive design character to establish identifiable precincts or neighbourhoods within the overall development.
- To recognize and incorporate natural features into the design of the neighbourhood.
- To incorporate Public Realm as a central component to the neighbourhood design.
- To ensure that new development is respectful and compatible with its surroundings, including the Shíshálh Nation land (SBL #28), Porpoise Bay Provincial Park, and the Sechelt Heritage Forest.
- To incorporate sustainable best practices and innovation in planning, building and landscaping.
- To support a variety of housing forms that provides appropriate and affordable housing for a wide spectrum of the population.
- To contribute to a diverse, stable and sustainable economy for Sechelt and the region.
- To develop an accessible and inclusive community that provides opportunities for residents of all ages and abilities.
- To include opportunities and services for aging-in-place.
- To demonstrate good stewardship of the environment.
- To control design of new development and the provision of amenities.

Guidelines

Site Planning

- Provide a neighbourhood character that reflects the mixed commercial, residential, cultural and recreational amenities and year-round utilization of the development.
- Ensure development considers and responds to site conditions of slopes, landforms, hydrology and other characteristics.
- Ensure building orientation, massing and scale maximizes solar access to public spaces and outdoor terraces.
- Provide visible public outdoor activity areas to reinforce social activity and interaction. All development should maximize sun penetration to pedestrian and outdoor activity areas.
- Preserve mature and old growth trees, rock outcrops, shoreline areas, wetlands and watercourses, and incorporate them as amenities.
- Preserve ocean views and view corridors in the placement, design, shape and massing of all buildings.
- Terrace buildings on slopes or waterfronts to reduce the mass of buildings and maintain views.
- Provide adequate spacing between buildings to provide privacy, views and natural light to all buildings.



- Ensure design of the development considers the effects of climate change and coastal flooding.
- Integrate the neighbourhood with the surrounding neighbourhoods and properties.
- Trail network connections must be maintained and strengthened.
- Create pedestrian oriented routes to integrate the area. The pedestrian system should provide accessible routes to an acceptable standard.
- Support multiple modes of transportation, including pedestrian, bicycles, low- powered vehicles, community shuttles, regional transit, private vehicles, and marine craft.
- Provide usable parks in addition to environmental and geotechnical sensitive areas.

Building Scale, Form and Character

Residential Buildings

- Use varied appearances that reflect the character of the surrounding neighbourhoods
- Maintain a scale that is sensitive to surrounding homes
- Use building design, materials and landscaping that are found in the surrounding area.
- Provide a clearly defined main entrance for each building that faces the public road. Features such as entry porches, wide steps and planters are encouraged.
- Front facades should be broken down to emphasize the appearance of individual units.
- Sloped roofs are encouraged, with pitches exceeding 5 in 12 and large overhangs. Mansard, monopitch and gambrel roofs are discouraged.
- Building heights should not exceed two storeys above the natural grade.



Mixed-use and Commercial Buildings

- Design buildings to complement and not overwhelm adjacent buildings.
- Clearly identify main entrances with canopies, gateway features, landscaping, lighting or special paving. Design retail facades as individual entries to strengthen their character and interest the pedestrian.
- Differentiate the first story architecturally from upper storeys. Use cornices, wood trim, canopies or other architectural details to create visual separation.
- Provide building facades that front streets with active ground floors to ensure businesses are easily identifiable and to promote pedestrian friendly streets.
- Use articulated building forms to give the appearance of smaller, individual businesses,

using features such as bay windows and alcoves.

- Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting facades are discouraged.
- Treat building elevations visible from all streets as front elevations, with finished facades and windows that complement the character of adjacent residential areas.
- Vary building heights and rooflines on buildings with long frontages.
- Sloped roofs are encouraged, with pitches exceeding 5 in 12 and large overhangs. Mansard, monopitch and gambrel roofs are discouraged.
- Flat roofs shall be considered when used as green roofs.
- Service bays and waste storage should be located within the building or suitably screened.

Materials – Residential, Mixed-Use, and Commercial Buildings

- Use natural materials such as wood, stone and rock; exposed concrete must be trowel finished, heavily ribbed, textured or brush hammered; cement composite materials are acceptable.
- Vinyl, metal siding or artificial brick must not be used. Stucco is acceptable provided it is accented with substantial use of wood trim, fascias, or other features.
- Use rock or stone, split granite or wood timbers as accent materials.
- Use wall colours that reflect a coastal marine and historical setting.
- Bright primary colours, white, and pastels are not permitted except as accent colours.



Sustainable Development

- Orient buildings and window placements to maximize opportunities for passive solar heating and for natural lighting, cooling and ventilation. Narrow building forms that maximize corner and through units are preferable.
- Use natural ventilation and cooling systems (i.e. operable windows) instead of air conditioning.
- Ensure landscaping and building design encourage sunlight penetration in winter and shading of afternoon sun in summer. Use projecting overhangs, canopies and blinds to reduce sun exposure in summer.
- Incorporate energy efficient lighting, appliances and building products that utilize green technology.
- Encourage on-site energy sources such as geothermal and passive solar.
- Manage storm-water flows to ensure no net increase in flow volume and velocity from predevelopment conditions.
- Use natural filtration of rainwater into the site through techniques such as rain gardens, rainwater collection systems, bio-swales, landscape detention areas or other methods suitable to the urban environment.
- Reduce the overall area of impervious surfaces to reduce the rate and volume of runoff. Ensure that surfaces provide full accessibility.
- Minimize the impacts of parking areas by installing oil and grit separators and directing runoff to infiltration chambers and bio-filtration strips.
- Consider the use of green roof systems, especially on larger commercial / mixed-use buildings to reduce rainwater runoff and reduce energy consumption.
- Encourage individual developments to apply for LEED certification (Leadership in Energy and Environmental Design green building rating system) or a comparable assessment.



Landscaping

- Use landscaping to provide a welcoming appearance, delineate pedestrian routes, and soften the transition with adjacent uses.

- Use a mix of deciduous and evergreen plants, using native materials where suitable.
- Use landscaping to screen mixed-use and commercial development from adjacent residential areas.
- All areas not covered by buildings must be left in a natural state or landscaped.
- Wherever possible, mature trees, including those along property lines and significant specimens within the interior of development sites, should be preserved and integrated with new landscaping.
- Limit the use of potable water for landscaping through the use of grey water, captured water, and drought resistant plants.
- Planted areas must incorporate a programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards.
- Chain link fencing, where not utilized for sport facilities, should be screened so that such fencing is not visible from pedestrian areas, a municipal road, or a strata road.
- Landscape plans must be prepared by a professional Landscape Architect (BCLA) and all plantings must comply with the standards of the B.C. Landscape Standard.



Waterfront Areas

- Highlight natural features such as rock outcroppings, shoreline, vegetation and mature trees in the site plan.
- Preserve openness and enhance public access to the waterfront.
- Design buildings so they do not overwhelm the pedestrian experience of the waterfront.
- Large buildings should be divided into smaller blocks of varying height to maintain ocean views.
- Provide multi-use public pathways along the waterfront and between buildings.

Public Art

- Public art, especially which is created by local artists and designers, is encouraged. Wall murals, sculptures or carvings that reflect Sechelt's history, cultural and natural environment are supported as part of all developments within the community.



Lighting

- All exterior lighting must be non-glare, full cut-off L.E.D. to light specific areas and avoid light spill on adjacent properties or uses. Light may only be cast downward.
- High intensity security lights are not supported.
- All pedestrian and parking areas should have pedestrian-scale lighting
- Use the same lamp standards throughout the area for both private and public projects in order to help unify the area over time.
- All lighting systems must be designed by a qualified engineer, and submissions to the District shall include luminance calculations and distribution diagrams.



Parking and Access

- Surface parking areas must be screened from adjoining development by dense and continuous landscaping. A combination of landscaping and solid fencing will be encouraged.
- Shared parking facilities and shared access points are encouraged to reduce the amount of curb cuts, and allow for efficient traffic circulation and utilization of parking supply.
- Locate surface parking areas at the rear of buildings as much as possible.
- Provide clear pedestrian routes from parking areas to building entrances.
- At grade parking structures must be designed to allow natural light, with finish materials similar to the overall building appearance, and adjacent landscaping.
- Locate visitor parking to be easily accessible to access points of the development.
- Parking areas with more than 20 spaces must be broken into smaller sections by landscape islands.
- Adequate bicycle parking facilities should be provided on-site and within buildings where appropriate.
- Locate loading bays and refuse containers to minimize visibility from streets.
- Provide electrical connections for electric vehicles and scooters.

Signage

- Signage must be integrated in design of, and coordinated with, the architectural features of the building and character of the area.
- The size, number and placement of signs should ensure a hierarchy of signage.
- All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters are encouraged. Lighting fixtures should be quality, unobtrusive fixtures.
- Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.
- Backlit plastic signs, illuminated copy, roof signs or moving signs are not supported.