District of SECHELT

PLEASE NOTE:

The District of Sechelt will continue to conduct Council and Committee meetings in-person in the Community Meeting Room. The public is welcome to attend in person or by electronic communications, as follows:

- District of Sechelt's YouTube channel: https://www.youtube.com/user/SecheltMedia
- Zoom: https://zoom.us, join Meeting ID: 885 1293 3028 and Password: Dec2022.
- Phone: 1-778-907-2071, with Meeting ID: 885 1293 3028 and Password: 5401301.

DISTRICT OF SECHELT
REGULAR MEETING OF COUNCIL

Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt

and

Via Zoom Online Meeting Platform

Wednesday, December 21, 2022
7:00 pm

AGENDA

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1. CALL TO ORDER AND DECLARATION OF CONFLICT

2. ADOPTION OF AGENDA

3. APPOINTMENTS AND DELEGATIONS

3.1 Annie Wise, Executive Director for Sunshine Coast Tourism — Pg 5-20
- 2022 Year End Update

3.2 Community Investment Program Grant Review Committee Appointment — Pg 21-28
- Report from Kerianne Poulsen, Deputy Corporate Officer

4. PROCLAMATIONS

5. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

5.1	Minutes of the 7:00pm Regular Council Meeting Minutes of December 7, 2022 – ***For Adoption***	Pg 29-39
5.2	Minutes of the 3:00pm Regular Council to Closed Meeting of December 14, 2022 – ***For Adoption***	Pg 40-41

6. BUSINESS ARISING FROM THE MINUTES

7. RECEIPT OF COMMITTEE / COMMISSION MINUTES AND REPORTS

7.1	Advisory Planning Commission Minutes of December 6, 2022 **– *For Receipt***	Pg 42-44

8. BYLAWS

FOR FIRST READING

8.1	5981 Shoal Way – Rezoning Application for 117 Townhouses	Pg 45

(a) Report from Report from Ian Holl, Development Planning Manager

- Recommendations — Pg 45
- Purpose/Context — Pg 46-48
- Public Information Meeting and Referral Comments — Pg 49-50
- Water Conservation and Community Amenities — Pg 51
- Policy and Sustainability Plan Implications — Pg 52-54
- Financial Implications and Communications — Pg 55
- Attachment 1 – Revised Site Plan Package (engineering and architectural drawings) — Pg 56-80
- Attachment 2 - Applicant's Public Information Meeting Feedback — Pg 81-91
- Attachment 3 - APC Minutes – September 6, 2022 Meeting — Pg 92-95

(b) Official Community Plan Amendment Bylaw No. 492-31, 2022 — Pg 96-97

(c) Zoning Amendment Bylaw No. 580-02, 2022 for City State (5981 Shoal Way) — Pg 98-99

FOR THREE READINGS

8.2	Updated Fines for Zoning Infractions	Pg 100

(a) Report from Andrew Allen, Director of Planning and Development — Pg 100-101
(b) Bylaw Notice Enforcement Implementation Bylaw Amendment No. 515-12, 2022 — Pg 102-105

8.3 Minor Housekeeping Amendments for Zoning Bylaw — Pg 106

(a) Report from Andrew Allen, Director of Planning and Development — Pg 106-109
(b) Zoning Bylaw 580 Amendment Bylaw No. 580-3, 2022 (Housekeeping) — Pg 110-111

9. NEW BUSINESS

None.

10. BUSINESS ITEMS

10.1 5875 Reef Road – Permission to Proceed with Rezoning Application for 43 Townhouses — Pg 112

- Report from Ian Holl, Development Planning Manager
  - Recommendations — Pg 112-113
  - Background — Pg 114
  - Analysis — Pg 115-116
  - Policy, Sustainability Plan and Financial Implications — Pg 121-122
  - Communications — Pg 122-292
  - Attachment 1 – Aplin Martin Engineering Report

10.2 Engineering and Operations Division Capital Updates — Pg 293-300

- Report from Kirn Dhillon, Director of Engineering and Operations

11. REPORTS FROM COUNCILLORS

11.1 Councillors' Reports — Verbal

11.2 SCRD Board – Council Representative Report — Verbal

(a) SCRD Report from Councillor Toth

12. ITEMS FOR INFORMATION/RELEASE OF CLOSED MEETING ITEMS

12.1 Council Correspondence ***– For Receipt*** — Pg 301

12.2 Release of Resolution from Closed Council Meeting — Pg 321

13. MAYOR, COUNCIL AND STAFF EMERGENCY ITEMS

14. ADJOURNMENT

Public Question and Answer Period

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Sunshine Coast Tourism

2022 Year End Update

Prepared by: Annie Wise, Executive Director

December 12, 2022

To: District of Sechelt Mayor and Council

Please accept this report as an overview of Sunshine Coast Tourism and summary of our activities in 2022. Sunshine Coast Tourism (SCT) is the official Destination Marketing Organization for the Sunshine Coast. As a non-profit society, we represent the tourism industry from Howe Sound to Desolation Sound, with collaborative support from all local governments. We are governed by a volunteer Board of Directors and supported by a small staff team.

SCT is the "designated recipient" of the Municipal & Regional District Tax, a 2% tax on the sale of accommodation paid by visitors to our region and returned to SCT for prescribed use on tourism marketing, programs, and projects. Additionally, SCT receives funding through provincial and federal grants where possible, local stakeholder business buy-in to co-op marketing programs, and modest (less than 10%) base funding from local government as required by the MRDT program.

Additionally, SCT manages both the Gibsons and Sechelt Visitor Information Centres through fee-for-service contracts with their respective municipalities. We hope to renew our contract for this service once again, and look forward to continuing to offer a warm welcome and excellent service to visitors to Sechelt and the Sunshine Coast.

Included topics in this report:

1. Mission
2. Strategic Business Plan overview
3. Destination Development Strategy overview
4. 2022 Highlights Summary
   - 4.1. Financial Year Information Update
   - 4.2. Industry Performance
   - 4.3. Marketing Program
   - 4.4. Destination Development
   - 4.5. Visitor Services

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1. Mission

Sunshine Coast Tourism's mission is to build a strong and sustainable tourism economy on the Sunshine Coast consistent with the values of residents. Sunshine Coast Tourism will:

- Promote the Sunshine Coast to leisure and business travellers as a year-round destination in targeted markets through a strategic, research-based marketing strategy
- Facilitate the continuing evolution of the destination
- Increase awareness of the value, contribution, and importance of tourism among the government, population, and businesses on the Sunshine Coast.

Read more details on our Board, staff, governance, and funding >

2. Our Strategic Business Plan

SCT is currently in year 2 of our 5-year strategic business plan. This plan was developed in consultation and with support from local industry, including a majority of traditional hotel operators, and local government.

Read the full plan >

Within our strategic plan, SCT has identified four goals for continued success:

1. Continue building destination awareness and regional brand equity.
2. Increase our Net Promoter Score to be in the top 5 in BC.
3. Continue to score in the Tourism Sentiment Index's high category for our competitive set (small waterfront communities).
4. Drive room revenues up 25% from pre-COVID-19 levels to $25+ million by 2026 (a 150% increase from anticipated revenues for 2020).

Four strategic pillars to achieve our goals have been identified to provide a lens and framework for the 2021-2026 Strategic Plan:

1) Strength Through Alignment
2) Data Driven Decision Making (Data Intelligence)
3) Holistic and Sustainable Management of Tourism Growth (Sustainability / Tourism Growth Management)
4) Organizational Excellence

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3. Sunshine Coast Destination Development Strategy

Read the full strategy >

The Sunshine Coast Destination Development Strategy was created to enhance the competitiveness of the Sunshine Coast over the next 10 years and beyond. The strategy was developed as part of Destination BC's Destination Development Program to support and guide the long-term growth of tourism in the Sunshine Coast.

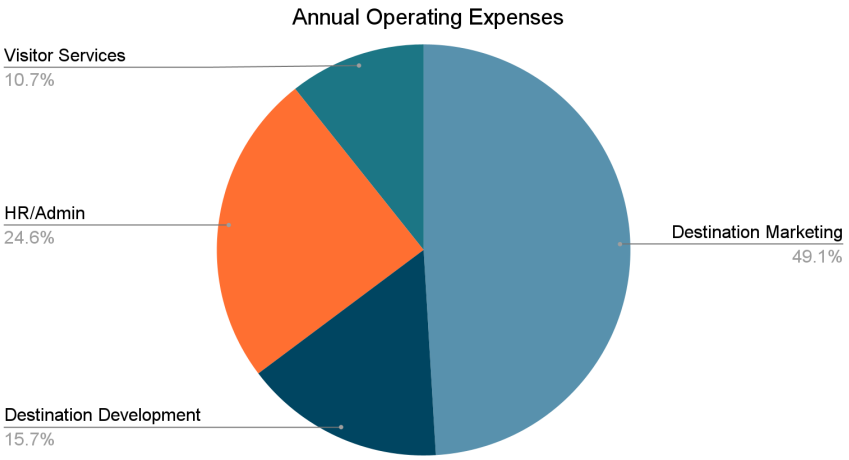
Destination development brings together planning, policy and capacity building efforts to:

- Ensure that a destination is well positioned to make future strategic decisions.
- Address impediments to growth and capitalize on opportunities.
- Outline key assets of a destination including the main product themes/ experiences available.
- Outline key priorities for new product, infrastructure and amenity development.
- Identify impediments to development and tourism growth (e.g., potential policy or capacity issues, available funding, access to funding etc.).

4. 2022 Highlights Summary

4.1 Fiscal Year 2021-2022 - Financials

Revenue:
$1,264,900
Expenses:
$1,229,539



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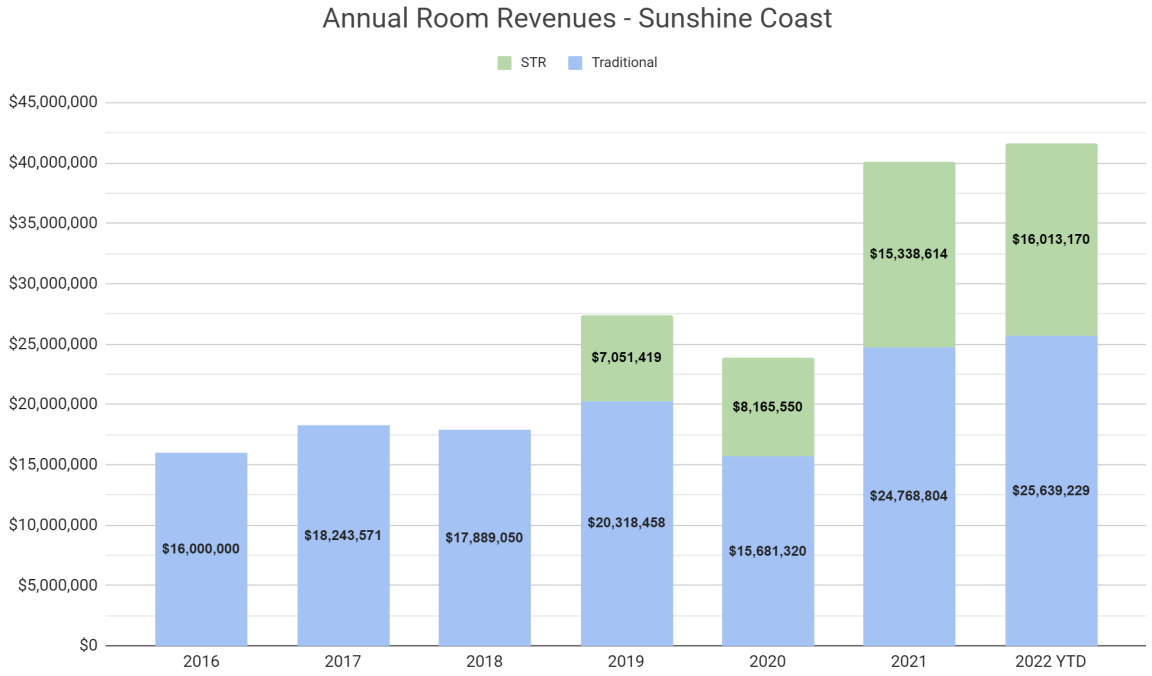
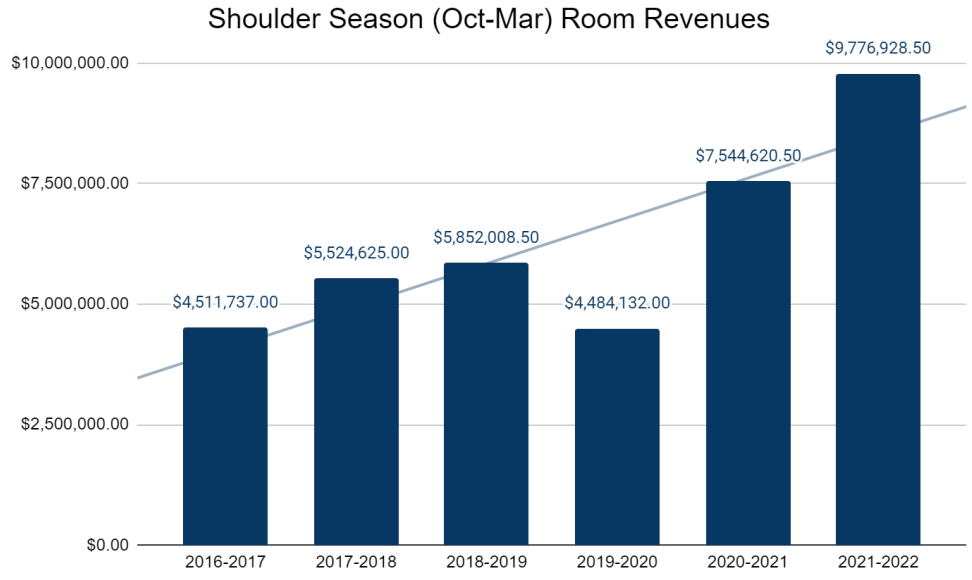
4.2 Industry Performance:



Notes:

1) *2022 data is from January to September only*
2) *Short-term rentals existed well before 2019, however revenue data from these properties is not included from 2016-2019 because the province did not collect room revenue data on STRs prior to 2019.*



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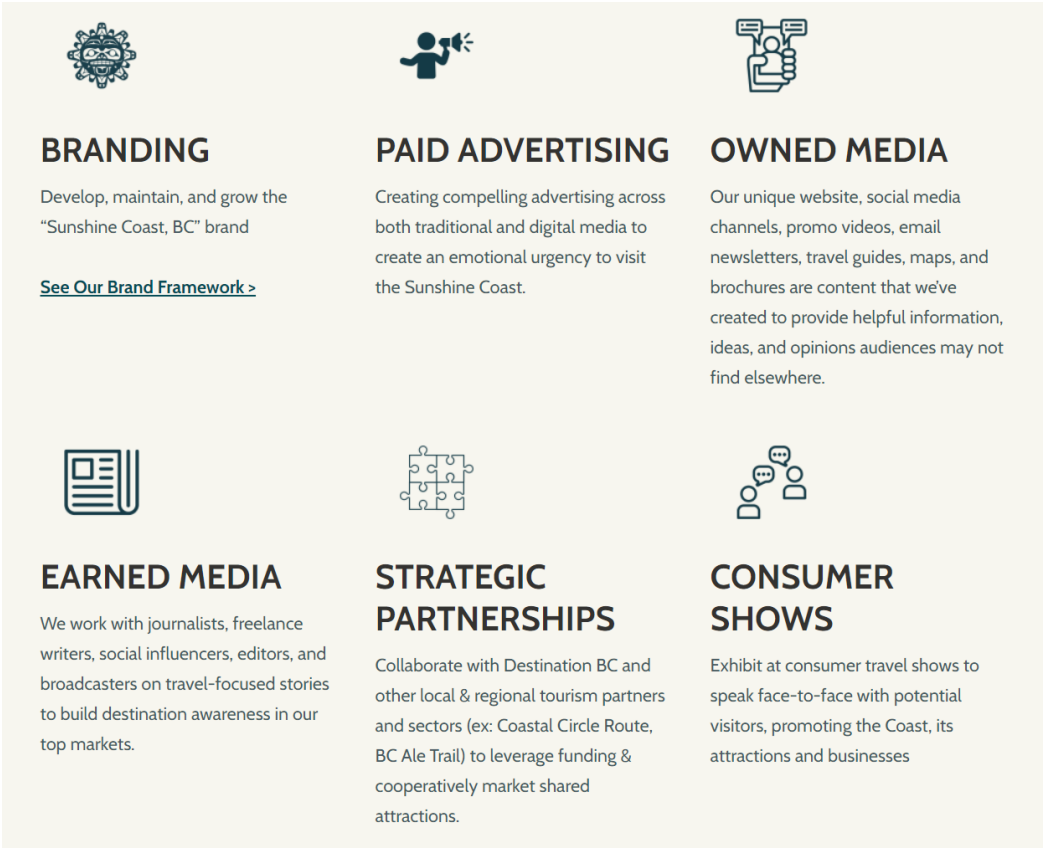
4.3 Marketing Program Highlights

Our work in destination branding and promotion is often the first introduction a person sees to the Sunshine Coast. Promoting a community may seem less important than other issues we face - however, destination promotion really should be seen as the foundation of all the other work that local governments do. Why? Positioning your community as welcoming and attractive not only grows tourism and visitation, it's also the first step towards further economic development, resident attraction, and ultimately in building a thriving community with a strong commercial tax base. Put simply, **travel and tourism creates jobs and generates tax revenue in our local communities, which in turn, helps pay for important public services.**

Our marketing uses a variety of tactics to reach our target audiences:



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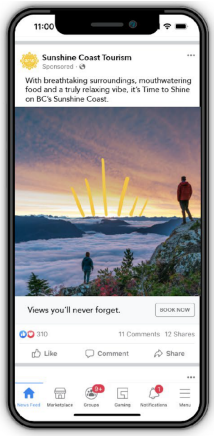
Fall/Winter 2022 Campaign Strategy:

- To build destination awareness and improve reputation as a 'green' (non-ski) winter destination featuring seasonal attractions, driving qualified leads to local tourism businesses.

Ad Examples:



Take a hike. BOOK NOW

Get hooked on new adventures. BOOK NOW

Closer than you think. BOOK NOW

It's Time to Shine. BOOK NOW

Transit Shelter - Side

Transit shelters will self illuminate on a timer or motion detector.

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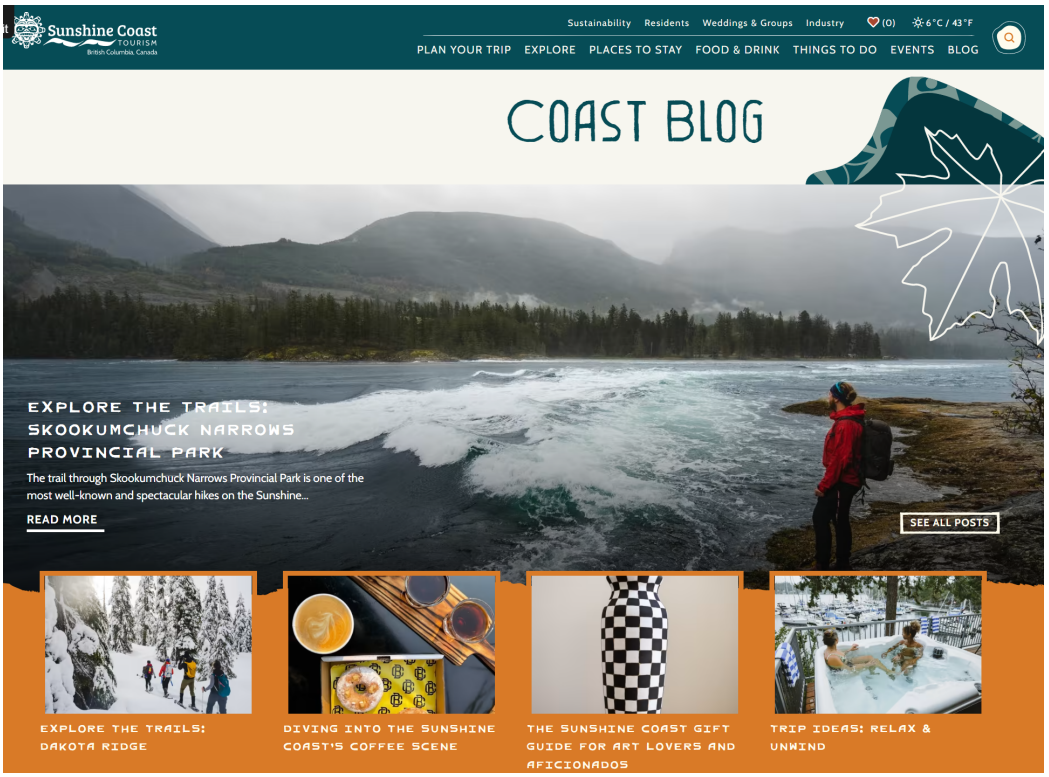
Lure Guide & Regional/Sector Focused Brochures

Website - www.sunshinecoastcanada.com



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Media Relations

VANCOUVER MAGAZINE

WEEKEND GETAWAYS

B.C. Winter Staycation Guide 2023: Indigenous-Led Tourism on the Sunshine Coast

Learning about the land via high-tech museum experiences and high-flying float plane tours.

By Alyssa Hirose / November 23, 2022

VANCOUVER IS AWESOME

SPONSORED CONTENT
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Here's why you should definitely go explore B.C.'s Sunshine Coast this winter

Whether you're an outdoor adventurer or prefer the cozy comforts indoors, there are tons of great activities to enjoy on the coast.

Women looking up at trees | Sunshine Coast Tourism / Brayden Hall

Are you looking for a calm winter spent amongst snow-kissed mountains, stunning ocean viewpoints, and lush forest landscapes?

Winter is the ideal time to get away from the city and discover a world of roaming, relaxation, and reconnecting. What better way to spend it than on a stretch of paradise tucked into the southwest corner of mainland British Columbia?

Every inch of the Sunshine Coast is enriched with ocean views, vibrant communities, laid-back vibes, and an instant immersion with nature.

Enjoy scenic outdoor activities, quaint cabins with picturesque views, and cozy spots perfect for a hot chocolate — all found on the Sunshine Coast.

Most recent campaign results:

IMPRESSIONS SERVED	CLICKS TO LANDING PAGE	VERIFIED VISITS
4,203,896	25,066	2,206

In order to track the effectiveness of our campaigns, we use cell phone mobility data to measure actual visitation to the Sunshine Coast - what we call "Verified Visits". Verified Visits only count individuals who are not residents of the Sunshine Coast, saw and clicked one of our ads, and physically visited the Sunshine Coast within 90 days. We also exclude workers, trips of less than 4 hours. We also cannot count those who have location tracking turned off or don't have a mobility device, and those who saw our ads but did not click.

ROI: Based on visitor spending estimates, this campaign generated a **24 to 1 return on investment** from our marketing spend.

4.4 Destination Development Highlights

In August 2021, SCT created a staff position specifically focused on Destination Development and Management. This position is charged with leading the implementation of the Sunshine Coast 10 Year Destination Development Strategy that is helping guide the long-term growth of sustainable tourism and revenues. This Strategy is used in support of many funding applications; for example, in 2020, this Strategy was used to support the District of Sechelt's application for funding for a number of community enhancements through the Province's Tourism Dependent Communities Fund.

To support this work, a Sunshine Coast Destination Management Council was formed in early 2020 to implement the Sunshine Coast Destination Development Strategy. The Council is composed of community representatives from the Sunshine Coast, as well as organizations such as the Indigenous Tourism Association of British Columbia, BC Parks

and government ministries. This Council is focused on improving transportation to, from and within the Sunshine Coast, attracting, retaining and training skilled workers , enabling tourism business success and viability, managing the destination collaboratively, implementing product development and experience enhancements that cultivate a unique sense of place and enhancing the quality of services and experiences.

Current Council Members include:

Willie Lewis - Indigenous Tourism BC
Jonathan Heerema - Destination BC
Bridget Horel - Ministry of Jobs, Economic Recovery and Innovation
Annie Wise - Sunshine Coast Tourism
Paul Kamon - Sunshine Coast Tourism
Emanuel Machado - Town of Gibsons
Andrew Yeates - District of Sechelt
Luke Clarke - Recreation Sites and Trails BC
Scott Randolph - City of Powell River
Regan Kohlhardt - BC Parks
Colin Stansfield - Sunshine Coast Regional Economic Development Org
Jack Barr - Tourism Business Owner
Heather Newman - Tourism Business Owner

2022 Destination Management achievements:

- Successful application to the federal Active Transportation Fund, to extend the feasibility study for an All Ages and Abilities (AAA) active transportation route. (Phase 1 was funded independently by Transportation Choices Sunshine Coast; SCT applied to extend for Phase 2 from Sechelt to Lund)

- Supported grant funded projects for local trail development

- Established regular progress meetings with multiple stakeholders, partners, governments and Nations with overlapping roles, jurisdictions, and rights

- Continued the "Sustainable Sunshine Coast" initiative, to both attract and educate respectful visitors on key issues such as water conservation, wildfires, wildlife, and *Leave No Trace* principles.

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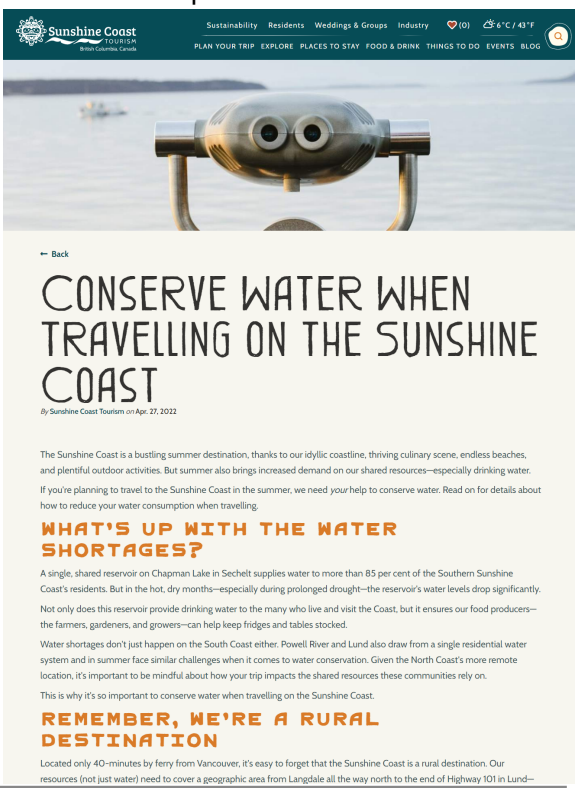
Water Conservation:

Our staff are actively engaged in communications to visitors about our water shortage. While these are just a few examples of the many ways we're working to educate visitors before they arrive, it's also important to know that tourists are not the cause of the water shortage, nor will they be the solution. We want to continue to work as a partner with local government and emergency operations staff to keep visitors in the know when important communications arise.



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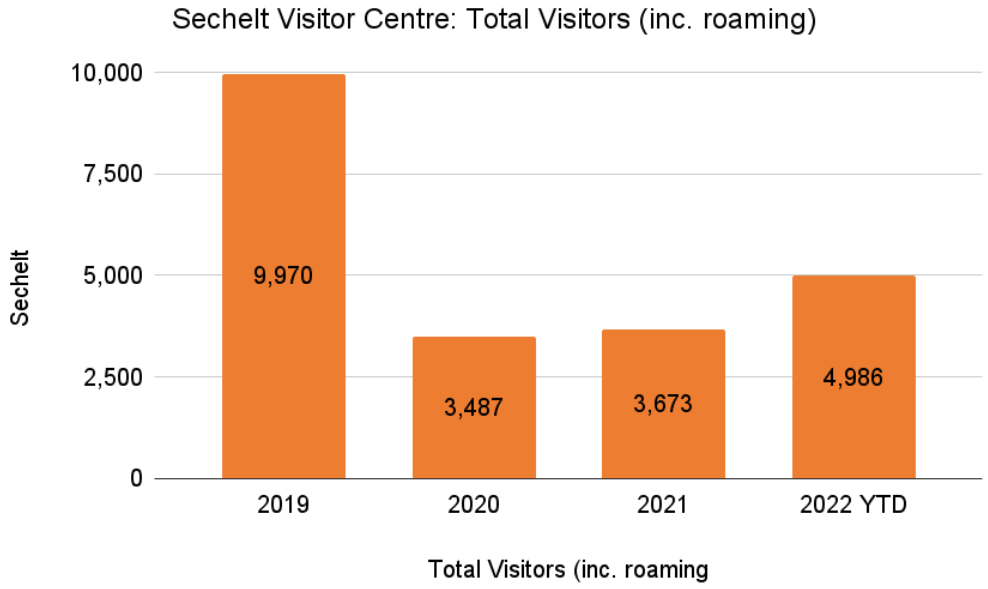
4.5 - Sechelt Visitor Services Update

The Sechelt Visitor Centre has continued an upward trend toward recovery from the COVID-19 pandemic, matching the overall recovery trends in total visitation to the Sunshine Coast. The graph below shows the total number of in-person visits to the Sechelt Visitor Centre (including roaming events with the Jeep in 2022). Note that 2022 stats are from January to August only, while all other years are complete.



2022 Year To Date (Jan-Aug) Stats At A Glance:

TOTAL VISITORS - CENTRE ONLY	4,514
TOTAL VISITORS - JEEP ONLY	472
VISITOR INQUIRIES BY PHONE/EMAIL	317
# OF INTERNATIONAL VISITORS	356 visitor parties
MOST REQUESTED INFO	#1: Maps & Directions, #2: Adventure Recreation #3: Site Facilities #4: Parks, #5: Food/Dining
AVG. # OF NIGHTS IN THE COMMUNITY	3.2 average nights stayed

We successfully employed a full complement of staff this summer, including hiring our new Visitor Services Specialist, Izabella Drogosiewicz, as a team leader at Sechelt. Our year-round part-time staff includes Tim Taylor, Corinne Stones, and Patsy Baker. This summer, with the support of grant funding, we were able to hire two additional staff to support our program, Debra James and Allison Brand. Supported by our Visitor Services Manager, Wendy Wright, who oversees the operations of both the Sechelt and Gibsons Visitor Centres, we had a solid team to welcome visitors from all over the world to Sechelt.

When comparing to our neighbours in Gibsons, Pender Harbour, and Powell River, we see the number of visitors to the Gibsons and Sechelt VCs increased over 2021, while Pender Harbour and Powell River saw a significant decrease. In addition to the increases shown below, Gibsons and Sechelt served additional visitors with our mobile visitor services teams. For this period, we only looked at the months of July and August as some of the comparable communities are not open year-round.

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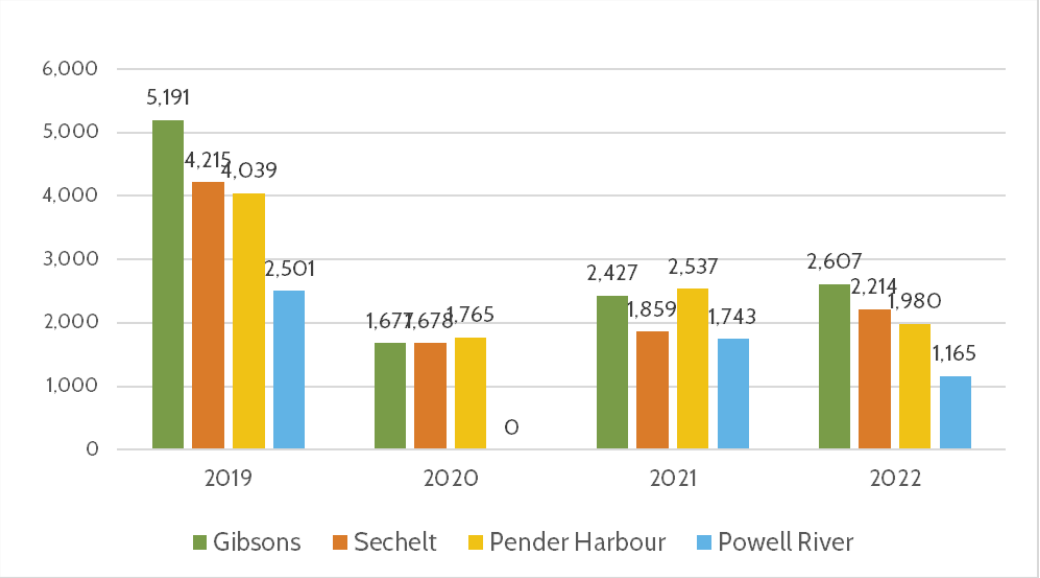
Total Individual Visitors All 4 Centres | July + August 2022

Not including mobile visitor services.



Gibsons VC +7% | Sechelt +20% | Pender Harbour -32% | Powell River -22%

Jeep Mobile Visitor Services - Pilot Program

Jeep Events Summary:
Total mobile services hours: 54
Number of visitors served: 472

In summary, the rollout of the Mobile Services Plan based out of the Sechelt Visitors Centre with the Jeep this past spring/summer has been a great success!

Below is a list of all the community events that were attended so far this year:
April 24: Roberts Creek Earth Day Festival
May 28: Taste of Sechelt
July 1: Canada Day in Sechelt
Aug 6: Show and Shine Car Show
Aug 13: Sunshine Coast Festival of the Written Arts
Sept 11: Halfmoon Bay Seaside Shuffle

In addition, we also took the Jeep to high-traffic visitor locations, including the Davis Bay seawall, Porpoise Bay Provincial Park, and the Sechelt Farmer's Market, for an additional seven (7) days of mobile services in the community.

Key Learnings

A trend to highlight would be the great turnout at events that are already established and running on an annual basis. For example, the Taste of Sechelt as well as the Show n' Shine Car Show were both very successful with high foot traffic on both days with many visitors requesting more information about the region.

After speaking with Theressa of the Sechelt Downtown Business Association (SDBA), we may move forward with some more strategic parking solutions. For the high season, during business hours, we may be able to implement a plan to have the Jeep parked in front of the SDBA storefront (next to the Bank of Montreal), with a sign directing visitors to the centre itself, giving us even more exposure and possibly more foot traffic.

Going forward, some organizers require ample notice to attend, as the vendor spaces are limited and fill up quickly. In some cases, weeks ahead was not enough time, so we missed out on the chance to attend a couple of events such as Pender Harbour May Day and the Hackett Park Arts & Craft Fair. For the future, they want notice/communication months in advance.

The biggest challenge overall is having enough staff to cover both the Centre and the Jeep at the same time. Most of the events are on Saturdays, and we needed two staff at the Centre and two staff on the Jeep to appropriately serve the volume of visitors. Additional funding to support staffing costs would allow for greater capacity and expansion of the mobile visitor services program.

This new mobile services feature is much appreciated and supported by locals and visitors. We know this because we were approached and given positive feedback during multiple events this season!

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The Sechelt Visitor Centre continues to be an integral service in the community. We know that the services we provide are one of many touch-points that visitors access to learn more about how to experience Sechelt and the Sunshine Coast. We add real value to the local visitor economy through personalized service and referrals as the experts in our community. We work hard to educate our visitors about what it means to be a respectful traveller, sharing information on local wildlife, wilderness safety, and up-to-date local communications about water restrictions, flooding, and wildfires. Lastly, we help foster community pride; when our residents stop by the Centre or visit us at the Jeep, they can't help but exclaim how proud they are to see their community represented so well.

Please contact me if you have any questions or comments about this report.
Annie Wise, Executive Director, Sunshine Coast Tourism
annie@sunshinecoastcanada.com
604-330-3203

ITEM 3.2

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE: December 21, 2022**

FROM: Kerianne Poulsen, Deputy Corporate Officer

SUBJECT: Community Investment Program Grant Review Committee Appointment

FILE NO: 1850-20

RECOMMENDATION

1. **That Councillor Donna Bell be appointed as Chairperson of the Community Investment Program Grant Review Committee.**

PURPOSE

To appoint a member of Council as Chairperson of the Community Investment Program Grant Review Committee, as required by the terms of reference, section (3).

OPTIONS

1. Provide other direction to staff.

DISCUSSION

Context/Background

The District of Sechelt's Community Investment Program (CIP) provides financial assistance to community organizations to support programs, projects, services, and events that benefit the citizens of Sechelt. The CIP Grant Review Committee applies the principles of the CIP Policy in order to award grants in the following areas:

- Arts, Culture, & Recreation
- Social & Environmental
- Community Development

The Terms of Reference for the CIP Grant Review Committee requires that one member of Council be appointed by Council to chair the committee as a voting member.

POLICY IMPLICATIONS

None.

SUSTAINABILITY PLAN IMPLICATIONS

Awarding grants to community organizations align with the following goals of the 2019 Integrated Community Sustainability Plan:

- 1.0 Social Sustainability & Community Well-being
- 1.3 Increase access to local food production
- 4.0 Arts and Culture
- 4.1 Celebrate Sechelt's Arts scene and preserve its rich cultural heritage
- 7.0 Leadership in Sustainability

FINANCIAL IMPLICATIONS

None.

COMMUNICATIONS

None.

Respectfully submitted,
Kerianne Poulsen
Deputy Corporate Officer

Attachments:
1 – District of Sechelt Community Investment Program Grant Review Committee
2 – Council Policy 2.5.4 Community Investment Program Policy

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

Attachment 1

Sechelt

District of Sechelt Community Investment Program
Grant Review Committee

Terms of Reference

1. **PURPOSE**
   The purpose of the Grant Review Committee (the "Committee") is to make recommendations on the distribution of the Community Investment Program grants, in accordance with the Community Investment Program Policy.

2. **COMMITTEE RESPONSIBILITIES**
   - Review applications submitted to the District of Sechelt's Community Investment Program.
   - Provide advice and make recommendations to Council regarding the awarding of grants, in accordance with the Community Investment Program Policy.
   - Provide advice to Council on the Community Investment Program priorities.
   - Provide advice to Council on the effectiveness and relevance of the Community Investment Program policy and procedures.
   - Provide advice for the review and renewal of the District of Sechelt's Community Investment Program Policy.
   - Explore opportunities for funding and partnering to enhance the quality of life within the District of Sechelt.

3. **MEMBERSHIP**
   The Committee shall consist of five (5) regular members as follows:
   - One (1) member of Council who shall be appointed by Council as the Chairperson and be a voting member of the Committee; and
   - Four (4) volunteer 'members-at-large' appointed by Council from the community.

   Ex officio Members shall be:
   - Mayor
   - Chief Administrative Officer (CAO)
   - Arts, Culture & Communications Coordinator
   - Director of Corporate & Financial Services
   - One (1) additional member of staff, at the discretion of the Chair
   - One (1) representative of the Sunshine Coast RCMP

   - The term of office for members selected from the community will be two (2) years staggered. Under exceptional circumstances, the Committee Chair and staff may recommend an extension of up to one year for a community member's term.

- Staff members shall serve as technical representation and record meeting minutes and actions.
- Any member, who fails to attend a meeting either in person or by phone or other means without notifying the Chair, may be removed from the Committee at the discretion of the Chair. A successor may be appointed by resolution of Council and the successor shall hold office for the remainder of the term of the terminated member.

4. PROCEDURES

- The Committee shall review Community Investment Program Grant Applications and recommend disbursement of Grants to Council each year within the designated timeframe.
- The Committee shall review final reports as supplied by each grant recipient outlining their respective results.
- The Committee must comply with District of Sechelt Community Investment Program Policy 2.5.4, attached.
- A quorum shall consist of a majority of regular members.
- Minutes of all meetings of the Committee shall be forwarded to the Corporate Officer by the Committee Chair to be placed on a Council agenda to be received for information.
- The Committee is advisory and all recommendations will be forwarded to Council for consideration through meeting minutes, or within a separate written report to Council, from the Committee.
- The Committee will meet at the discretion of the Chair.
- Administrative and secretarial support for the Committee shall be provided by the District of Sechelt.

5. CONFLICT OF INTEREST

- Committee members must declare any conflicts of interest and absent themselves from any grant decisions in which they have a real or perceived conflict.

Approval Date: January 18, 2017
Resolution #: Res. No. 13-01/2017

Attachment 2

FINANCE
2.5.4 Community Investment Program Policy

1. PURPOSE

The District of Sechelt ("District") recognizes the vital role non-profit and charitable organizations play in ensuring the social, cultural, and environmental well-being of our community. The District of Sechelt's Community Investment Program provides financial assistance to community organizations to support programs, projects, services, and events that benefit the citizens of Sechelt. This Policy guides the administration and delivery of the Community Investment Program grants.

2. OBJECTIVE(S)

This policy seeks to:

2.1. Establish a transparent and consistent process for inviting, receiving and evaluating requests for grants.
2.2. Provide criteria to be applied in evaluating requests for grants.
2.3. Complement or extend the reach of the District of Sechelt's programs and services.
2.4. Encourage and support civic engagement and volunteerism.
2.5. Enhance the quality of life for the residents of the District of Sechelt.

3. PROGRAM AREAS

3.1. **Arts, Culture, & Recreation**

Grants to organizations providing programs, projects, services and/or events that seek to preserve, celebrate and strengthen the local arts, culture and recreational opportunities for residents of Sechelt.

3.2. **Social & Environmental**

Grants to organizations providing programs, projects, services and/or events that respond to an environmental and/or social need in the community and contribute to creating a community that lives well and cares for the environment.

3.3. **Community Development**
Grants to organizations providing programs, projects, services and/or events that support and contribute to a diverse and resilient local community.

4. ELIGIBILITY

Eligible organizations may apply for grants to fund one-time, new, recurring, and/or ongoing programs, projects, services, and events. To be eligible for a Community Investment Program Grant from the District of Sechelt, an Applicant must:

4.1. Be a non-profit society in good standing with the Societies Act and/or a registered charitable organization in good standing with the Canada Revenue Agency. Member-funded societies are not eligible.
4.2. Be requesting funds for a program, project, service, or event that will directly benefit the citizens of Sechelt.
4.3. Have submitted a final report demonstrating appropriate use of funds for all previous projects funded through the District of Sechelt's Community Investment Program.

5. INELIGIBLE EXPENSES

5.1. Major capital expenditures
5.2. Commercial activities
5.3. Deficit or debt repayment
5.4. Fundraising projects or programs
5.5. Private or invitation-only events
5.6. Prizes or awards
5.7. Expenses associated with activities and programs that are clearly the responsibility of other governments or government agencies

6. EVALUATION CRITERIA

The CIP Committee shall use some or all of the following criteria to assess applications (in no particular order):

6.1. Evidence of community need or desire for proposed program, project, service or event
6.2. Potential benefit to the residents of the District of Sechelt
6.3. Evidence of community partnerships or support (financial or in-kind)
6.4. Capacity to deliver the proposed program, project, service or event

6.5. Level of volunteer involvement
6.6. Evidence of financial need
6.7. Evidence of funding from other sources
6.8. Ability to demonstrate or anticipate future outcomes
6.9. Public accessibility

7. CONDITIONS OF ACCEPTANCE OF GRANT

7.1. Successful applicants must recognize the District of Sechelt on all promotional materials associated with the project
7.2. Successful applicants must agree to be named as such in the District of Sechelt's Annual Report
7.3. Successful applicants must submit a final report to the District of Sechelt
7.4. Successful applicants must use the CIP grant funding for approved eligible purposes

8. STANDING GRANT AGREEMENT PRINCIPLES

From time to time, the District of Sechelt may consider negotiating a longer term or "Standing Grant" agreement with an eligible organization. Standing Grant agreements are at the discretion of Council. To be eligible for a Standing Grant agreement, Council will consider:

8.1. An organization that is a non-profit society in good standing with BC Registrar of Societies and/or a registered charitable organization in good standing with the Canada Revenue Agency for at least three (3) consecutive years at the time of application; and
8.2. An organization that has a track record of receiving, at minimum, two (2) consecutive grants from the Community Investment Program; and
8.3. An organization that delivers a service or program that benefits the community and complements and extends the reach of District of Sechelt programs and services; and
8.4. An organization that has demonstrated sustainable and diverse financial resources.

9. GOVERNANCE

A Community Investment Program Grant Review Committee will be established consisting of five (5) regular members:

- Four (4) volunteer members ‘at-large’ selected from the community; and
- One (1) member of Council to chair the committee. The Chair votes.
- Ex Officio members:
    - Mayor
    - Chief Administrative Officer (CAO)
    - Arts, Culture & Communications Coordinator
    - Director of Corporate & Financial Services
    - One (1) additional member of staff, at the discretion of the Chair
    - One (1) representative of the Sunshine Coast RCMP

10. APPROVAL, MANAGEMENT AND REFERENCES

This policy shall be reviewed in 1 year from effective date and thereafter every 5 years to determine its effectiveness and appropriateness. This policy may be reviewed before that time as necessary to reflect organizational change.

Review Date:

Approval Date: December 21, 2016
Resolution #: Res. No. 604-12/2016

DISTRICT OF SECHELT
MINUTES OF THE REGULAR COUNCIL MEETING
Held in Community Use Room, 5797 Cowrie Street, Sechelt, BC and via Zoom Electronic Meeting Platform
Wednesday, December 7, 2022

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

STAFF Chief Administrative Officer A Yeates; Director of Engineering and Operations K. Dhillon; Director of Planning and Development Services A. Allen; Director of Financial Services D. Douglas; Chief Building Official J. Nyhus; Manager of Municipal Construction & Infrastructure Renewal S. Bandara; Senior Development Planner S. Koberwitz; Corporate Officer J. Frank; Deputy Corporate Officer K. Poulsen and Recording Secretary F. Bol

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1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council Meeting to order at 7:03 pm and asked for any Declarations of Conflict. There were none.

2. ADOPTION OF AGENDA

Res. No. 2022-12A-1 – Moved/Seconded

That the agenda be adopted as presented.

CARRIED

Res. No. 2022-12A-2 – Moved/Seconded

That the agenda be amended by removing Item 3.2 – *Sechelt Downtown Business Association, Sechelt and District Chamber of Commerce, Sunshine Coast Tourism and Sunshine Coast Regional Economic Development Organization* delegation.

CARRIED

3. APPOINTMENTS AND DELEGATIONS

3.1 Sunshine Coast Community Action Team – Sechelt Association of the Unhoused

Sean Hill, representative for Sechelt Association of the Unhoused, provided a brief presentation.

Mr. Hill noted:

- It is estimated that 50 people are in the Rain City housing program. He acknowledged that there are community safety concerns. He noted that he understands there is the prospect for future improved living accommodations and conditions, however it may take some time.
- Association members would like to sit down with Council to discuss ways to work together to make the Sunshine Coast a safer and more prosperous place.
- Mr. Hill requested that he and a peer be added to the Community Safety Task Force to represent the Sechelt Association of the Unhoused.

Mayor Henderson thanked Mr. Hill for his presentation and advised that there will be a meeting of the Community Safety Task Force in the near future.

4. PROCLAMATIONS

None.

5. ADOPTION OF PREVIOUS MINUTES OF COUNCIL

5.1 Minutes of the 4:00 pm Regular Council to Closed Meeting of November 9, 2022

Res. No. 2022-12A-3 – Moved/Seconded

That the Minutes of the November 9, 2022 Regular Council to Closed Meeting be received. Further, that the Mayor's signature block be updated. Further, that the Minutes be adopted as corrected.

CARRIED

5.2 Minutes of the 7:00 pm Regular Council Meeting of November 16, 2022

Res. No. 2022-12A-4 – Moved/Seconded

That the Minutes of the Regular Council Meeting of November 16, 2022 be received. Further, that the reference on page four indicating that the Community Safety Task Force will report back to Council by January 1, 2023 be corrected to read January 31, 2023. Further, that the Minutes be adopted, as amended.

CARRIED

Res. No. 2022-12A-5 – Moved/Seconded

That the Minutes of the Regular Council Meeting of November 16, 2022 be adopted, as amended.

CARRIED

6. BUSINESS ARISING FROM MINUTES

None.

7. COMMITTEE / COMMISSION MINUTES AND REPORTS

7.1 Minutes of the 6:00 pm Advisory Planning Commission Meeting of November 1, 2022

A correction in the spelling of Commissioner Ken Croizier's last name was noted.

Res. No. 2022-12A-6 – Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of November 1, 2022 be received, as corrected.

CARRIED

7.2 Minutes of the 3:00 pm Committee of the Whole Meeting of November 9, 2022

Res. No. 2022-12A-7 – Moved/Seconded

That the Minutes of the Committee of the Whole Meeting of November 9, 2022 be received and endorsed.

CARRIED

7.3 Minutes of the 3:00pm Committee of the Whole Meeting of November 23, 2022

Res. No. 2022-12A-8 – Moved/Seconded

That the Minutes of the Committee of the Whole Meeting of November 23, 2022 be received.

CARRIED

Res. No. 2022-12A-9 – Moved/Seconded

That the following recommendation from the November 23, 2022 Committee of the Whole Meeting Minutes, be endorsed:

i. the Short-term rental selection criteria for Temporary Use Permit applications for secondary residential properties, as presented in this November 23, 2022 report from the Director of Planning and Development and Community Planner; and

ii. consideration of Type 3 Short-term rental Temporary Use Permit applications for secondary residential properties be presented to Council in early 2023; and

iii. consideration of Type 2 (more than 2 units) Short-term rental Temporary Use Permit applications for principle residential properties in early 2023.

CARRIED

The Mayor stated that the Minutes are to reflect Councillor McLauchlan's comments that she voted in opposition to recommendation no. 2 regarding short-term rental bylaw implementation due to her concerns with the amount of water short term rentals use in the summer.

Recommendation No. 3 - Amended 2023 Budget Process

Res. No. 2022-12A-10 – Moved/Seconded

That Council schedule full days on December 19, 2022 and January 4 and 11, 2023 for Committee of the Whole meetings to begin 2023 budget deliberations.

CARRIED

Recommendation No. 4 - Proposed 2023 Council and Committee of the Whole Meetings Schedule

Res. No. 2022-12A-11 – Moved/Seconded

That the 2023 Council and Committee of the Whole Meetings Schedule reflect meetings being held on Mondays per option 2 of the staff report presented to the November 23, 2022 Committee of the Whole meeting.

DEFEATED

Res. No. 2022-12A-12 – Moved/Seconded

That Council adopt the 2023 Schedule of Regular Council and Committee of the Whole meetings presented as Option 3 in staff's report which is maintaining status quo Wednesday meetings.

CARRIED

8. BYLAWS

8.1 Public Sewer Amendment Bylaw No. 112-8, 2022 and Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-9, 2022

The Director of Engineering and Operations and Chief Building Officer made a presentation on the impact of Fats, Oils and Grease on the District's sanitary sewer system. A brief question and answer period followed.

Res. No. 2022-12A-13 – Moved/Seconded

That Public Sewer Bylaw No. 112-8, 2022 and Bylaw Notice Enforcement Implementation Bylaw No. 515-9, 2022 be given first, second and third reading; and

That Council direct staff to create e-pamphlets on grease disposal for households and businesses to be posted on the District website.

CARRIED

Res. No. 2022-12A-14 – Moved/Seconded

That Public Sewer Bylaw No. 112-8, 2022 be read a first time this 7th day of December, 2022.

CARRIED

Res. No. 2022-12A-15 – Moved/Seconded

That Public Sewer Bylaw No. 112-8, 2022 be read a second time this 7th day of December, 2022.

CARRIED

Res. No. 2022-12A-16 – Moved/Seconded

That Public Sewer Bylaw No. 112-8, 2022 be read a third time this 7th day of December, 2022.

CARRIED

Res. No. 2022-12A-17 – Moved/Seconded

That Bylaw Notice Enforcement Implementation Bylaw No. 515-9, 2022 be read a first time this 7th day of December, 2022.

CARRIED

Res. No. 2022-12A-18 – Moved/Seconded

That Bylaw Notice Enforcement Implementation Bylaw No. 515-9, 2022 be read a second time this 7th day of December, 2022.

CARRIED

Res. No. 2022-12A-19 – Moved/Seconded

That Bylaw Notice Enforcement Implementation Bylaw No. 515-9, 2022 be read a third time this 7th day of December, 2022.

CARRIED

8.2 District of Sechelt Fees and Charges Bylaw No. 575-10, 2022

The Director of Financial Services provided a brief overview of District of Sechelt Fees and Charges Bylaw No. 575-10, 2022 for Hackett Park Stage and concession stands. There was discussion on fee options.

Res. No. 2022-12A-20 – Moved/Seconded

That the report from the Arts, Culture and Communications Coordinator regarding District of Sechelt Fees and Charges Bylaw No. 575-10, 2022 be received; and

That the District of Sechelt Fees and Charges Amendment Bylaw No. 575-10, 2022 be given first, second and third reading; and

That Council honour all bookings of the Hackett Park Stage and/or Hackett Park Concession Stand made prior to December 7, 2022 at the existing facility rental rate.

CARRIED
Opposed: Councillor McLauchlan

Res. No. 2022-12A-21 – Moved/Seconded

That District of Sechelt Fees and Charges Bylaw No. 575-10, 2022 be read a first time this 7th day of December, 2022.

CARRIED
Opposed: Councillor McLauchlan

Res. No. 2022-12A-22 – Moved/Seconded

That District of Sechelt Fees and Charges Bylaw No. 575-10, 2022 be read a second time this 7th day of December, 2022.

CARRIED
Opposed: Councillor McLauchlan

Res. No. 2022-12A-23 – Moved/Seconded

That District of Sechelt Fees and Charges Bylaw No. 575-10, 2022 be read a third time this 7th day of December, 2022.

CARRIED
Opposed: Councillor McLauchlan

8.3 Property Maintenance Amendment Bylaw No. 522-2, 2022 and Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-10, 2022

In discussion it was noted that the bylaw applies to the entire District uniformly. If Bylaw Enforcement staff is made aware of complaints of unauthorized access to a property, the bylaw would be used to require property owners to act.

Res. No. 2022-12A-24 – Moved/Seconded

That Council proceed with adoption of Property Maintenance Amendment Bylaw No. 522-2, 2022 and Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-10, 2022.

CARRIED

Res. No. 2022-12A-25 – Moved/Seconded

That Property Maintenance Amendment Bylaw No. 522-2, 2022 be adopted this 7th day of December, 2022

CARRIED
Opposed: Councillor McLauchlan

Res. No. 2022-12A-26 – Moved/Seconded

That Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-10, 2022 be adopted this 7th day of December, 2022.

CARRIED
Opposed: Councillor McLauchlan

9. NEW BUSINESS

None.

10. BUSINESS ITEMS

10.1 Rezoning Application for 6401 Apple Orchard Road (Zoning Amendment Bylaw No. 580-1, 2022)

The Senior Development planner provided a brief overview of the rezoning application for 6401 Apple Orchard Road and Zoning Amendment Bylaw No. 580-1, 2022.

The following key items were discussed:

- New provision in the *Local Government Act* allows for the option to not hold a public hearing for zoning amendment bylaws in some circumstances. Council must make that decision at the beginning of the rezoning process. Public notification and signage on property would still be required and the public may submit comments to Council.
- Council has received emails from members of the public requesting that a public hearing be held for the zoning amendment bylaw.

Res. No. 2022-12A-27 – Moved/Seconded

That the Rezoning Application for 6401 Apple Orchard Road (Zoning Amendment Bylaw No. 580-1, 2022) proceed without a public hearing.

DEFEATED

Res. No. 2022-12A-28 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-1, 2022 be given first and second reading; and

That a public hearing be scheduled for Zoning Amendment Bylaw No. 580-1, 2022.

CARRIED
Opposed – Councillor McLauchlan

Recess: The Mayor recessed the meeting at 8:49 pm.
Reconvene: The Mayor reconvened the meeting at 8:55 pm.

Res. No. 2022-12A-29 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-1, 2022 be given first reading this 7th day of December, 2022.

CARRIED
Opposed – Councillor McLauchlan

Res. No. 2022-12A-30 – Moved/Seconded

That Zoning Amendment Bylaw No. 580-1, 2022 be given second reading this 7th day of December, 2022.

CARRIED
Opposed – Councillor McLauchlan

10.2 Relocation of Liquor Primary Licence to 5546 Inlet Avenue (Sechelt Legion)

Res. No. 2022-12A-31 – Moved/Seconded

That Council, having considered the location, person capacity, and hours of liquor service, supports the Royal Canadian Legion, Branch No. 140 Liquor Primary Licence relocation from 5591 Wharf Avenue to 5546 Inlet Avenue.

CARRIED

10.3 Sechelt Visitor Information Centre – Fee for Service Modification Agreement

Res. No. 2022-12A-32 – Moved/Seconded

That the Sechelt Visitor Information Centre – Fee for Service Modification Agreement be approved, and

That the Mayor and Corporate Officer be authorized to execute the modification agreement.

CARRIED

The modification agreement will extend the term of the current agreement for 90 days to allow for a new agreement to be developed.

11. REPORT FROM NON-STANDING COMMITTEES, LIAISON APPOINTMENTS AND GENERAL REPORTS FROM COUNCIL

11.1 Reports from Councillors

Councillor Toth reported that he attended the Advisory Planning Commission meeting on December 6, 2022. He noted that the Telus Marina proposal was considered by the Commission and it will be coming to Council in the future

Councillor Bell reported that she attended a Transportation Choices Sunshine Coast (TraC) meeting to discuss the Connect the Coast cycling program to connect communities from Langdale to Sechelt. She attended the recent Seniors Planning Table meeting and encouraged both Council and members of the public to visit the group's website to learn more about their programs. She attended a Sunshine Coast Community Services (SCCS) meeting on December 6, 2022 with the focus being on looking at options to end poverty and eliminate food insecurity. She noted that SCCS' capital campaign is under way to fund a new affordable housing building for women and children fleeing violence.

Councillor Rowe reported that SCCS will offer a series of events in future to inform the public on how the new women's affordable housing building will be used and encouraged the community to watch for those events. She attended the Housing Action Table meeting last week to discuss their meeting plans for the coming year. Councillor Rowe thanked staff from the District of Sechelt, Town of Gibsons, Sunshine Coast Regional District and Sechelt Nation for their engagement with that Table since its inception. She and Mayor Henderson have participated in several meetings working on details for setting up the Community Safety Task Force and it is anticipated recommendations on the task Force's terms of reference and goals will come to Council in January 2023.

Councillor Inkster reported that he attended the Festival of Lights at Rockwood Lodge and the Festival of Lights Parade and noted that the events were well attended.

Councillor McLauchlan reported that she attended the SCCS event on food security and that the Downtown Community Association is looking to raise funds to build food security for community resilience. On November 25th she attended World Planning Day in Victoria, BC to discuss climate resiliency and community sustainability and the need to address depletion of natural resources, structural poverty, and climate change impacts.

Councillor Shepherd reported that he attended a Sechelt and District Chamber of Commerce meeting where there was discussion on the new short term rental bylaw, including concerns with the potential impact on local businesses and enforcement. He attended a Library Board meeting and noted the function is on track financially but there are concerns with the building envelope that require further study. He attended the Davis Bay/Selma Park/Wilson Creek Annual General Meeting which included a round table exercise to determine what is unique to the community, its vulnerabilities and discussion on their capital requests to be considered in the 2023 budget deliberations. He also noted that he met with several directors of the Sunshine Coast Regional Economic Development Organization (SCREDO) to learn more about their program. He advised that he encouraged them to come before Council to provide an update so that their operations are more transparent to everyone.

Mayor Henderson reported that he attended a Community Safety Task Force planning meeting at the meeting room at the Water Resource Centre. He attended the Festival of Lights Parade and thanked all who organized the event. He also noted that staff are working on the new Short-Term Rental (STR) program implementation, and that Type 3 STRs applicants should be ready to submit their details in early January 2023 for Council consideration.

11.2 SCRD Board – Council Representative Report

Councillor Toth noted that Budget meetings have finished earlier than the anticipated schedule. A special Committee of the Whole meeting will be held on December 9, 2022 to consider parcel taxes and user rates for utilities which includes the regional water function. He encouraged the

public to attend. He advised that the SCRD is planning to hold a workshop for all lower Coast elected officials to provide an update on the status of the water function project.

Councillor Toth also noted that in the pre-budget process there was a proposal for $10,000 for funding for Engineering work to investigate options for the arena ice plant to run on alternate water sources and other opportunities are still to be discussed.

Mayor Henderson thanked members of the community who have offered to provide the equipment, trucks, and tanks necessary to deliver potable water for free.

12. ITEMS FOR INFORMATION/RELEASE OF CLOSED MEETING ITEMS

12.1 Council Correspondence

Res. No. 2022-12A-33 – Moved/Seconded

That Council receive correspondence Item 1*, Recommendations for District of Sechelt Mayor & Council from the Sechelt Downtown Business Association, Sechelt and District Chamber of Commerce, Sunshine Coast Regional Economic Development Organization and Sunshine Coast Tourism*; and

That Council forward the item to the Community Task force for them to consider the recommendations related to community safety.

CARRIED

13. MAYOR, COUNCIL AND STAFF EMERGENCY ITEMS

There were no emergency items brought forward.

14. ADJOURNMENT

Res. No. 2022-12A-34 – Moved/Seconded

That the Regular Council meeting of December 7, 2022 be adjourned at 9:23 pm.

CARRIED

Certified Correct:

_____ _____

John Henderson, Mayor Jo-Anne Frank, Corporate Officer

ITEM 5.2

DISTRICT OF SECHELT
MINUTES OF THE REGULAR COUNCIL MEETING
Held in Community Use Room, 5797 Cowrie Street, Sechelt, BC and via Zoom Electronic Meeting Platform
Wednesday, December 14, 2022

PRESENT Mayor J. Henderson; Councillors D. Inkster; D. McLauchlan B. Rowe; A. Shepherd and A. Toth

STAFF Chief Administrative Officer A. Yeates; Director of Planning and Development A. Allen; Director of Financial Services D. Douglas; Director of Engineering and Operations K. Dhillon; Manager of Human Resources L. Roberts; Corporate Officer J. Frank; Arts, Culture and Communications Coordinator S. Smith; Deputy Corporate Officer K. Poulsen (Recording Secretary)

REGRETS Councillor D. Bell

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1. CALL TO ORDER AND DECLARATION OF CONFLICT

Mayor Henderson called the Regular Council meeting to order at 3:04 pm.

2. ADOPTION OF AGENDA

Res. No. 2022-12B-1 – Moved/Seconded

That the agenda be adopted.

CARRIED

3. BYLAWS

None.

4. BUSINESS ITEMS

None.

5. CLOSED SESSION

Res. No. 2022-12B-2 – Moved/Seconded

That the meeting be closed to the public pursuant to Section 90 (1) (a), (c) and (l); and (2) (b) of the *Community Charter*.

CARRIED

The meeting recessed at 3:05 pm to go into a closed portion.

The meeting reconvened at 4:22 pm.

6. ADJOURNMENT

Res. No. 2022-12B-3 – Moved/Seconded

That the Regular Council meeting of December 14, 2022 be adjourned at 4:22 pm.

CARRIED

Certified Correct:

_____	_____
John Henderson, Mayor	Jo-Anne Frank, Corporate Officer

ITEM 7.1

DISTRICT OF SECHELT
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and
Via Zoom Online Meeting Platform
Tuesday, December 6, 2022
6:00pm

PRESENT	**Commissioners** Randy Knill (Chair), Michael Allan, Scott Hanna, Archie Maclean, Dana Caple (partial attendance), Darryl Brin, Joanne Van Ginkel, Sharif Senbel, and Ken King
REGRETS	**Commissioners** Ken Croizier, and Javier Siu
STAFF	Director of Planning and Development, A. Allen, Development Planning Manager, I. Holl; Senior Development Planner S. Koberwitz, Recording Secretary, M. Sugars

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1. CALL TO ORDER

The Chair called the Advisory Planning Commission Meeting to order at 6:00 pm.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the agenda be adopted.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes of the November 1, 2022 Advisory Planning Commission Meeting

Recommendation No. 2 – Minutes of the November 1, 2022 Advisory Planning Commission Meeting

Moved/Seconded.

That the minutes of November 1, 2022 Advisory Planning Commission meeting be adopted.

CARRIED

4. INTRODUCTION TO AGENDA ITEMS

None.

5. APPOINTMENTS AND DELEGATIONS

Applicant representatives Angela Letman, Ken Larsson and Pablo Yuste provided an in-depth presentation to the commission outlining the project.

6. BUSINESS ITEMS AND REPORTS

6.1 Development Permit for 5981 Sechelt Inlet Road (TELUS Marina)

The APC members commented the following:

- The proposed development complements the surrounding area.
- The naturalization of the foreshore is a benefit.
- There will be two EV charging stations which each contain two chargers totaling four EV charging stalls.
- The applicant will consider adding further EV stalls.
- The ground water collection system will be used for the buildings and parking area.
- There is a licensed well on site the applicant is intending to use, test results pending.
- The rainwater collection system will include a gravel filtration system and a proposed large storm water retention tank on site.
- Most of the proposed plantings, once established, are drought tolerant.
- The applicant is aiming for a minimum Leed Gold building standard, and will use roofing material to reflect this.
- The original well registration shows adequate capacity and flow, and is in the process of being retested.
- The applicant is not planning on using city provided water for landscape irrigation.

- The marina is slated for boat moorage, not daily launching.
- The applicants believe the uses of the property will overlap, reducing the number of parking stalls needed.
- Community engagement was conducted, communication with the neighbourhood association, surrounding businesses and residents of the adjacent residential development. Engagement events were well attended, and neighbours were supportive of the project.
- The applicant is planning to keep the existing stone bench on the property.
- There was an existing fence on the property that could be repurposed.
- Solar panels are proposed on top of the boat maintenance building.
- A rooftop garden is proposed atop the main building.
- All proposed plantings will be discussed with the Parks department.
- Efforts will be made to retain existing trees.
- There is currently no plan to provide kayak storage, however, could be implemented with the inclusion of cages or day racks.
- Commissioner Senbel felt the foreshore setback reduction is too significant, reducing the riparian area.
- The walkway on the north side of the property goes above and around the boat ramp, allowing pathway continuation on the adjacent property, if desired.
- The foreshore setback was recommended by the applicant's environmentalist, believing the naturalization of the area provided greater benefits.
- Staff have determined that the proposal, including the naturalization of the foreshore, meets the guidelines and objectives of DPA 3.
- DPA 3 applies to all shorelines in the District of Sechelt.

Recommendation No. 3 – Development Permit for 5981 Sechelt Inlet Road (TELUS Marina)

Moved/Seconded.

The Advisory Planning Commission agrees that given the form and context of the development, sufficient guidelines have been adequately addressed for Council to consider approval of the development permit.

CARRIED

7. ADJOURNMENT

The Advisory Planning Commission meeting of December 6, 2022 was adjourned at 7:19 p.m.

_____ _____

Randy Knill, Chair Jo-Anne Frank, Corporate Officer

ITEM 8.1(a)

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE:** December 21, 2022

FROM: Ian Holl, Development Planning Manager

SUBJECT: **5981 Shoal Way – Rezoning Application for 117 Townhouses**

FILE NO: 3360-2022-02

RECOMMENDATIONS

1. **That Council give first reading to Official Community Plan Amendment Bylaw No. 492-31, 2022 (5981 Shoal Way).**
2. **That Council give first reading to Zoning Amendment Bylaw No. 580-02, 2022 (5981 Shoal Way).**
3. **That Council consider Official Community Plan Amendment Bylaw No. 492-31, 2022 (5981 Shoal Way) in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*.**
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 Council require the following water conservation measures to be implemented as part of the development and secured by covenant, if Council approves the application to proceed.**
    a. **Rainwater harvesting for all townhouse units to provide for outdoor irrigation and community garden needs.**
6. **That Council endorse the requirement for the applicant to investigate the option and cost for Grey Water Reuse systems to serve all dwelling units, and to report back to the District prior to consideration of Second Reading.**
7. **That Council endorse the following Community Amenity Contributions as a condition of approval to be secured prior to adoption of Zoning Amendment Bylaw No. 580-02, 2022 (5981 Shoal Way):**
    a. **The registration of a Section 219 covenant requiring the transfer of ownership and title of six townhouse units free and clear to the Sunshine Coast Affordable Housing Society to be used for below-market rental housing.**
    b. **The covenant shall require the six townhouse units to be included in the first phase of development and ensure the units are to be used for long-term rental and linked together not be sold or disposed of individually.**

PURPOSE

Present Council with a rezoning application for 5981 Shoal Way. The draft Official Community Plan (OCP) and Zoning amendment bylaws are presented for First Reading.

Table 1 – Application Summary

Applicant	CityState Consulting Group	
Owner	1301233 B.C. Ltd.	
Civic Address	5981 Shoal Way	
Legal Address	Block 12, District Lot 1471, Plan 36, PID 015-471-675	
Size of Properties	2 ha (~20,122 m^2)	
DP Areas	Development Permit Area No. 5 (steep slopes) Development Permit Area No. 7 (multiple family residential)	
Zoning Designation	Existing: RU-1 (Rural Residential 1)	Proposed: RM1
OCP Designation	Existing: Special Infill Area No. 5	Proposed: Multifamily/Mixed Residential

OPTIONS

1. **Endorse the above recommendations.**
   The OCP and Zoning amendment bylaws will be read a first time and referred out to stakeholders.
2. **Defer the application pending additional information as directed.**

3. **Reject the application.**
   A portion of the application fee would be refunded and the application closed.

DISCUSSION

Background

CityState has applied on behalf of the owner 1301233 B.C. Ltd. to rezone the subject property to facilitate a strata townhouse development with up to 117 units. The applicant recently increased the number of units from 102 to 117 based on a revised civil engineering investigation.

OCP Amendment

- Change land use designation from Special Infill Area No. 5 to Multifamily Mixed Residential.
    - This change increases the potential maximum permitted density from 35 units/ha to 45 units/ha.
    - This change increases the potential maximum Floor Area Ratio (FAR) from 0.75 to 1.0.
    - Applicant proposes FAR of only 0.62.
- Increase the maximum permitted density from 45 units/ha to 58 units/ha to allow for up to 117 units on the ~20,122 m^2 site.

Zoning Bylaw Amendment

- Allow up to 117 townhouse units with up to three secondary suites and a total gross floor area of 11,425 m^2.
- Proposed building height, massing and setbacks.

Figure 1 Location Map

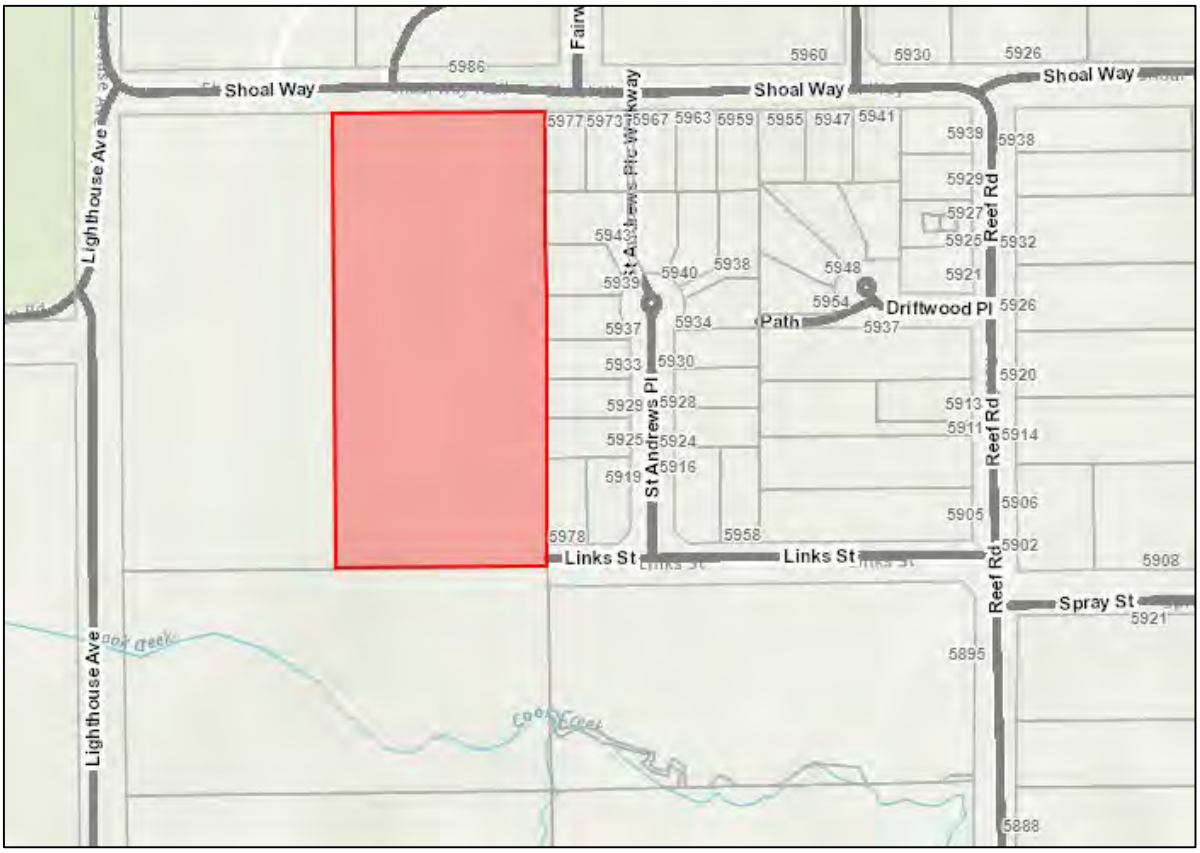

Table 2 – Zoning Comparison

Regulation	**Current RU-1 (Rural Residential 1)**	**Proposed RM-1 (Residential Multiple One)**
Permitted Uses	Agriculture Single-Detached Dwelling (SDD) Detached Accessory Dwelling Unit (DADU) Home Business Secondary Suite Short-Term Rental	Apartment (APT) Townhouse (TH) Two-Unit Dwelling (TUD) Home Business
Floor Area Ratio	N/A	1.4 **(applicant proposing 0.62 FAR)**
Density	< 2,000 m^2 One SDD > 2,000 m^2 One SSD and One DADU > 1 ha Two SDD and One DADU	50 units/ha and FAR of 1.4 Density Bonus: 100 units/ha and FAR of 2.8 if 100% of Residential units meet definition of Rental Housing.
Regulation	**Current RU-1 (Rural Residential 1)**	**Proposed RM-1 (Residential Multiple One)**

Setbacks	**Front**	**Rear**	**Side**	**Ext. Side**	**Front**	**Rear**	**Side**	**Ext. Side**
SDD	7.5 m	7.5 m	3.5 m	5.0 m				
TH	N/A				5.0 m	5.0 m	1.5 m	4.0 m
TUD	N/A				5.0 m	5.0 m	1.5 m	4.0 m
APT	N/A				5.0 m	1.5 m	1.5 m	4.0 m
Accessory	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m

Height	**SDD**	**DADU**	**Accessory**	**APT**	**TH**	**TUD**	**Accessory**
	8.5 m	6.5 m	5.0 m	12 m	11 m	11 m	6.5 m

Lot Coverage	10%	75% **(applicant proposing ~34%)**
Minimum Lot Area	6,000 m^2	350 m^2

Staff recommend:

- Modify the RM1 zone with site specific amendments to remove the apartment use;
- adjust the density from 50 units/ha to 58 units/ha;
- increase the height to 14 m; and
- and reduce the lot coverage from 75% down to 40%.

Public Information Meeting and Referral Comments

An early referral process was undertaken to select groups. A summary of comments is provided below. The applicants held a public information meeting on September 20, 2022 with comments received and provided in Attachment 2.

Table 2: Summary of Referral Comments	
Advisory Planning Commission	At its meeting on September 6, 2022 the APC reviewed the application (minutes included as Attachment 3), but no recommendations were made at the meeting.
Sunshine Coast Regional District	SCRD Infrastructure Department did not note any concerns with the proposed development and rezoning application. SCRD Planning Department had no additional comments.
shíshálh Nation	The shíshálh Nation responded with the following comments: • **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. • **Hydrology and Flood Management** Given the known risk of increasing atmospheric river events due to global climate change which, in 2021/2022, contributed to a number of significant flooding events within shíshálh swiya and throughout B.C., we have ongoing concerns related to increased density and its impact on regional hydrology. Further, the subject property is located within 500m upslope of the marine riparian environment including known herring spawning habitat. Any increase in runoff and erosion into this sensitive habitat could have serious implications for this sensitive marine ecosystem. Prior to considering applications for increased density, we request the District of Sechelt take effective actions to assess the hydrology of the broader area, identify risks, and develop and implement a management plan as per recommendations from experts. Please provide further information regarding how the District of Sechelt plans to identify and address potential hydrological issues prior to considering a rezoning application for the subject property. • **Point of Diversion for Drinking Water** Our review indicates that this proposed development activity is within 500 m upstream or upslope from a point of diversion for potable/drinking water. Should

development proceed, the expectation is that the proponent will work with point-of-diversion user(s) to ensure water quality and quantity is maintained. Please have the proponent confirm in writing their commitment to contact all downstream point-of-diversion water users and share with shíshálh Nation their plans to ensure drinking water quality and quantity is maintained during and after development.

Future discussions may be required to establish an approach to ensure water quantity and quality is maintained in local streams with potable water intakes. We strongly recommend the applicant be required to work with an independent third party prior to development activities on a water quality monitoring approach to establish a baseline for potable water quality. The baseline should be established both immediately above the intakes and at a second location upstream of the proposed development as a control. Water quality monitoring should continue both during and after development activities. The parameters measured should follow the BC Ambient Water Quality Guidelines for potable water.

- **Preliminary Field Reconnaissance**
  Due to the extremely high concentration of recorded and unrecorded archaeological sites in the area, the shíshálh 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.

- **Protection of Sensitive Ecosystems**
  We are concerned with maintaining the integrity of the mapped *salmonberry/ sitka spruce ecological community* overlapping with the southern end of the subject property. The *salmonberry/ sitka spruce ecological community* is Red-listed by the BC Conservation Data Centre (CDC) and may be home to species protected under the Species At Risk Act. We expect the proponent will implement effective actions to identify values and prevent negative impacts of proposed activities on environmental values including sensitive ecosystems and associated species.

  Prior to the commencement of any land-altering activity, the proponent should commission a Bio-Assessment of the proposed project area from a Registered Professional Biologist (RPBio) during the active time for local species. According to the BC CDC, “the best way to verify whether an area contains a species or ecosystem at risk is to do a detailed assessment of the property during the appropriate season.”

  The RPBio leading the Bio-Assessment should have the expertise to assess critical habitat, identify species listed at risk, and recommend the appropriate time period(s) to conduct proposed development activities. Impact on species protected under the Migratory Convention Bird Act, the Species At Risk Act, and the BC Wildlife Species Act should be avoided. If necessary, design refinement

	include buffering, timing windows and other options to avoid risk of habitat deterioration through edge effects and fragmentation in sensitive ecosystems should be included in the RPBio's report. If Species at Risk are found during the Bio-assessment, proposed mitigation measures (if applicable) should be included in this report. Upon completion of this study, please provide shíshálh Nation with a copy of the Bio-Assessment report with map signed and stamped by the RPBio. • **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 assurances 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.
School District No. 46	No comments received.

Additional referrals will be undertaken to relevant stakeholders should the bylaws receive first reading.

Water Conservation

Staff recommend requiring the developer to incorporate collection of rainwater to provide for outdoor irrigation needs. Working with the applicant and the SCRD, staff can determine an appropriate minimum volume and different options for collection from all buildings. This could be considered as a standard requirement for all new development moving forward.

While the District is seeking a local variation to the BC Building Code from the Province for greywater reuse, Council can consider requiring it as a condition of rezoning approval. Staff recommend requiring the applicant to investigate the option for greywater reuse systems to serve all dwelling units. The intent would be that wastewater from all bathtubs and showers must be diverted to the Grey Water system to only be used for flushing water closets. The system would need to conform to the Building and Plumbing Codes.

Community Amenity Contribution (CAC)

The applicant proposes the following community amenity contributions as part of the development:

- Six townhouse units as affordable and accessible – to be owned and operated by the Sunshine Coast Affordable Housing Society.
- Publicly accessible multiuse pathway connecting Shoal Way to Links Street.

While six housing units may seem like a small number, it is important to recognize that the ownership would be transferred free and clear to a non-profit society to manage for the purpose of providing below market rental housing and secured in perpetuity. This would be secured through a Section 219 covenant as a condition of rezoning approval, and depending on any phasing proposals, it should be required to be done in the first phase of construction.

The recently adopted Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution) provides targets for CACs. For this project that would have been calculated at $5,000 for each townhouse unit. 117 townhouse units X $5,000 = $585,000. This would be far less than the value of acquiring six townhouse units to be owned and operated in perpetuity for below market rental housing and therefore it is recommended to accept the amenity offer.

Council can also consider seeking additional voluntary amenity contributions from the applicant. Staff will provide recommendations to secure the financial CACs with the appropriate legal mechanism should the application proceed (condition of adoption, development agreement, etc.).

POLICY IMPLICATIONS

District of Sechelt Financial Plan and Waste Management Plan

In accordance with Section 477 of the *Local Government Act* Council must consider the proposed Official Community Plan amendment in conjunction with the District of Sechelt financial plan and any relevant waste management plans.

Staff have reviewed the 2021-2025 Financial Plan, Stage 2 Liquid Waste Management Plan, and SCRD Solid Waste Management Plan. The proposed development is consistent with the anticipated growth projections contained within the relevant plans.

Official Community Plan

Land Use Designation

The proposed land use is supported within the existing Special Infill Area No. 5 and the applied for change to the Multifamily Mixed Residential designation.

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.

The proposed development reaches 58 units/ha, in excess of the 45 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.

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;

The application would provide new multifamily housing in an area where the OCP is seeking additional density in close proximity to educational and recreational facilities. It would extend Links Street and provide a new pedestrian/cyclist connection between Shoal Way and Links Street. With future development on the neighbouring property to the west, the extension of Fairway Avenue would then connect with Links Street.

b) the community has been consulted and the proposed use has a high level of support in the community;

A public information meeting was held by the applicant. An early referral has been sent to select organizations, and following First Reading, a referral would be sent to other organizations including the community association.

c) the proposed use is consistent with the overall vision for the community and local neighbourhood;

The Special Infill Area land use designation and change to multifamily mixed residential would be supported by OCP policies. The property is located within the Urban Containment Boundary (UCB) and identified as a Priority Growth Area where additional density is encouraged.

d) there is a demonstrated need for the use in light of projected population and employment trends and other available sites in the community;

There is a lack of non-single detached housing forms within the District of Sechelt, and this proposal would provide new townhouse units plus six units that would be owned and operated by the Sunshine Coast Affordable Housing Society. Those six units would be fully accessible units.

e) the proposed use is suitable for the site and compatible with adjacent land uses;

Appropriate buffering along the eastern edge (vegetation, trees, fencing) will be used to manage the interface within the existing single-detached neighbourhood fronting that side.

f) water and sewer, transportation and other community services are available and are not negatively affected;

Sewer

An existing 200 mm sewer main is located along Links 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 Links Street and Shoal Way. The proposal has been referred to the SCRD once and will be again to determine if the development can be adequately serviced. Water conservation measures may be required as conditions of rezoning.

Drainage

Existing 450 mm drainage pipes are located along Links 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 and the existing outfall into Cook Creek, including 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 adjacent to the #3 (Sechelt Arena) bus route.

g) the proposal puts forward creative, sustainable and innovative design approaches.

The development would not have a high site coverage and incorporates stormwater management (retention pond) into the site design and layout. The applicants will be required to meet Step Code 3 when it is mandated starting in 2023.

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 Coast Charges Bylaw No. 693.

The following DCCs apply to the proposed development:

Table 4: Development Cost Charges (*Regional Water Service Area DCCs remitted to the SCRD.)

Use	Drainage	Sewer	Roads	Parks	Water*
Townhouse	$1,667 per unit	$700 per unit	$9,245 per unit	$3,565 per unit	$20.10 per m^2 Gross Floor Area

It is estimated that the development will generate approximately $2 million in DCCs.

COMMUNICATIONS

As per Section 475 of the *Local Government Act* Council provided an opportunity for consultation with the following organizations:

1. The Sunshine Coast Regional District
2. School District No. 46
3. The shíshálh Nation
4. Advisory Planning Commission

As noted above preliminary referrals have been sent to benefit the process and further referrals will be sent to all relevant agencies and groups following first reading of the bylaws. The further referrals will include details of both the proposal and the bylaw amendments. Preliminary comments will be shared with the applicant.

Respectfully submitted,

Ian Holl
Development Planning Manager

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**

Attachments:

1 - Revised Site Plan Package
2 - Applicant's Public Information Meeting Feedback
3 - APC Minutes – September 6, 2022 Meeting

Associated Bylaws:

1. OCP Amendment Bylaw No. 492-31, 2022
2. Zoning Amendment Bylaw No. 580-02, 2022

ATTACHMENT 1

SITE PLAN
1:500

DETAIL – TYPICAL SHOAL WAY SECTION
1:100

DETAIL – TYPICAL LINKS ST SECTION
1:100

1:300 0 6 18m

NOVEMBER 23, 2022

PRELIMINARY

GWAII ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.gwaieng.com

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain —D—	Curb —C—	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch —D—	Sidewalk S/W	Wood Box	Flush Valve
Existing External U/G Utilities —e— —t— —g— —c—	Sewer —S—	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water —W—	Cleanout	Culvert	Reducer
Street Lighting Pole Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve
Post Top Pedestrian Signal	Ctrl Monument	Traverse Hub	Gas Valve	Water Meter

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer									
Manager of Development									
Development Coordinator									

DESIGN APPROVED

	Approved By	Date	Signed
Design Engineer			
Manager of Development			
Development Coordinator			

DISTRICT OF SECHELT
FAIRWAY AVENUE
SITE PLAN

B.M. : X Elev: X
Design: DS Drawn: LS Checked: JB
Scale: Hor: 1:500 Vertical: Date: 2022-02-09

ISLANDER FILE #	2484
MUNICIPAL DESIGN #	X
REV. #	X
DRAWING #	C01
SHEET #	1 OF 1

ISLANDER ENGINEERING: November 23, 2022 / G:_shortcut-targets-by-id\0B9TdRYWSunTYWtsdzk5kGtLemc\Civil\Civil Projects\2661G – 5981 Shoal Way – Sechelt\3 Drawings\2022-11-18 – 2661G – 5981 Shoal Way – Sechelt.dwg

5981 SHOAL WAY

SECHELT, BC

PRE-APPLICATION FOR
- **PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT**
- **REZONING TO COMPREHENSIVE DEVELOPMENT**

CITYSTATE

MARA + NATHA ARCHITECTURE LTD.

200/202-2414 St Johns St,
Port Moody, BC
V3H 2B1, Canada

Gaetan Royer
gaetan@citystate.ca
778-355-5399

Robert H. Lee, Architect AIBC, AAA, SAA
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Project:	Sheet:	Description:		Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:	
5981 SHOAL WAY	A-01	COVER PAGE			

DRAWING LIST

001 COVER PAGE
002 PROJECT STATISTICS
003 OFFICIAL COMMUNITY PLAN
004 BYLAW No. 580
005 NEIGHBOURHOOD AMENITIES
006 PRECEDENTS & PLAYGROUND SITE PLAN
007 PRECEDENTS & SITE IRRIGATION PLAN
008 CONSTRUCTION PHASES
009 OVERAL SITE PLAN
010 SITE PLAN
011 ACCESS
012 SITE PLAN PARKADE LEVEL
013 STACKED TOWNHOUSE BUILDING 1/2
014 STACKED TOWNHOUSE BUILDING 2/2
015 TOWNHOUSE BUILDING
016 SITE ELEVATION 1/2
017 SITE ELEVATION 2/2
018 STACKED TH BUILDING ELEVATION 1/2
019 STACKED TH BUILDING ELEVATION 2/2
020 TOWNHOUSE BUILDING ELEVATION
021 PERSPECTIVES 1/5
022 PERSPECTIVES 2/5
023 PERSPECTIVES 3/5
024 PERSPECTIVES 4/5
025 PERSPECTIVES 5/5

KEY PROJECT STATISTICS

5981 SHOAL WAY	LOT COVERAGE SQ M	LOT COVERAGE SQ FT.
LOT AREA	20,122	216,588
LOT COVERAGE (AREA)	6,501	69980
LOT COVERAGE (%)	32.3%	

NUMBER	STOREY	FEATURE	DESCRIPTION
Pervious Area		8,541	91,935
Impervious Area		11,581	124,653
Floor Area Ratio		0.62	
Units per hectare		58	

		GROSS AREA SQ M	GROSS AREA SQ FT.	NET AREA SQ M	NET AREA SQ FT.	NUMBER	STOREY	FEATURE	DESCRIPTION
PHASE 01	UNIT A	65	702	59	630	3	1	__	1 B.R/1 BATH
	UNIT B	65	702	59	630	2	1	ACCESSIBLE UNIT	1 B.R/1 BATH
	UNIT C	81	870	73	783	5			
	UNIT D	93	1,005	86	921	5	1	__	2 B.R/2 BATH
	UNIT E	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	UNIT F	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	UNIT G	47	505	38	411	12	1	__	STUDIO
	UNIT G	190	2,045	135	1453		2	__	3 B.R+FLEX/2.5 BATH
	TOTAL	5,896	63,410	4,760	54,314	47	__	__	__
PHASE 02	UNIT A	65	702	59	630	3	1	__	1 B.R/1 BATH
	UNIT B	65	702	59	630	2	1	ACCESSIBLE UNIT	1 B.R/1 BATH
	UNIT C	81	870	73	783	5	1	__	3 B.R/2 BATH
	UNIT D	93	1,005	86	921	5	1	__	2 B.R/2 BATH
	UNIT E	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	UNIT F	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	TOTAL	3,308	35,585	2,912	31,950	35	__	__	__
PHASE 03	UNIT A	65	702	59	630	3	1	__	1 B.R/1 BATH
	UNIT B	65	702	59	630	2	1	ACCESSIBLE UNIT	1 B.R/1 BATH
	UNIT C	81	870	73	783	5	1	__	3 B.R/2 BATH
	UNIT D	93	1,005	86	921	5	1	__	2 B.R/2 BATH
	UNIT E	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	UNIT F	109	1,170	94	1014	10	2	ROOF DECK=277 FT	2 B.R/2.5 BATH
	TOTAL	3,308	35,585	2,912	31,950	35	__	__	__
	PROJECT'S TOTAL	12,511	134,580	10,583	118,214	117	__	__	__

1	**PROVIDING HOUSING CHOICES**	UNITS RANGING FROM 700 SF TO 1,453 SF FROM 1-BEDROOM 1-STOREY UNIT TO 4-BEDROOM + DEN 3-STOREY TOWNHOME 6 FULLY ACCESSIBLE UNITS SOME UNITS HAVE LOCK-OFF SUITES FOR NANNY, OLDER PARENT OR RENTAL	5 GENERATIONS
2	**RESPECTING THE ENVIRONMENT**	RETENTION OF SELECTED MATURE TREES WATER HARVESTING FOR SITE IRRIGATION CLUSTER HOUSING MINIMIZES SITE COVERAGE OPTIMIZES OPEN SPACE	
3	**CREATING A FAMILY-ORIENTED NEIGHBOURHOOD**	FAMILY-FRIENDLY NEIGHBOURHOOD AMENITIES PLAYGROUND COMMUNITY GARDEN	

PROJECT CONTACTS

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ARBORIST
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E-mail : beech@shaw.ca

SURVEY
BENNETT LAND SURVEYING
Tel : (604) 886-2531
E-mail: www.bennettsurveys.com

CIVIL ENGINEERING
GWAII ENGINEERING
Tel : (250) 590-1200
E-mail : jbartley@gwaiieng.com

GEOTECHNICAL ENGINEERING
ACTIVE EARTH ENGINEERING
Tel : (778) 737-3488
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ACCESSIBILITY EXPERT
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CITYSTATE | MARA + NATHA ARCHITECTURE LTD.

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Project:	Sheet:	Description:	Date: / Revised: / Revised: / Revised: / Revised:
5981 SHOAL WAY	A-02	PROJECT STATISTICS	Jul 2022 / Dec 2022

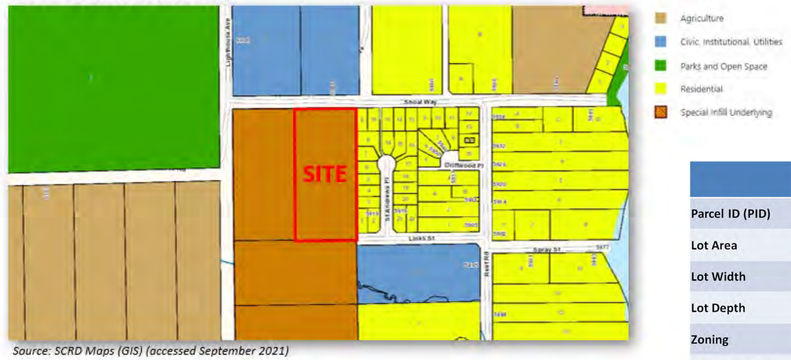
FUTURE LAND USE
SCHEDULE C1

CURRENT ZONING

Source: SCRD Maps (GIS) (accessed September 2021)

- Current zoning is **RR1**—consistent with neighbouring lot
- A **Rezoning Application** will be required to achieve unit densification on the lot

OCP DESIGNATION



Source: SCRD Maps (GIS) (accessed September 2021)

- OCP designation is **Special Infill Underlying**
  - Applies to **large, undeveloped properties**
  - Allows up to **3 storeys** in **SFR** or **multiplex** forms

	5981 SHOAL
Parcel ID (PID)	015-471-675
Lot Area	20,121.7 m² (216,588 ft²)
Lot Width	97.4 m (319.6 ft)
Lot Depth	206.6 m (677.8 ft)
Zoning	RR-1 – Rural 1
OCP Designation	Special Infill Underlying
DPA(s)	DPA 5: Steep Slopes (Various Locations)
ALR Lands	None

COMMUNITY AMENITIES OFFERED

DEFINITIONS

Infill Development

Refers to new or reconfigured development occurring within an existing residential area, for example, where a single family home may be replaced with a duplex.

Intensive Residential Use

Means a range of compact, ground-oriented housing forms, including duplex, triplex, row housing, townhouse, carriage house or laneway cottages or small lot subdivisions.

Accessibility

The degree to which buildings, public spaces or products are accessible by as many people as possible. Accessibility is related to universal design principles aimed a design of environments to be usable by anyone without need for adaptation or specialized design.

Accessible Housing

A dwelling that has a no-step entry giving continuous access to passable doorways and hallways, and an accessible washroom and living area in order to provide basic access for people of all ages and abilities. Further specifications may be provided by the District.

Adaptable Housing

An accessible dwelling unit with certain design and construction features that allow future accessibility modifications at minimal cost to suit the changing needs of residents over time, to reduce the cost of future adaptations, and to allow aging in place. Further specifications may be provided by the District.

Affordable Housing

Housing that is affordable to low or moderate-income households or that has features that the private market generally does not provide, and where no more than 30% of the household's gross income is spent on housing.

Density Bonus

An increase in the allowable number of dwelling units or floor area on a parcel of land in exchange for an amenity provided by the developer for the community.

Community Amenity

A contribution of benefit to the community that is determined through the development approval process, and may include affordable or special needs housing, daycare, park and open space land, infrastructure, public art, plaza, streetscape improvements, community facilities or cash-in-lieu.

Multifamily/Mixed Residential

This designation provides for variety of housing forms including apartment, townhouse, and ground-oriented forms such as cluster housing, small lot single family, duplex, triplex uses.

Special Infill Areas

This designation applies to special properties or areas where additional density and/or a mix of housing types are supported. More detailed planning is required prior to rezoning of any of these areas. See special policies for each numbered area.

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Project:	Sheet:	Description:		Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:
5981 SHOAL WAY	A-03	STE PLAN OCP N0. 492, 2010		

DISTRICT OF SECHELT
BYLAW NO. 580, 2022

REFERENCE ZONE

1.4 Residential Four Zone — Urban Infill (R4)

Zone Intent:

1.4.1 To provide for lots intended for infill *Residential* development such as *Two-Unit Dwellings* with *Secondary Suites* and *Detached Accessory Dwellings Units*.

Permitted Uses:

1.4.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling *Two-Unit Dwelling*	*Detached Accessory Dwelling Unit* *Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.4.3 Density is a combination of number of permitted *Dwelling Units* and a *Floor Area Ratio* of 0.6.

1.4.4 The maximum number of *Dwelling Units* per lot is two consisting of either:

a) One *Single-Detached Dwelling* and One *Detached Accessory Dwelling Unit*, or

b) One *Two-Unit Dwelling*.

Siting

1.4.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single-Detached Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Two-Unit Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Detached Accessory Dwelling Unit	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.4.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.5 m
Two-Unit Dwelling	8.5 m
Detached Accessory Dwelling Unit	6.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.4.7 The maximum *Lot Coverage* is 45%.

Subdivision:

1.4.8 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	700 m^2

Site Specific Uses

1.4.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Oracle Strata Lots 1 & 2, D.L. 4301, EPS4087 (Andres Road) a) One *Two-Unit Dwelling* is permitted. b) The minimum *Lot Area* shall be 375 m^2. c) The minimum *Lot Width* shall be 11.8 m. d) The minimum *Lot Coverage* shall be 35%. e) and structures shall be *Setback* a minimum of 10 m from the *Front Lot Line* and 2.0 m from any side lot line, except for Strata Lots 1 and 2 as shown on registered strata plan, the *Setback* from any side lot line may be 0.0 m. f) Notwithstanding section e), the entrance of garages and carports must be *Setback* a minimum of 7.0 m from the *Front Lot Line* of any right-of-way for pedestrian or emergency vehicle passage. g) A covered, unenclosed front porch may project a maximum of 1.5 m into the required front yard *Setback* area, provided that the encroachment is a maximum of 4.5 m^2 in size. h) *Principal Buildings* shall be a maximum of 8.0 m or two storeys in *Height*. i) *Accessory Buildings* shall be a maximum of 5.0 m or one storey in *Height*. j) *Two-Unit Dwellings* shall have a minimum building width of 6.0 m, with a minimum of 40% of the building length or 7.3 m, whichever is greater, enclosed and allocated for living space.
Lot 25, D.L. 303, Plan VAP15223S (Pebble Crescent) a) The maximum *Lot Coverage* shall be 45%. b) The minimum *Lot Area* shall be 550 m^2. c) The minimum *Lot Width* shall be 18 m. d) There shall be a minimum side lot line *Setback* of 3 m on one side and 1.5 m on the opposite side lot line, where this is no developed rear lane. Where there is a rear lane, no building or part thereof shall be located within 1.5 m of any side lot line. e) The maximum *Building Height* shall be 10.5 m. f) No *Accessory Building* shall exceed 6 m in *Height*. g) No building containing a *Dwelling Unit* shall have a width of less than 6 m, of which at least 7.3 m or 40% of the building length (whichever is greater) is enclosed climate controlled habitable living area.
Stata Lots 1 & 2, D.L. 1471, BCS3210 (Reef Road) a) The maximum *Lot Coverage* shall be 25%. b) The minimum *Lot Area* shall be 695 m^2. c) The minimum *Lot Width* shall be 18 m. d) Minimum *Setbacks*: i. 6 m from a *Front Lot Line*. ii. 9 m from a *Rear Lot Line*. iii. 3 m from the north side lot line.

HEIGHT CALCULATION

2.10 Calculating Height and Grade

2.10.1 The lower of the average *Finished Grade* or average *Natural Grade*, each calculated separately, will be used in building *Height* and *Floor Area Ratio* calculations.

2.10.2 To calculate the average finished grade and average natural grade for the building:

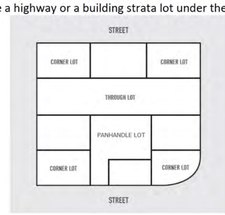
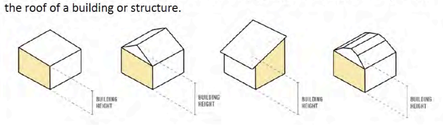
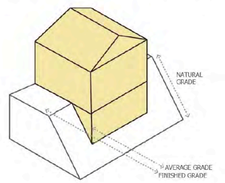
a) calculate the average grade elevation for each wall section having a constant grade along the finished grade and natural grade wall section by dividing the grade elevation at each end by 2, then multiply this average grade elevation by the length of that wall section.

b) add the resulting numbers for each section of wall.

c) divide this total number by the total perimeter wall length of the building. This will be the average grade.

2.10.3 Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the Municipal Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the property owner.

DEFINITIONS

LOT	means a parcel, lot, block or other area in which land organized as a legal entity or into which it is further subdivided; including a bare land strata lot but does not include a highway or a building strata lot under the *Strata Property Act*. 
LOT AREA	means the total horizontal area within the Lot Lines of a Lot.
LOT COVERAGE	means the combined area covered by all buildings and structures, including *Accessory Buildings* and structures, carports, covered patios, balconies, decks above 0.6 m, on a lot, or any projecting portions thereof measured at the *Height* of the lowest storey above grade, but excluding canopies, eaves, and gutters, projecting solar energy devices, sunshades, steps and similar projections, measured as a percentage of the *Lot Area*.
FLOOR AREA RATIO (FAR)	means the figure obtained when the total *Gross Floor Areas* of all buildings and structures on a lot, is divided by the area of the lot.
FLOOR AREA, GROSS (GFA)	means the combined area of all floors within a building, including any basement, measured from the exterior faces of the exterior walls of the building, but does not include *Accessory Buildings* and structures, attics, cellars, mechanical rooms, common walls, stairwells, unenclosed sunrooms, porches/verandas, breezeways, garbage and electrical rooms, parking structures, and any other similar uses ancillary to the principal use.
BUILDING HEIGHT	means the vertical distance measured from the Average Grade to the mid-point of the roof of a building or structure. 
BUILDING	means any structure used or intended for supporting or sheltering any use or occupancy. When a structure is divided by party walls located upon lot lines, then each portion of such structure shall be deemed to be a separate building.
GRADE, AVERAGE	means the measurement around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls. See Section 2.10. 
GRADE, FINISHED	means the elevation at any point along the surface of a parcel after construction but excluding localized depressions immediately adjacent to building features such as basement window wells, entrance ways and limited patio space.
GRADE, NATURAL	means the surface elevation of a parcel in its existing state, prior to any disturbance, alteration of land, excavation or filling as determined by a British Columbia Land Surveyor.

BASEMENT	means a portion of a building other than a crawlspace, located below the first storey, and no portion of which is situated more than 2.0 m above grade.

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Project: 5981 SHOAL WAY

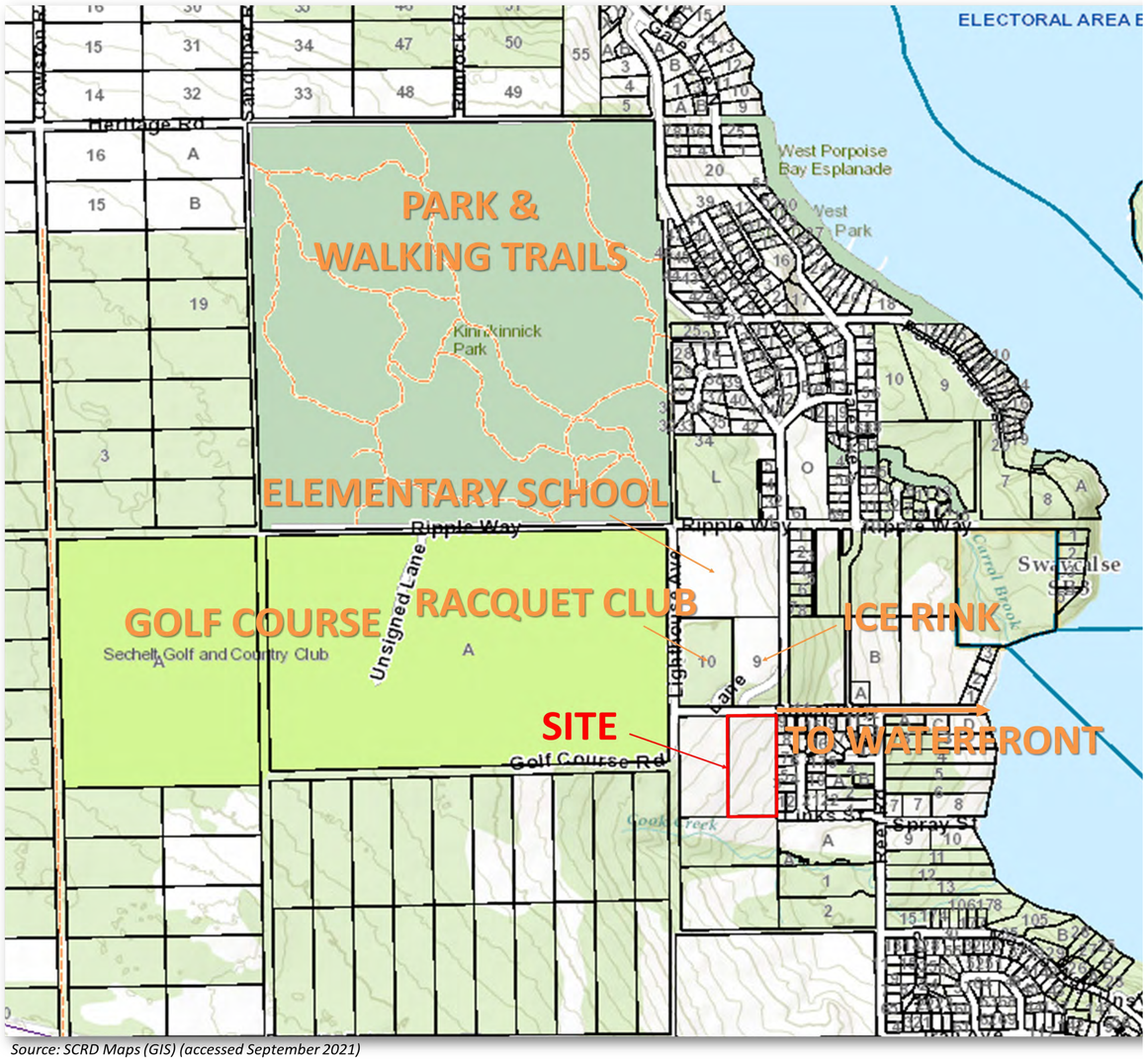
Sheet: A-04

Description: STE PLAN
BYLAW No. 580,2022

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

NEIGHBOURHOOD AMENITIES

GREAT SERVICES & GREAT TRAILS



Source: SCRD Maps (GIS) (accessed September 2021)

- Extensive **walking trails, sports fields, golf course, ice rink, racquet club, and an elementary school** are within a few hundred metres and provide **recreational opportunities** within walking distance of the site
- Site is 5-min drive, 30-min walk from **downtown Sechelt**

GOLF COURSE

SUNSHINE COAST ARENA

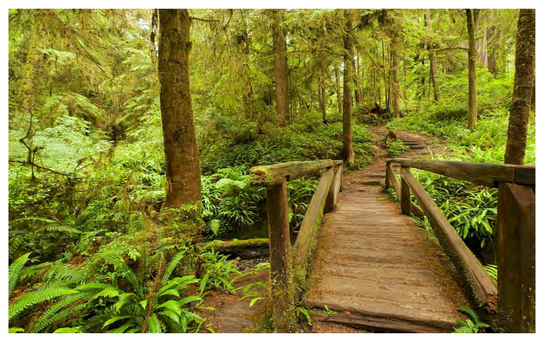
SECHELT SKATE PARK

SECHELT SKATE PARK

BEACH

KINNIKINNICK ELEMENTARY SCHOOL

KINNIKINNICK PARK



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RAINWATER HARVESTING

VICTORIA, TRAVINO LANE
PRECEDENT COMBINES SOFT EDGE IN FOREGROUND
AND HARD EDGE / HARDSCAPE ON HIGHER SIDE

PEACHLAND, LAKESHORE GARDEN
PRECEDENT OF SOFT EDGE POND WITH AQUATIC PLANTS

THE PROPOSED STORM DRAINAGE AND IRRIGATION SYSTEM WILL INCLUDE BOTH UNDERGROUND WATER RETENTION USING A SLOW INFILTRATION CLAY LAYER AND AN ABOVE GROUND POND WATER FEATURE.

FOUNDATION PERIMETER DRAINAGE AND SURFACE WATER WILL FLOW TO THE SOUTHEAST CORNER OF THE SITE.

THE POND WILL BE DESIGNED TO SLOWLY RELEASE HIGH WINTER VOLUMES AND RETAIN LOW SUMMER VOLUMES.

THE POND WILL SERVE AS A WELCOMING FEATURE WHEN ENTERING FROM LINKS. IT WILL ALSO BE A DESTINATION WHILE STROLLING ON SITE.

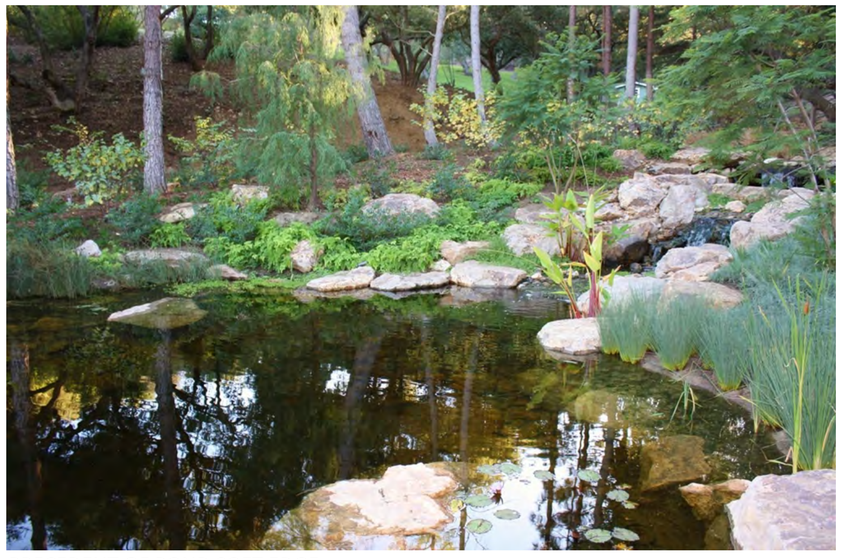
THE SOFT EDGE WILL PROVIDE OPPORTUNITIES TO OBSERVE AQUATIC PLANTS AND INSECTS WHILE THE HARD EDGE WILL FORM A VIEWING PLATFORM FOR TOWNHOUSE RESIDENTS AT THE EDGE OF THEIR PRIVATE YARD.

A SOLAR-POWERED LOW-VELOCITY, LOW-NOISE WATER AERATION SPRINKLER WILL MAINTAIN WATER QUALITY DURING THE WARMER DRYER SEASON.

WATER WILL BE PUMPED FROM THE POND TO IRRIGATE THE SITE'S LANDSCAPING AND COMMUNITY GARDEN.

NATIVE, DROUGHT-TELERANT PLANTS WILL BE SELECTED TO MINIMIZE IRRIGATION NEEDS.

DESIGN DETAILS WILL BE PROVIDED BY A LANDSCAPE ARCHITECT AT THE REZONING APPLICATION STAGE.



PRECEDENT OF POND SOFT EDGE

5981 Shoal Way

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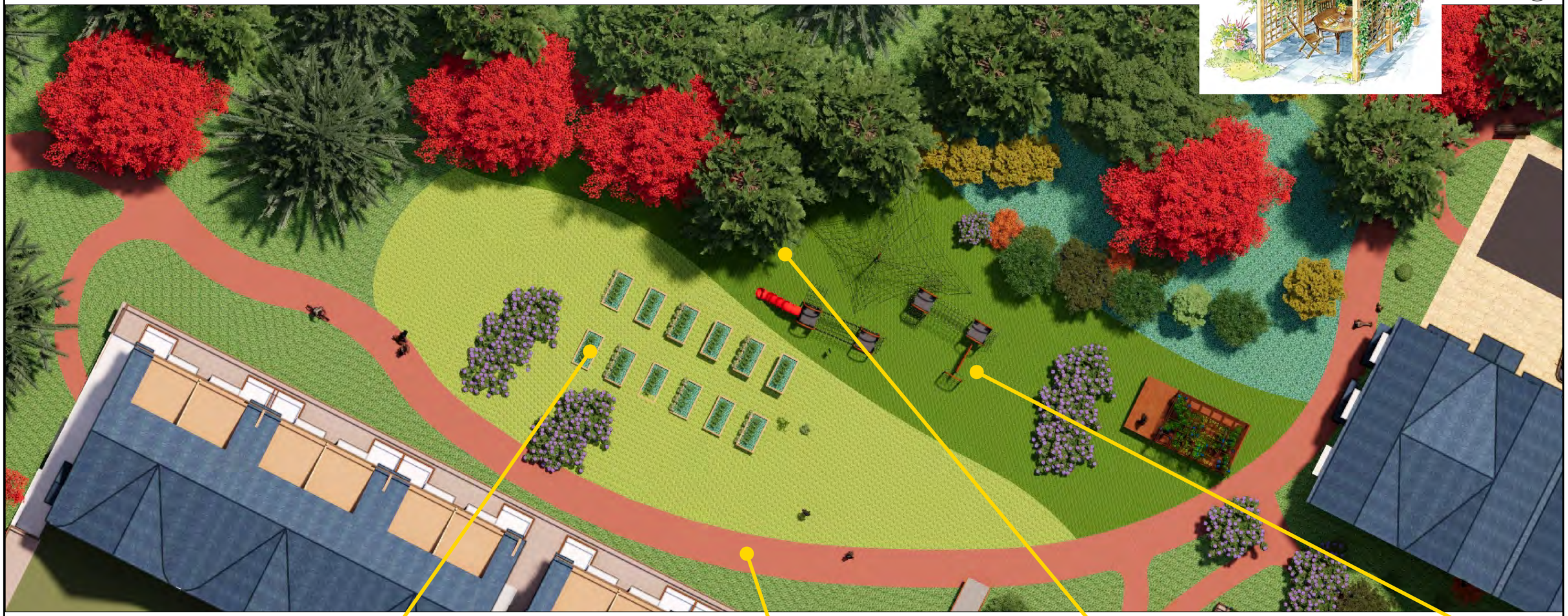
Project:	Sheet:	Description:		Date: Jul 2022
5981 SHOAL WAY	A-06	STE PLAN PRECEDENTS AND IRRIGATION POND		Revised: Dec 2022 Revised: Revised: Revised:

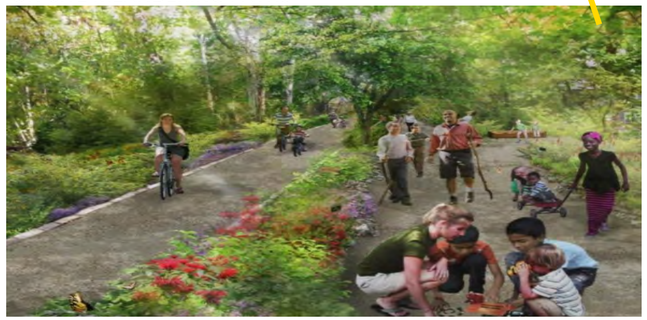
NEIGHBOURHOOD AMENITY

GREAT COMMUNITY AMENITIES



COMMUNITY GARDEN

ON-SITE MEANDERING PATHS



USING NATURAL SLOPES AS PLAY ELEMENT

MARINE-THEMED PLAY ELEMENTS

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Project:	Sheet:	Description:		Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:
5981 SHOAL WAY	A-07	STE PLAN COMMUNITY AMENITIES		

ACCESS FROM SHOAL WAY

PHASE 3

BUILDING "C"
25 UNITS 2-BEDROOM
2 UNITS 1-BEDROOM
2 ACCESSIBLE UNITS
1 LOCK-OFF SUITE

MULTI PATHWAY

PHASE 2

BUILDING "B"
25 UNITS 2-BEDROOM
2 UNITS 1-BEDROOM
2 ACCESSIBLE UNITS
1 LOCK-OFF SUITE

ACCESS FROM LINK STREET

PHASE 1

BUILDING "A" -
25 UNITS 2-BEDROOM
2 UNITS 1-BEDROOM
2 ACCESSIBLE UNITS
1 LOCK-OFF SUITE

12 TOWNHOUSES

STORMWATER RETENTION
PLAYGROUND AREA
COMMUNITY GARDEN
VEGETATION BUFFER

SHOAL WAY WILL BE THE ONLY ACCESS DURING ALL THE CONSTRUCTION PHASES

VEGETATION BUFFER

MINIMUM SETBACK PROPOSED 12.50 M

TO REDUCE THE IMPACT ON ST. ANDREWS NEIGHBORHOOD, ACCESS TO LINK ST WILL OPENED ONCE PHASE 1 IS COMPLETE

5982 5960 5926 5938 5936 5932 5926 5948 5937 5920 5914 5911 5916 5919 5905 5902 5921 5895

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Project:	Sheet:	Description:		Date:	Revised:
5981 SHOAL WAY	A-08	SITE PLAN CONSTRUCTION PHASES		Revised: Revised: Revised: Revised:	Revised: Revised: Revised: Revised:

60% OF THE SITE IS OPEN SPACE,
BEAUTIFULLY LANDSCAPED WITH NATIVE SPECIES

10,000 SF ACTIVE AMENITY SPACE:
PLAYGROUND, COMMUNITY GARDEN & GAZEBO

100 FT X 35 FT LANDSCAPED POND
FOR NATURAL IRRIGATION

2,500+ LINEAR FT OF PATHWAYS & SIDEWALKS *ENCOURAGE ACTIVE TRANSPORTATION*

CONTINOUS VEGETATION BUFFER

EXISTING PROPERTY LINE

SETBACK PROPOSED 6.60m

SETBACK PROPOSED 14.00 m

SHOAL WAY

LINKS ST

Existing sidewalk

6.15 m

6 TOWNHOUSES WITH LOCK-OFF SUITE

6 TOWNHOUSES WITH LOCK-OFF SUITE

SETBACK PROPOSED 10.50 m

EXISTING PROPERTY LINE

BUILDING C

BUILDING B

BUILDING A

FAIRWAY AVE

SETBACK PROPOSED 2.80m

EXISTING PROPERTY LINE

FUTURE FAIRWAY ROAD RIGHT OF WAY EXTENSION BY NEIGHBOURING PROPERTY OWNER

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Project:	Sheet:	Description:		Date:	Revised:
5981 SHOAL WAY	A-09	SITE PLAN OVERALL SITE PLAN	1:360	Revised: Revised: Revised: Revised:	Revised: Revised: Revised: Revised:

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Project:	Sheet:	Description:		Date: Jul 2022
5981 SHOAL WAY	A-010	SITE PLAN ROOF TOP	1:240	Revised: Dec 2022 Revised: Revised: Revised:

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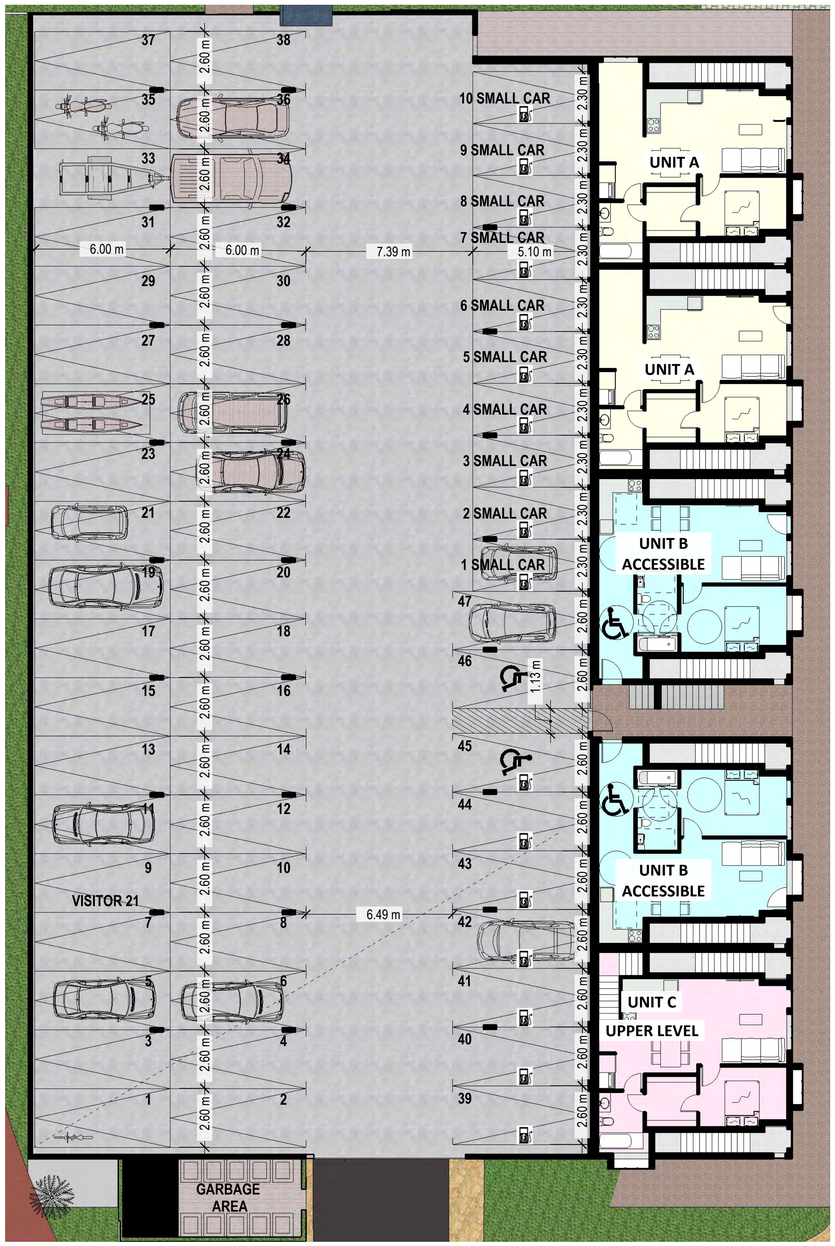
BUILDING A, B & C

PARKADE LEVEL UNITS			DESCRIPTION	SF
	0A	2	1-STOREY / 1 BEDROOM	690
	0B	2	FULLY ACCESSIBLE 1- STOREY / 1 BEDROOM	690
WHERE GRADES ALLOW ONE OR TWO PER BUILDING	0C	1	2-STOREY / 3 BEDROOM WITH LOCK-OFF SUITE	1,112 + 350 1,462
PODIUM LEVEL UNITS				
	1D	5	1-STOREY / 2 BEDROOMS	921
LOWER FLOOR OF 2 FLOORS (UPPER FLOOR NEXT PAGE)	1E	10	2-STOREY / 2 BEDROOMS	529

PARKING SUMMARY	DESCRIPTION	# of stalls
TOTAL PARKING REQUIRED	30 UNITS @ 2 CARS / UNIT VISITORS @ 0.2 CARS / UNIT	60 6 66
REGULAR PARKING	WITH EV POWER	7
SMALL CAR PARKING	WITH EV POWER	10
ACCESSIBLE PARKING STALL	FULLY ACCESSIBLE WITH EV	2
REGULAR PARKING TANDEM	WITH 19 EV POWER (1 PER 2 CARS)	38
OUTDOOR PARKING	6 STALLS ASSIGNED / 6 STALLS VISITOR	12
TOTAL PARKING PROVIDED	3 STALLS MORE THAN REQUIRED	69

TANDEM PARKING SPACES ALLOW DAILY USE AND MID-TERM STORAGE OF LICENSED TRAILERS, BOATS, MOTORCYCLES. ONE SPACE ALLOCATED TO SHARED VEHICLE OPERATED BY COAST CAR COOP



SECOND FLOOR (PARKADE)

FULLY ACCESSIBLE 1 BED-UNIT WITH LEVEL BALCONY, PARKING "AT THE DOOR" AND SIDE ENTRY BATH DESIGNED FOR AGING IN PLACE.

THIRD FLOOR (PODIUM)

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Project:	Sheet:	Description:		Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:
5981 SHOAL WAY	A-013	FLOOR PLANS: STACKED TH BUILDING LEVEL 1ST, 2ND & 3RD	1:120	

FOURTH FLOOR

FIFTH FLOOR

CITYSTATE

MARA + NATHA ARCHITECTURE LTD.

200/202-2414 St
Johns St,
Port Moody, BC
V3H 2B1, Canada

Gaetan Royer
gaetan@citystate.ca
778-355-5399

Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

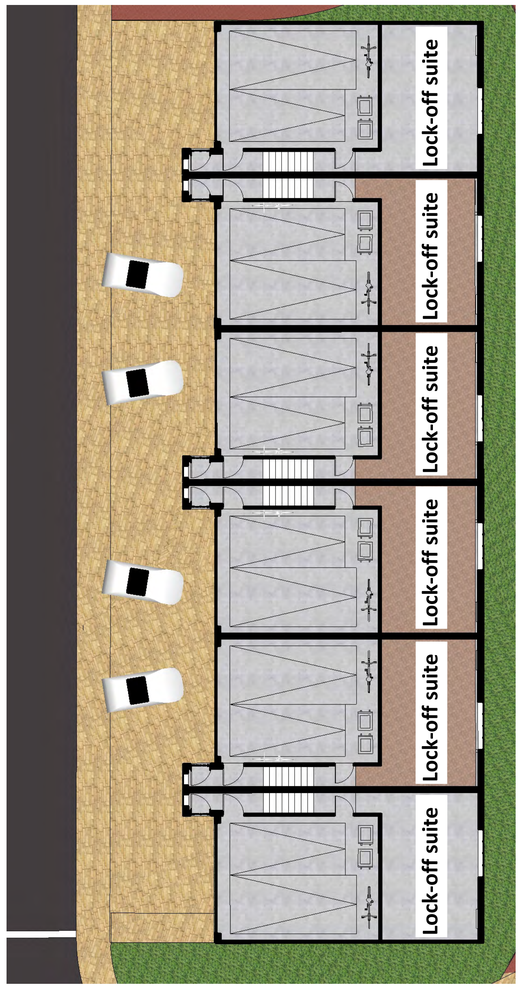
Project: 5981 SHOAL WAY

Sheet: A-014

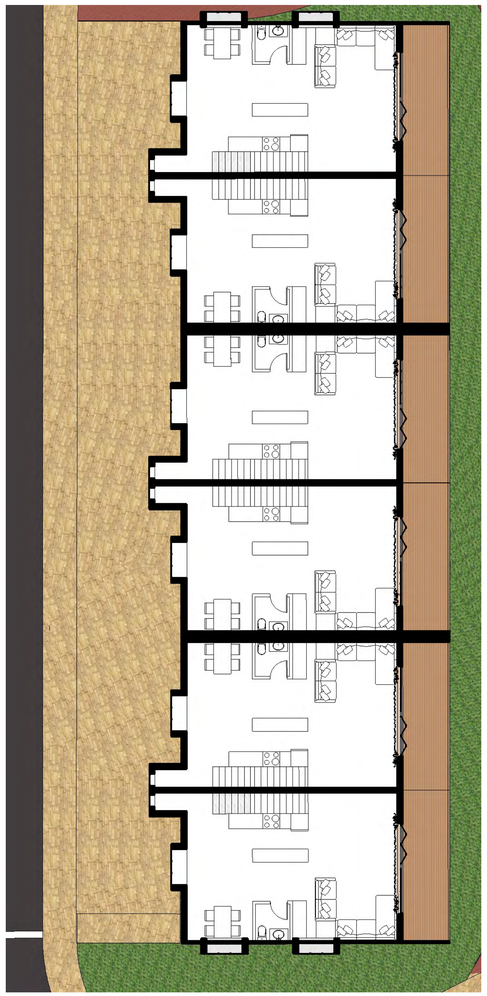
Description: FLOOR PLANS: STACKED TH BUILDING LEVEL 4TH & 5TH

1:120

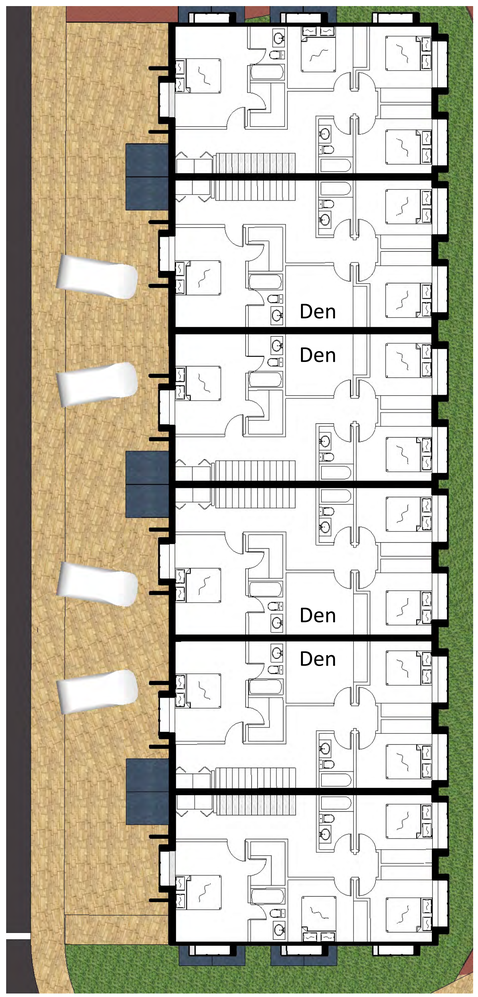
Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:



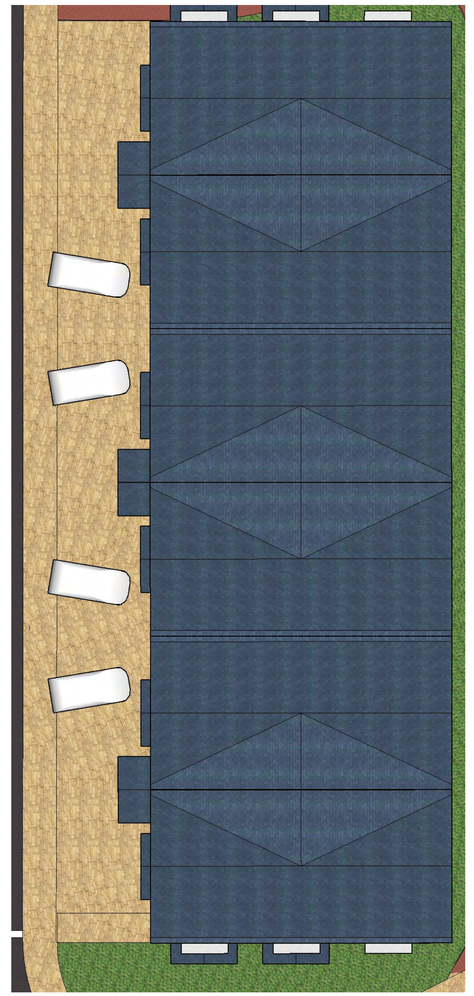
FIRST FLOOR



SECOND FLOOR

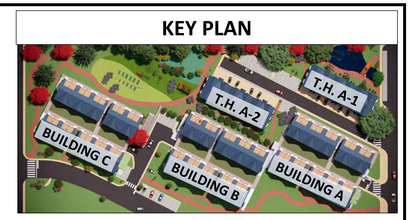


THIRD FLOOR



ROOF TOP

CITYSTATE / MARA + NATHA ARCHITECTURE LTD.	200/202-2414 St Johns St, Port Moody, BC V3H 2B1, Canada	Gaetan Royer gaetan@citystate.ca 778-355-5399	Robert H. Lee, Architect AIBC, AAA, SAA rob@maraarch.com 778.945.0420	Project: 5981 SHOAL WAY	Sheet: A-015	Description: FLOOR PLANS: TOWN HOUSES A-1 LEVEL 1ST, 2ND, 3RD & ROOF TOP	1:120	Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:



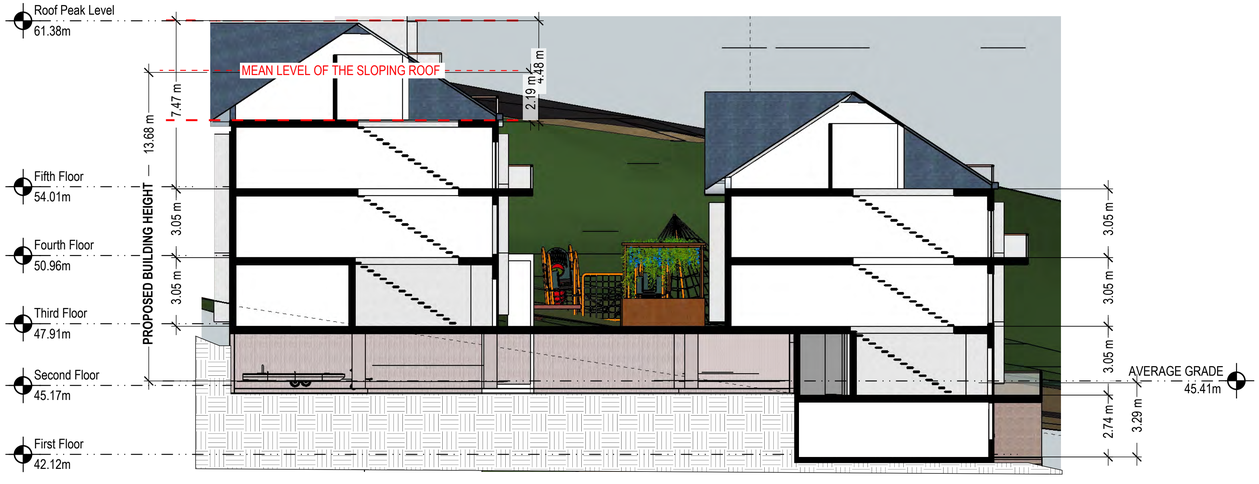
SOUTH ELEVATION

EAST ELEVATION (Landscape)

CITYSTATE / MARA + NATHA ARCHITECTURE LTD.	200/202-2414 St Johns St, Port Moody, BC V3H 2B1, Canada	Gaetan Royer gaetan@citystate.ca 778-355-5399	Robert H. Lee, Architect AIBC, AAA, SAA rob@maraarch.com 778.945.0420	Project: 5981 SHOAL WAY	Sheet: A-017	Description: ELEVATIONS: SITE CROSS SECTIONS 2/2	1:250	Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:

ELEVATIONS- BUILDING A

SOUTH ELEVATION



SECTION A

NORTH ELEVATION

HEIGHT CALCULATION

NORTH ELEVATION

Average Natural Grade Elevation = 45.99 m
ANGE (x) Length of the wall = 1,555.84
Average Finished Grade Elevation = 45.99m
AFGE (x) Length of the wall = 1,555.84

SOUTH ELEVATION

Average Natural Grade Elevation = 44.91m
ANGE (x) Length of the wall = 1,615.23
Average Finished Grade Elevation = 44.91m
AFGE (x) Length of the wall = 1,615.23

WEST ELEVATION

Average Natural Grade Elevation = 48.33m
ANGE (x) Length of the wall = 2,375.42
Average Finished Grade Elevation = 48.33m
AFGE (x) Length of the wall = 2,375.42

EAST ELEVATION

Average Natural Grade Elevation = 42.57 m
ANGE (x) Length of the wall = 2,169.11
Average Finished Grade Elevation = 42.57m
AFGE (x) Length of the wall = 2,169.11

TOTAL

Perimeter = 169.91m
Sum of ANGE (x) Length of the wall = 7,715.60
NATURAL AVERAGE GRADE 45.41m

Perimeter = 169.91m
Sum of AFGE (x) Length of the wall = 3,858.51
FINISHED AVERAGE GRADE 22.71m

BUILDING A AVERAGE GRADE 45.41m

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778.945.0420

Project:	Sheet:	Description:		
5981 SHOAL WAY	A-018	ELEVATIONS: STACKED TOWNHOUSES BUILDING 1/2	1:120	Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:

ELEVATIONS- BUILDING A

WEST ELEVATION

EAST ELEVATION

SECTION B

CITYSTATE
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Robert H. Lee, Architect AIBC, AAA, SAA
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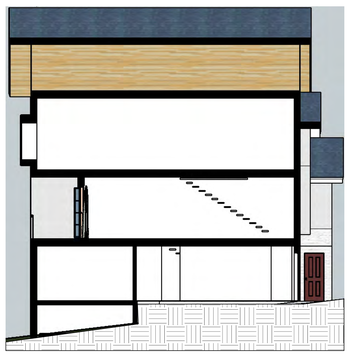
Project:	5981 SHOAL WAY
Sheet:	A-020
Description:	ELEVATIONS: STACKED TOWNHOUSES BUILDING 2/2
	1:120
Date:	Jul 2022
Revised:	Dec 2022
Revised:	
Revised:	
Revised:	

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION



SECTION

CITYSTATE / MARA + NATHA ARCHITECTURE LTD.	200/202-2414 St Johns St, Port Moody, BC V3H 2B1, Canada	Gaetan Royer gaetan@citystate.ca 778-355-5399	Robert H. Lee, Architect AIBC, AAA, SAA rob@maraarch.com 778.945.0420	Project: 5981 SHOAL WAY	Sheet: A-020	Description: ELEVATIONS: TOWNHOUSES	1:120	Date: Jul 2022 Revised: Dec 2022 Revised: Revised: Revised:	

CITYSTATE

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Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

Project: 5981 SHOAL WAY

Sheet: A-021

Description: PERSPECTIVE: STORMWATER RETENTION POND

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

CITYSTATE

MARA + NATHA ARCHITECTURE LTD.

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V3H 2B1, Canada

Gaetan Royer
gaetan@citystate.ca
778-355-5399

Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

Project: 5981 SHOAL WAY

Sheet: A-022

Description: PERSPECTIVE: INTERIOR ROAD

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

BUILDING HOMES ONE AT A TIME ON LARGE PARCELS IS NOT A SUSTAINABLE WAY TO GROW.

IT DOES NOT CREATE THE TYPE OF HOUSING THAT YOUNG FAMILIES CAN AFFORD.

SHARED AMENITIES CREATE INCLUSIVE, FAMILY-ORIENTED COMMUNITIES.

THIS PROJECT'S INSPIRATION IS THE SERENITY OF THE SUNSHINE COAST LIFESTYLE.

CITYSTATE
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V3H 2B1, Canada
Gaetan Royer
gaetan@citystate.ca
778-355-5399
Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

Project: 5981 SHOAL WAY

Sheet: A-025

Description: PERSPECTIVE: SHOAL WAY ACCESS

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

CITYSTATE

MARA + NATHA ARCHITECTURE LTD.

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Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

015

Project: 5981 SHOAL WAY

Sheet: A-024

Description: PERSPECTIVE: COMMUNITY GARDEN

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

CITYSTATE

MARA + NATHA ARCHITECTURE LTD.

200/202-2414 St Johns St,
Port Moody, BC
V3H 2B1, Canada

Gaetan Royer
gaetan@citystate.ca
778-355-5399

Robert H. Lee, Architect AIBC, AAA, SAA
rob@maraarch.com
778.945.0420

015

Project: 5981 SHOAL WAY

Sheet: A-025

Description: PERSPECTIVE: ACCESSIBLE UNIT VIEW

Date: Jul 2022
Revised: Dec 2022
Revised:
Revised:
Revised:

ATTACHMENT 2

SHARED SITE AMENITIES AND COMMUNITY BENEFITS

The owner of this project offers the following community benefits:

- Wide green buffer for neighbourhood privacy (wider setback than minimum required)
- Multi-use pathway built to District of Sechelt standards and publicly accessible
- Storm water retention pond used for site irrigation to reduce reliance on municipal water
- Aesthetically pleasing aerated and landscaped pond at Links St entrance to enhance bio-diversity
- Playground, community gardens for residents, and generous fully landscaped open space
- EV power for each unit, solar-powered lighting of public spaces and low-carbon construction
- Landscaping using native species landscaping, xeriscape and drought-tolerant plants

What are your thoughts about the site amenities and community benefits:

IRRELEVANT THESE DO NOT BENEFIT ME.

AFFORDABLE AND ACCESSIBLE HOUSING

The owner of this project offers the following contribution to help meet housing needs of the community:

- 6 affordable rental units for persons with disabilities and seniors with mobility challenges to age in place
- Protected by housing agreement with District of Sechelt
- In partnership with non-profit partner who will offer support services to tenants

What are your thoughts about the affordable housing aspect of this project:

FEELS LIKE #CHEAP PR

ANY ADDITONAL COMMENTS

Please add any other comments on the other side of this page.

PUBLIC INFORMATION MEETING - 5981 SHOAL WAY – TOWNHOMES – 20 SEPTEMBER 2022

THANK YOU FOR PARTICIPATING IN OUR PUBLIC INFORMATION SESSION. ONCE FILLED, THESE QUESTIONNAIRES WILL BE SHARED WITH DISTRICT OF SECHELT STAFF FOR THEIR RECORD. IF USED IN A PUBLIC DOCUMENT, YOUR ADDRESS, PHONE # AND EMAIL WILL BE BLACKED OUT TO PROTECT YOUR PRIVACY.

PROGRAM

Most townhouse projects offer units that are similar size within a narrow range. To help alleviate the housing crisis, this project addresses a wide range of housing choices. This project offers a variety of unit sizes:

- from 630 sf to 1,453 sf
- from 1-bedroom 1-storey unit to 4-bedroom 3 storey townhomes with garage
- 6 fully accessible and affordable (below market value) units
- A mix of 96 strata units and 6 rental units

This is consistent with goals of the Sunshine Coast Housing Needs Report and the Official Community Plan.

Please let us know what you think of the type and range of units we offer: This is much needed for our community to have the option to own their own piece of land and raise their family here.

OPEN SPACE PARKING AND SITE CIRCULATION

- A generous 60% of the site area is landscaped open space.
- This project meets Zoning Bylaw requirements for resident and visitor parking. Most of the parking is in three underground garages. Visitor parking is dispersed in landscaped surface parking.
- Access is 40% from Links Street and 60% from Shoal Way.

What are your thoughts about the site layout and parking: It looks like well thought and laid out plan to keep the development self-sustained

CityState Consulting Group 5547 Trail Avenue, Sechelt, BC | 604-816-5399 | gaetan@citystate.ca

SHARED SITE AMENITIES AND COMMUNITY BENEFITS

The owner of this project offers the following community benefits:

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- Multi-use pathway built to District of Sechelt standards and publicly accessible
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- Aesthetically pleasing aerated and landscaped pond at Links St entrance to enhance bio-diversity
- Playground, community gardens for residents, and generous fully landscaped open space
- EV power for each unit, solar-powered lighting of public spaces and low-carbon construction
- Landscaping using native species landscaping, xeriscape and drought-tolerant plants

What are your thoughts about the site amenities and community benefits:

makes it very desirable

AFFORDABLE AND ACCESSIBLE HOUSING

The owner of this project offers the following contribution to help meet housing needs of the community:

- 6 affordable rental units for persons with disabilities and seniors with mobility challenges to age in place
- Protected by housing agreement with District of Sechelt
- In partnership with non-profit partner who will offer support services to tenants

What are your thoughts about the affordable housing aspect of this project:

It will have such a ripple effect in the community by keeping people housed and employment local -

ANY ADDITONAL COMMENTS

Please add any other comments on the other side of this page.

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- EV power for each unit, solar-powered lighting of public spaces and low-carbon construction
- Landscaping using native species landscaping, xeriscape and drought-tolerant plants

What are your thoughts about the site amenities and community benefits:

I do not expect to like these more than the enjoyment of my own yard. I want to save a 10 Foot buffer of trees between my back fence and the edge of the cleared land for project.

AFFORDABLE AND ACCESSIBLE HOUSING

The owner of this project offers the following contribution to help meet housing needs of the community:

- 6 affordable rental units for persons with disabilities and seniors with mobility challenges to age in place
- Protected by housing agreement with District of Sechelt
- In partnership with non-profit partner who will offer support services to tenants

What are your thoughts about the affordable housing aspect of this project:

good idea a shame it is only 6 of 103+ units. not very affordable.

ANY ADDITONAL COMMENTS

Please add any other comments on the other side of this page.

great idea. too much density for the neighbourhood.

PUBLIC INFORMATION MEETING - 5981 SHOAL WAY – TOWNHOMES – 20 SEPTEMBER 2022

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- A mix of 96 strata units and 6 rental units

This is consistent with goals of the Sunshine Coast Housing Needs Report and the Official Community Plan.
Please let us know what you think of the type and range of units we offer:

Too much density for the neighbourhood

OPEN SPACE PARKING AND SITE CIRCULATION

- A generous 60% of the site area is landscaped open space.
- This project meets Zoning Bylaw requirements for resident and visitor parking. Most of the parking is in three underground garages. Visitor parking is dispersed in landscaped surface parking.
- Access is 40% from Links Street and 60% from Shoal Way.

What are your thoughts about the site layout and parking:

great idea

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PUBLIC INFORMATION MEETING - 5981 SHOAL WAY – TOWNHOMES – 20 SEPTEMBER 2022

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- 6 fully accessible and affordable (below market value) units
- A mix of 96 strata units and 6 rental units

This is consistent with goals of the Sunshine Coast Housing Needs Report and the Official Community Plan.

Please let us know what you think of the type and range of units we offer:

Good plan; will provide local jobs + bring new families to the coast. Exactly what we need.

OPEN SPACE PARKING AND SITE CIRCULATION

- A generous 60% of the site area is landscaped open space.
- This project meets Zoning Bylaw requirements for resident and visitor parking. Most of the parking is in three underground garages. Visitor parking is dispersed in landscaped surface parking.
- Access is 40% from Links Street and 60% from Shoal Way.

What are your thoughts about the site layout and parking:

No issues

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SHARED SITE AMENITIES AND COMMUNITY BENEFITS

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What are your thoughts about the site amenities and community benefits:

AFFORDABLE AND ACCESSIBLE HOUSING

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- Protected by housing agreement with District of Sechelt
- In partnership with non-profit partner who will offer support services to tenants

What are your thoughts about the affordable housing aspect of this project:

ANY ADDITONAL COMMENTS

Please add any other comments on the other side of this page.

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PUBLIC INFORMATION MEETING - 5981 SHOAL WAY – TOWNHOMES – 20 SEPTEMBER 2022

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- 6 fully accessible and affordable (below market value) units
- A mix of 96 strata units and 6 rental units

This is consistent with goals of the Sunshine Coast Housing Needs Report and the Official Community Plan.

Please let us know what you think of the type and range of units we offer:

. Lower the desity of this proposal.
. Do not open up Links. Access only from Shoal through entire construction period.

OPEN SPACE PARKING AND SITE CIRCULATION

- A generous 60% of the site area is landscaped open space.
- This project meets Zoning Bylaw requirements for resident and visitor parking. Most of the parking is in three underground garages. Visitor parking is dispersed in landscaped surface parking.
- Access is 40% from Links Street and 60% from Shoal Way.

What are your thoughts about the site layout and parking:

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SHARED SITE AMENITIES AND COMMUNITY BENEFITS

The owner of this project offers the following community benefits:

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- Playground, community gardens for residents, and generous fully landscaped open space
- EV power for each unit, solar-powered lighting of public spaces and low-carbon construction
- Landscaping using native species landscaping, xeriscape and drought-tolerant plants

What are your thoughts about the site amenities and community benefits:

AFFORDABLE AND ACCESSIBLE HOUSING

The owner of this project offers the following contribution to help meet housing needs of the community:

- 6 affordable rental units for persons with disabilities and seniors with mobility challenges to age in place
- Protected by housing agreement with District of Sechelt
- In partnership with non-profit partner who will offer support services to tenants

What are your thoughts about the affordable housing aspect of this project:

ANY ADDITONAL COMMENTS

Please add any other comments on the other side of this page.

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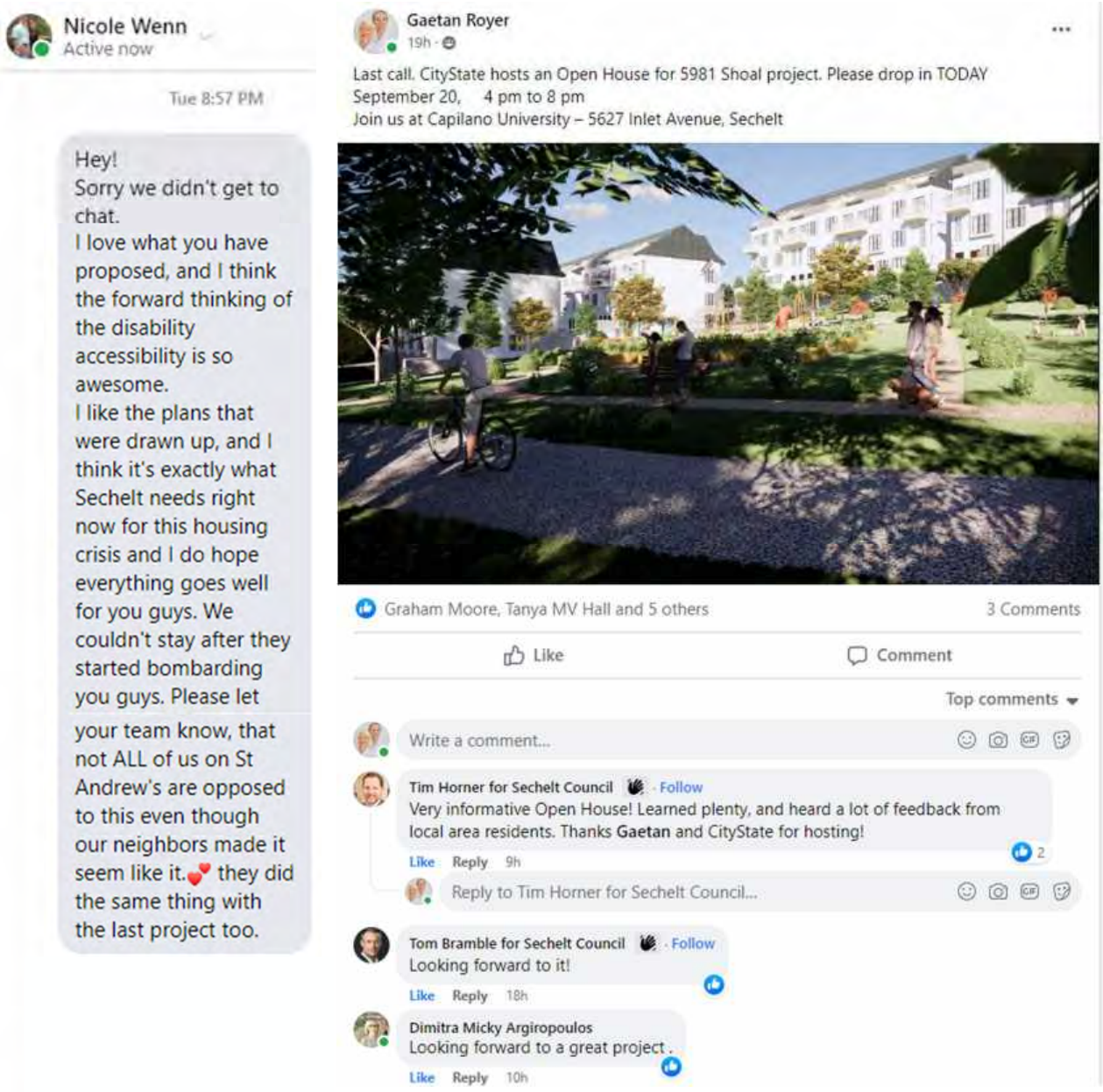
Facebook message from
Nicole Wenn, St Andrews St, Sechelt
September 20, 2022



Re: OPEN HOUSE - 5981 Shoal Way townhome project

DM Doug Marteinson [redacted]
To Gaetan Royer

Reply | Reply All | Forward | ...

Tue 2022-09-20 2:26 PM

We removed extra line breaks from this message.

Start your reply all with: Thank you! | Thank you for letting me know. | Thank you for your kind words. | Feedback

Thank you for the invitation Gaetan! Unfortunately I am in Vancouver today and won't be able to attend. I think your development shows excellent forward-thinking and real awareness of community needs. Congratulations on a great project!

Cheers ;-D
Doug Marteinson
[redacted]

Re: OPEN HOUSE - 5981 Shoal Way townhome project

gerry zipursky [redacted]
To Gaetan Royer
Cc David Reed

Reply | Reply All | Forward | ...

Tue 2022-09-20 12:52 PM

You replied to this message on 2022-09-21 8:52 AM.

thanks Gaetan for this email. Sorry but I am not able to drop by.

I will take a closer look at your proposal. I remain concerned that our sunshine communities are NOT addressing the desperate need for workforce housing. The Town of Whistler understood the need to champion workforce housing for the employees of the hospitality industry. Here we are with families and seniors NOT being able to receive the level of health care and first responding needs because we are NOT treating Workforce Housing as a top priority. I still maintain that the municipalities on the sunshine coast, need to step up and provide land and other incentives to develop workforce housing

Thanks for listening and take care
Gerry

Gerry Zipursky

Great Open House!

TH Tim Horner [redacted]
To Gaetan Royer

Reply | Reply All | Forward | ...

Wed 2022-09-21 1:50 PM

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Gaetan,

It was great to meet your team last night. Excellent displays and information, and I think the project looks fantastic and will be very beneficial to Sechelt.

I also wanted to thank you for your time chatting with me last week. Normally I would have sent a followup email much sooner - but it has been a crazy couple of weeks!

Cheers,

Tim Horner [redacted]

ATTACHMENT 3

DISTRICT OF SECHELT
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
In-Person Seating Available
and
Via Zoom Online Meeting Platform
Tuesday, September 6, 2022
6:00pm

PRESENT	**Commissioners** Randy Knill (Chair), Ken Crozier, Archie Maclean, Javier Siu, Dana Caple, Darryl Brin, Scott Hanna, and Ken King
REGRETS	**Commissioners** Joanne Van Ginkel, Michael Allan, and Sharif Senbel
STAFF	Director of Planning and Development, A. Allen, Development Planning Manager, I. Holl; Recording Secretary, M. Sugars

---

1. CALL TO ORDER

The Chair called the Advisory Planning Commission Meeting to order at 6:00 pm.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the agenda be adopted.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes of the July 5, 2022 Advisory Planning Commission Meeting

Recommendation No. 2 – Minutes of the July 5, 2022 Advisory Planning Commission Meeting

Moved/Seconded.

That the minutes of July 5, 2022 Advisory Planning Commission meeting be adopted.

CARRIED

4. INTRODUCTION TO AGENDA ITEMS

5. APPOINTMENTS AND DELEGATIONS

None.

6. BUSINESS ITEMS AND REPORTS

6.1 Rezoning Application Referral for 5981 Shoal Way

The Development Planning Manager provided a brief overview of the agenda item, and noted that Gaetan Royer, a representative for the applicant, was present and prepared to give a presentation, however the architect for the project was not able to attend.

Chair Knill noted that as a member of the Architectural Institute of BC (AIBC), he has been advised to refrain from commenting on the project without the architect for the project present.

The Director of Planning and Development proposed that the meeting proceed, however, that architectural items not be discussed. Chair Knill expressed his discomfort with reviewing any aspect of the project and left the meeting at 6:13 p.m.

Recommendation No. 3 – Election of Interim Chair

Moved/Seconded.

That Commissioner Ken Crozier be appointed interim Chair.

CARRIED

Recommendation No. 4 – Rezoning Application Referral for 5981 Shoal Way

Moved/Seconded.

That the meeting proceed, with limited discussion related to density, land use and community amenities.

CARRIED

Mr. Royer provided a presentation, noting that:

- The project aims to address concerns identified in the various studies that have been conducted.
- Low cost suites will be included.
- A large number of trees will be retained, especially along buffer zones.
- Water harvesting for site irrigation is proposed using ponds.
- Multi-use pathways will be integrated.
- Connectivity is a primary focus.
- Surface parking will be provided via access off Shoal Way.
- Future road connection will be completed in concert with neighbouring properties.
- A fully accessible playground will be included.
- A community garden will be included.
- Minimum parking requirements will be exceeded for residents and visitors.
- Some suites will be fully accessible.
- Some ground floor units will be provided.
- The project aims to provide units which young families can afford while offering shared amenities.
- The project aims to create diversity with its variety of unit types.
- Different demographics were considered.

APC Members commented the following:

- The five-acre property is proposed to contain 102 units.
- Community amenities include a playground, multi-use pathways, affordable and accessible units.
- This project would include a housing agreement.
- The applicant is currently in discussions with Sunshine Coast Affordable Housing.
- A portion of the units will be rental.
- Sound suppression and energy efficiency has been considered.
- The applicant is proposing to use timber massing instead of concrete.
- The project addresses the various needs of the community.
- Mr. Royer noted that a conference room in a complex such as this proposal is not typically well-used, however it is something they can consider if requested. He noted the applicant would prefer to use resources on amenities such as the playground.
- Commissioners were happy to see the applicant acknowledge the need for water and traffic studies, as well as the inclusion of EV charging stations and water harvesting.
    - The applicant is proposing an open cistern (pond) that is blended with landscaping with an overflow into the storm system.
- Depending on the unit type, different storage options are included.
    - Some units will have garages.

- Some units will include bike storage which would hold several bikes, or may be used as generic storage.
- Storage options included are comparable to similar developments.

The Development Planning Manager noted that the next step will be to send out referrals and present comments at a future APC meeting. The Director of Planning and Development thanked the commission for their discussion.

Commissioner Knill returned to the meeting at 6:39 p.m.

6.2 Member Terms

The Director of Planning and Development noted that:

- Member terms run for a two-year duration.
- Members can serve a maximum of three terms.
- Terms will be reviewed, and a report will be provided to Council during the fourth quarter of the year.
- Some members have served three terms as of the end of 2022.

7. ADJOURNMENT

The Advisory Planning Commission meeting of September 6, 2022 was adjourned at 6:40 p.m.

Randy Knill, Chair

Jo-Anne Frank, Corporate Officer

ITEM 8.1(b)

DISTRICT OF SECHELT

Bylaw No. 492-31, 2022 (5981 Shoal Way)

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. 492-31, 2022 (5981 Shoal Way)".

PROVISIONS

1. That BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660, PID 015-471-675, at 5981 SHOAL WAY, as shown on the plan attached to and forming part of this bylaw as Schedule A, be redesignated from Special Infill Area No. 5 to Multifamily Mixed Residential.
2. 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:

   "5.3X Notwithstanding any other provisions of the Official Community Plan, the maximum density on BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660, PID 015-471-675, at 5981 SHOAL WAY, is 58 units per hectare and 1.4 Floor Area Ratio."
3. 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	DAY OF ,	2022
READ A SECOND TIME	DAY OF ,	2022
PUBLIC HEARING HELD	DAY OF ,	2022
READ A THIRD TIME	DAY OF ,	2022
ADOPTED	DAY OF ,	2022

Mayor

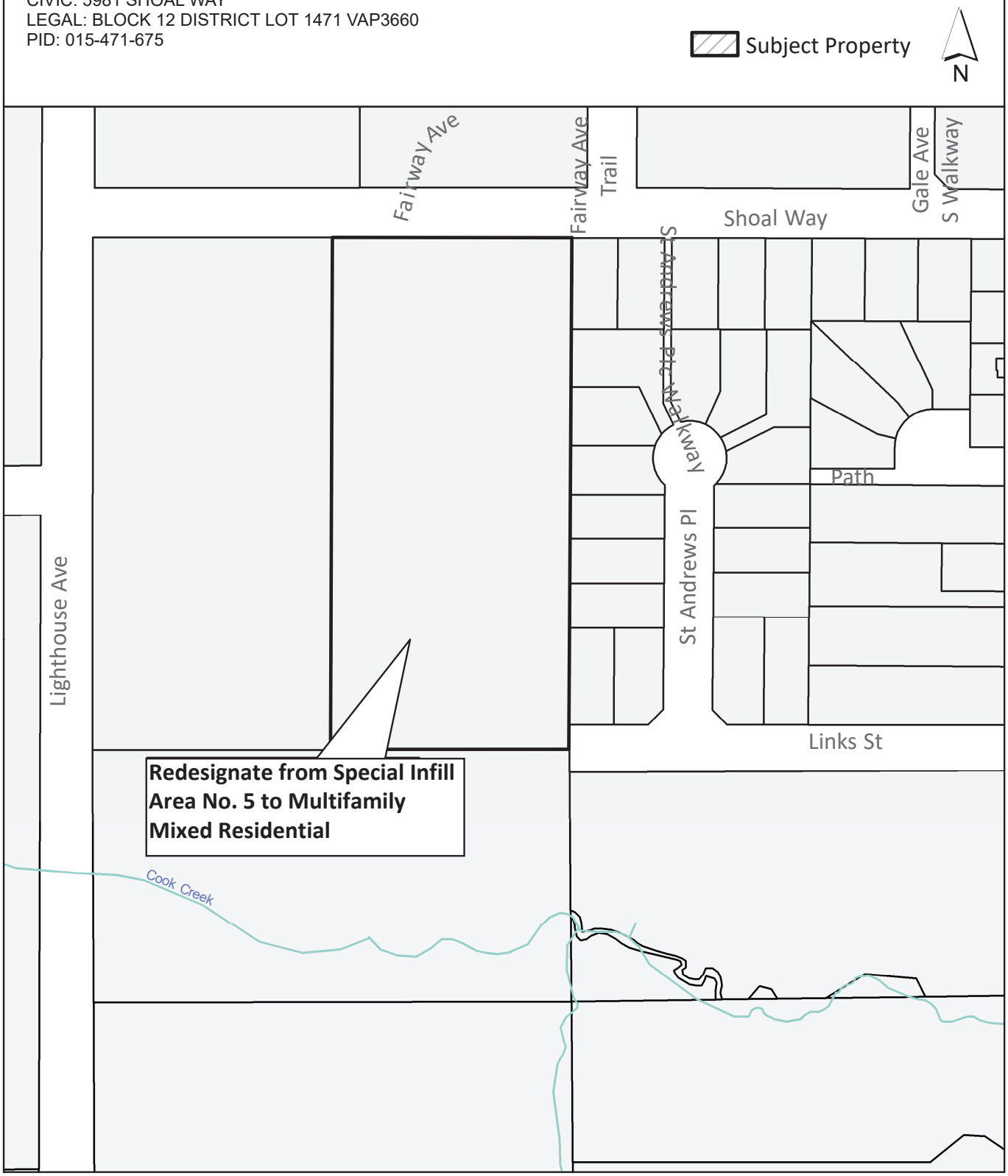
Corporate Officer

District of SECHELT

Schedule A

Official Community Plan Amendment Bylaw No. 492-31, 2022

CIVIC: 5981 SHOAL WAY
LEGAL: BLOCK 12 DISTRICT LOT 1471 VAP3660
PID: 015-471-675



ITEM 8.1(c)

DISTRICT OF SECHELT

Bylaw No. 580-02, 2022 (5981 Shoal Way)

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. 580-02, 2022 (5981 Shoal Way)".

PROVISIONS

2. That BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660, PID 015-471-675, at 5981 SHOAL WAY, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from RU1 (Rural 1) to RM1 (Residential Multiple 1).
3. That Section 1.6.11 of the RM1 zone be amended to include the following site-specific regulations:

   BLOCK 12, DISTRICT LOT 1471, PLAN VAP3660

   a) Apartment is not a permitted principal use.
   b) Secondary suite is a permitted accessory use.
   c) Maximum density is 58 units/ha.
   d) Maximum number of secondary suites is 3.
   e) Maximum height is 14 m.
   f) Maximum lot coverage is 40%.
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	DAY OF ,	2022
READ A SECOND TIME THIS	DAY OF ,	2022
PUBLIC HEARING HELD THIS	DAY OF ,	2022
READ A THIRD TIME THIS	DAY OF ,	2022
ADOPTED THIS	DAY OF ,	2022

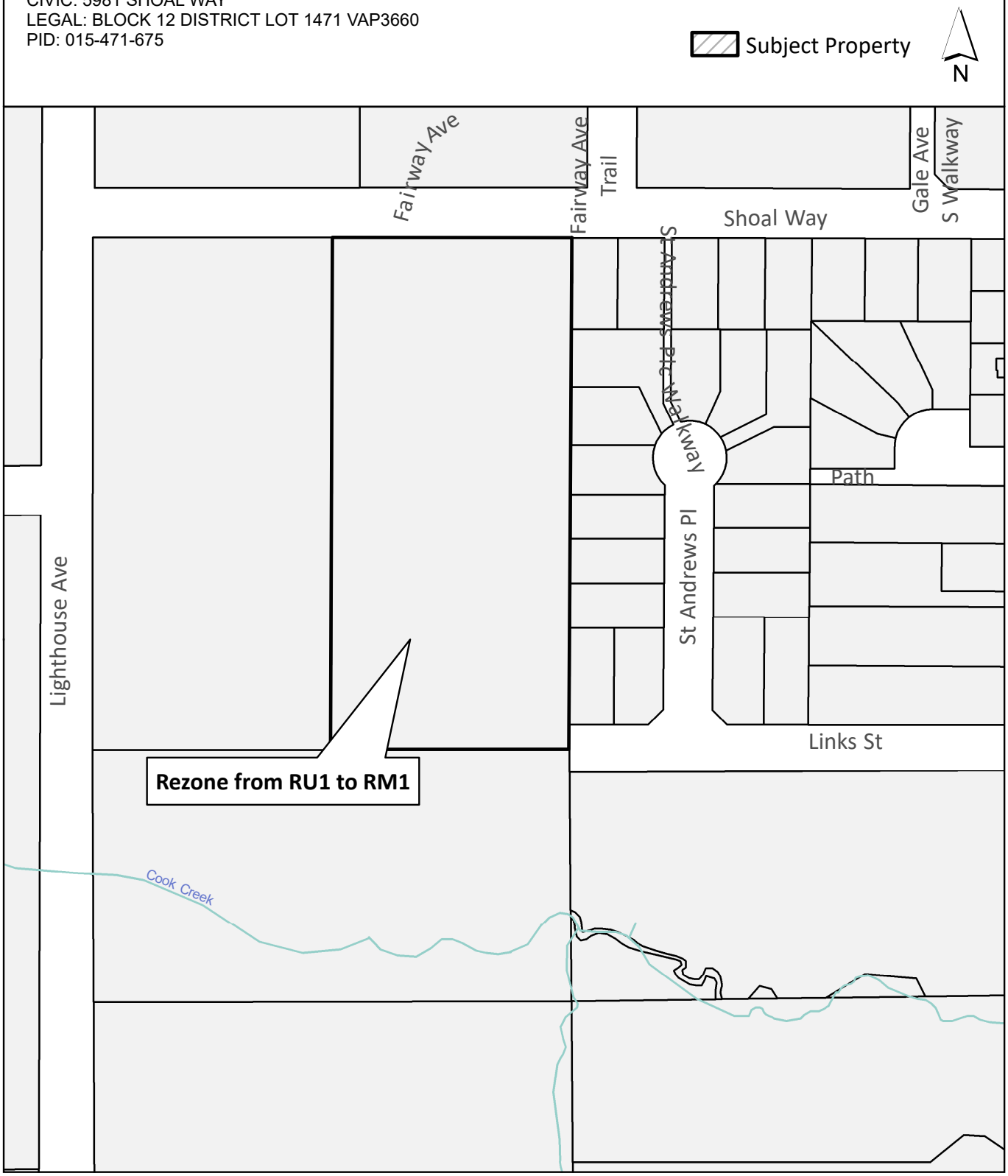
Mayor

Corporate Officer

District of SECHELT

Schedule A
Zoning Amendment Bylaw No. 580-02, 2022

CIVIC: 5981 SHOAL WAY
LEGAL: BLOCK 12 DISTRICT LOT 1471 VAP3660
PID: 015-471-675



ITEM 8.2(a)

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE: December 21, 2022**

FROM: Andrew Allen, Director of Planning and Development

SUBJECT: Updated Fines for Zoning Infractions

FILE NO: 3900-02

RECOMMENDATION

1. **That Council proceed with giving first, second and third reading to Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-12, 2022.**

PURPOSE

Zoning Bylaw 580, 2022 was adopted October 6, 2022, and at that time, previous Zoning Bylaw No. 25 was repealed. The reference to fines in the Bylaw Notice Enforcement Implementation Bylaw No. 515, 2019 are no longer valid and must be changed to reflect the appropriate sections of Zoning Bylaw No. 580, 2022. Along with this change, staff propose an increase in the level of fines for several items to a maximum of $400 to promote compliance.

OPTIONS

1. Endorse the above recommendations.
2. Refer the bylaw amendments back to staff for more information prior to considering first, second and third readings.
3. Do not adopt the proposed bylaw amendments.

DISCUSSION

Context/Background

Bylaw Notice Enforcement Implementation Bylaw No. 515, 2012 refers to Zoning Bylaw 25, which has been repealed and replaced within Zoning Bylaw 580. Reference to Bylaw 580 must be replaced within Bylaw 515 for effective enforcement.

The aim of the proposed increase in fines is to create a deterrent and increase compliance. In general, fines are proposed to be increased from $100 to a mixture of $300 and $400. The bylaw includes provisions for smaller fines upon quick payment and greater fines for overdue payment.

As always, the Bylaw Enforcement Officers will try to obtain voluntary compliance through education and options for compliance. Bylaw Enforcement Officers and Screen Officers are duty

bound to act with procedural fairness and have an excellent track record of fulfilling this objective while investigating bylaw infractions.

For reference, the existing consolidated bylaw can be found on the District of Sechelt website: 515, 2012 - Bylaw Notice Enforcement Implementation (Consolidated).pdf (sechelt.ca)

POLICY IMPLICATIONS
None.

SUSTAINABILITY PLAN IMPLICATIONS
None.

FINANCIAL IMPLICATIONS
None.

COMMUNICATIONS
Changes to the Bylaw can be published on the District of Sechelt website.

Respectfully submitted,

Andrew Allen,
Director of Planning and Development

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**

ITEM 8.2(b)

DISTRICT OF SECHELT
BYLAW NO. 515-12, 2022

A Bylaw to amend the District of Sechelt Bylaw Notice Enforcement Implementation Bylaw No. 515, 2012

WHEREAS the Coucil of the District of Sechelt has adopted Bylaw Enforcement Implementation Bylaw No. 515, 2012;

AND WHEREAS the Council of the District of Sechelt deems it desirable to amend the Zoning Bylaw section of Schedule A of Bylaw No. 515, 2012;;

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 Bylaw Notice Enforcement Implementation Amendment Bylaw No. 515-12, 2022".

AMENDMENTS

2. District of Sechelt Bylaw Notice Enforcement Implementation Bylaw No. 515, 2012 is hereby amended by removing all references to "Zoning Bylaw No. 25, 1987" within Schedule "A" and replacing with the references in Attachment A that forms part of this bylaw :

PROVISIONS

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

READ A FIRST TIME THIS	DAY OF	2022
READ A SECOND TIME THIS	DAY OF	2022
READ A THIRD TIME THIS	DAY OF	2022
ADOPTED THIS	DAY OF	2022

_____ _____

Mayor **Corporate Officer**

Attachment A
to Bylaw No. 515-12, 2022

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Pentalty	A4 Compliance Agreement Available
		ZONING BYLAW				
580, 2022	Section 2.2.1(a), 2.2.1(b) and 2.2.1 (c)	Use prohibited in all zones	$300	$150	$500	Yes
580, 2022	Section 2.4.1(a)	Use of an Accessory Building contravening Zoning	$300	$150	$500	Yes
580, 2022	Section 2.5.1	Temporary Building being used as a dwelling	$400	$200	$500	Yes
580, 2022	Section 2.5.2	Temporary Building erected for other than construction purposes or a period exceeding Building Permit limit	$400	$200	$500	Yes
580, 2022	Section 2.5.3	RV's, trailers, sales offices or site offices not in conjunction with a development with an valid Building Permit	$400	$200	$500	Yes
580, 2022	Section 2.6.1	Shipping Container not permitted	$400	$200	$500	Yes
580, 2022	Section 2.6.2	More than the permitted number of Shipping Containers	$400	$200	$500	Yes
580, 2022	Section 2.6.3	Non-conforming siting	$400	$200	$500	Yes

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Pentalty	A4 Compliance Agreement Available
580, 2022	2.6.4	Number of stacked Shipping Containers higher than two	$400	$200	$500	Yes
580, 2022	Section 2.6.5	More than permitted number of Shipping Containers	$400	$200	$500	Yes
580, 2022	Section 2.6.6	Unpermitted use	$400	$200	$500	Yes
580, 2022	Sections 2.7.1(a) 2.7.1(d) 2.7.1(e) 2.7.1(f) 2.7.1(g) 2.7.1(h) 2.7.1.(i)	Contravention of conditions	$400	$200	$500	Yes
580, 2022	Section 2.9.2	Stand larger than permitted	$400	$200	$500	Yes
580, 2022	Section 2.9.3	Greenhouse exceeds maximum floor area	$400	$200	$500	Yes
580, 2022	Sections 2.9.4(a) 2.9.4(b) 2.9.4(c) 2.9.4(d) 2.9.4(e) 2.9.4(f) 2.9.4(g)	Contravention of regulations	$400	$200	$500	Yes
580, 2022	Sections 2.9.6(a) 2.9.6(c) 2.9.6(d) 2.9.6(e) 2.9.6(f)	Contravention of regulations	$400	$200	$500	Yes
580, 2022	Section 2.11.3	Equipment located in contravention of	$400	$200	$500	No

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Pentalty	A4 Compliance Agreement Available
		permitted location or required setbacks				
580, 2022	Sections 2.12.3, 2.12.4, 2.12.5	Exceeds maximum allowable height	$400	$200	$500	No
580, 2022	Sections 2.16.1 2.16.2 2.16.3	Cultivation prohibited	$300	$200	$400	No
580, 2022	Sections 2.16.5 2.16.6	Contravention of requirements	$400	$200	$500	Yes
580, 2022	Section 2.17.1. 2.17.2 2.17.3	Contravention of limits	$400	$250	$500	Yes

Item 8.3(a)

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE:** December 21, 2022

FROM: Andrew Allen, Director of Planning and Development

SUBJECT: **Minor Housekeeping Amendments for Zoning Bylaw**

FILE NO: 3360-2022-12

RECOMMENDATION(S)

1. That Zoning Amendment Bylaw No. 580-3, 2022, proceed without a public hearing.

PURPOSE

The purpose of this report it to present two minor amendments to Zoning Bylaw 580 for Council consideration:

- A mapping error was identified that applied new zoning to a single property in the Tillicum Bay neighbourhood, where the property should have been RU1 (rural residential) in the new bylaw based on the Official Community Plan (OCP) and was inadvertently given the RU2 zone (resource residential).

- To better support forest management activity within the private managed forest lands and meet the standard from the Private Managed Forest Act a new definition for *Forest Management Activities* is recommended as well as adding it to the RU2 zone.

The proposed changes do not change existing permitted uses for any of the affected areas and provide improvement to Zoning Bylaw 580. For this reason, the proposed changes are considered by staff to be minor and proceeding without a public hearing is recommended.

OPTIONS

a) Endorse the above recommendation.
This option will allow staff to notify the public that a public hearing will not be held, in accordance with Section 467 of the *Local Government Act*. Comments may still be submitted to Council for consideration prior to adoption. This option enables Council to consider readings and adoption of the bylaw amendment at a future Council meeting. Comments and feedback from the public can continue to be accepted throughout the process.

b) Direct the application to proceed with a public hearing.

This option will direct staff to schedule a public hearing prior to consideration of third reading. The following resolution would be in order:

1. *That Zoning Amendment Bylaw No. 580-3, 2022 be given first and second reading.*
2. *That a public hearing be scheduled for Zoning Amendment Bylaw No. 580-3, 2022.*

DISCUSSION

Background

Zoning Bylaw No. 580 was adopted in October of this year to replace Zoning Bylaw No. 25 which had been in place since 1987.

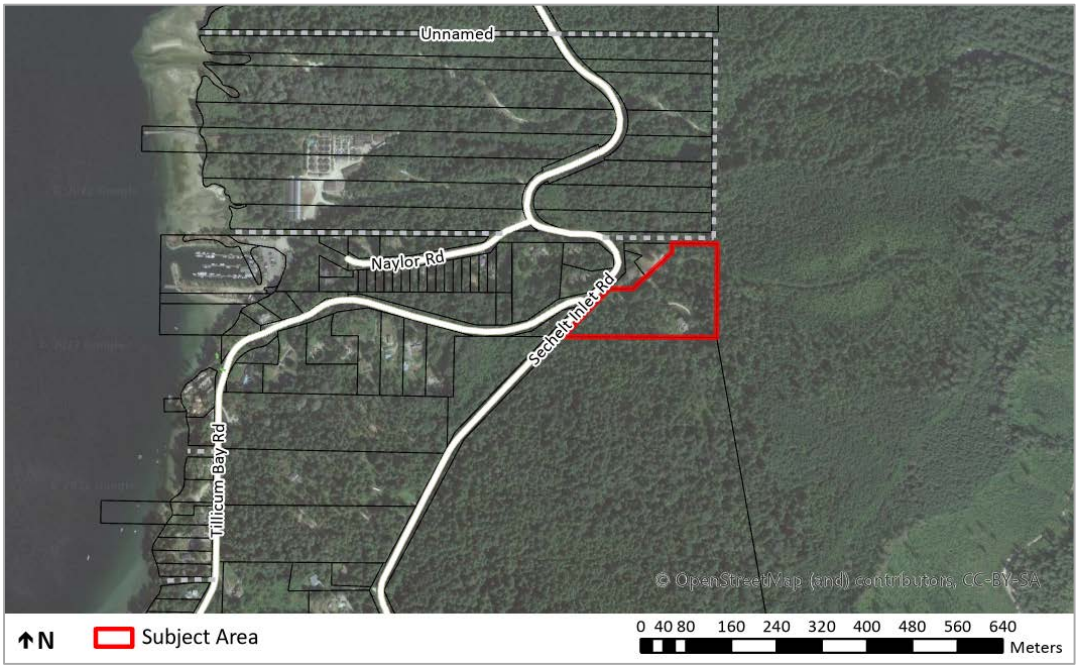
At the adoption of Bylaw 580 staff committed to on-going monitoring and housekeeping amendments. Two minor issues have been identified as opportunities for correction, both of which are expected to produce a beneficial result for the community.

Tillicum Bay Property

A property in the Tillicum Bay neighbourhood with the Rural Residential land use designation was inadvertently zoned Resource Residential (RU2) with the adoption of the new Zoning Bylaw No. 580. To maintain consistency with the existing land use and the OCP, the zoning should have been Rural Residential (RU1).

The owner of this property has indicated support for the proposed correction to RU1, which permits an accessory dwelling unit, secondary suite and short term rentals, and is consistent with the permitted uses for this property under the previous zoning bylaw.

The Tillicum Bay Community association has indicicated support for the proposed correction to RU1.



Forest Management Activities

Late in the Bylaw 580 adoption process, comments were received concerning permitted uses in the RU2 zone and the definition for *Silviculture*:

- The *Private Managed Forest Council Land Act* provides a comprehensive definition for *Forest Management Activities* that includes *Silviculture*
- The definition for *Forest Management Activities* is currently included within the definition of *Agriculture* in Zoning Bylaw 580, however establishing it as a stand-alone definition is recommended for clarity, and to ensure consistency with the *Private Managed Forest Council Land Act.*
- Properties that are currently engaged in permitted forestry activities are zoned as RU2.

To address concerns, staff are proposing to replace *Silviculture* with *Forest Management Activities,* as defined by the *Private Managed Forest Land Act*, and then add this use as a permitted use in the RU2 zone.

FOREST MANAGEMENT ACTIVITIES *means forest management activities as defined by the Private Managed Forest Land Act.*

Forest Management Activities include the following:

a) silviculture and timber harvesting activities;
b) transportation, delivery, handling and sale;
c) dryland sorting and scaling;
d) road, bridge and trail construction and maintenance;
e) drilling and blasting;
f) aggregate production and processing;
g) storage and repair of equipment and vehicles;
h) slash and prescribed burning;
i) treatment of noxious weeds, introduced plants, competing vegetation, other pests and damaging agents;
j) protection of forest crops including but not limited to fire protection and suppression and wildlife management;
k) safety and security measures;
l) water storage, including reservoirs for providing water for fire protection purposes or other use;
m) agroforestry and silvopasture systems;
n) soil production, improvement or processing;
o) site rehabilitation and improvement;
p) disposal of wood waste;
q) harvesting and sale of botanical forest products;
r) portable processing of forest resources;
s) one dwelling per registered parcel unless additional dwellings are permitted under applicable local bylaws;
t) forest management administration, including accommodation of personnel.

Staff recommend moving forward with the proposed amendments to Zoning Bylaw 580.

POLICY IMPLICATIONS

The proposed amendments are consistent with the OCP.

SUSTAINABILITY PLAN IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

N/A

COMMUNICATIONS

Recent amendments to the *Local Government Act* provide the option of not holding a public hearing where zoning bylaw amendments are consistent with the OCP.

Notice must be given in a similar manner as if a public hearing were being held with the date of first reading provided. To provide opportunity for public comments and be consistent with Planning and Development Procedures Bylaw No. 566 staff would undertake the following:

- Mail notice to all property owners within 100 m.
- Development sign posted on the property in Tillicum Bay.
- Notice in two consecutive issues of the Coast Reporter.
- Notice on social media and website.

If the public hearing option is chosen there may be opportunity to hold the hearing at the same time as other rezoning applications in January 2023.

Respectfully submitted,

Andrew Allen,

Director of Planning and Development

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**

DISTRICT OF SECHELT

BYLAW NO. 580-3, 2022 (HOUSEKEEPING AMENDMENT)

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 amendments are 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. 580-3, 2022 (Housekeeping Amendment)".

PROVISIONS

2. That the following definition be added to Part 4: Definitions:

   "FOREST MANAGEMENT ACTIVITIES means forest management activities as defined by the Private Managed Forest Land Act."

3. That Section 1.10.2 be amended to replace *Silviculture* with *Forest Management Activities* as a principal use with the Agriculture One Zone (AG1).

4. That Section 1.9.2 be amended to add *Forest Management Activities* as a principal use within the Resource Residential Two Zone (RU2).

5. That Block D District Lot 6715 Plan VAP11482, at 7250 SECHELT INLET ROAD, as shown on the plan attached to and forming part of this bylaw as Schedule A, be rezoned from Resource Residential (RU2) to Rural Residential (RU1).

6. That Zoning Designation Schedules of Zoning Bylaw No. 580, 2022 (Schedule A1, A2, and A3) be amended to reflect the new zoning designation and boundaries brought into force by this bylaw.

READ A FIRST TIME THIS	DAY OF,	2022
READ A SECOND TIME THIS	DAY OF,	2022
PUBLIC HEARING HELD THIS	DAY OF,	2022
READ A THIRD TIME THIS	DAY OF,	2022
ADOPTED THIS	DAY OF,	2022

Mayor

Corporate Officer

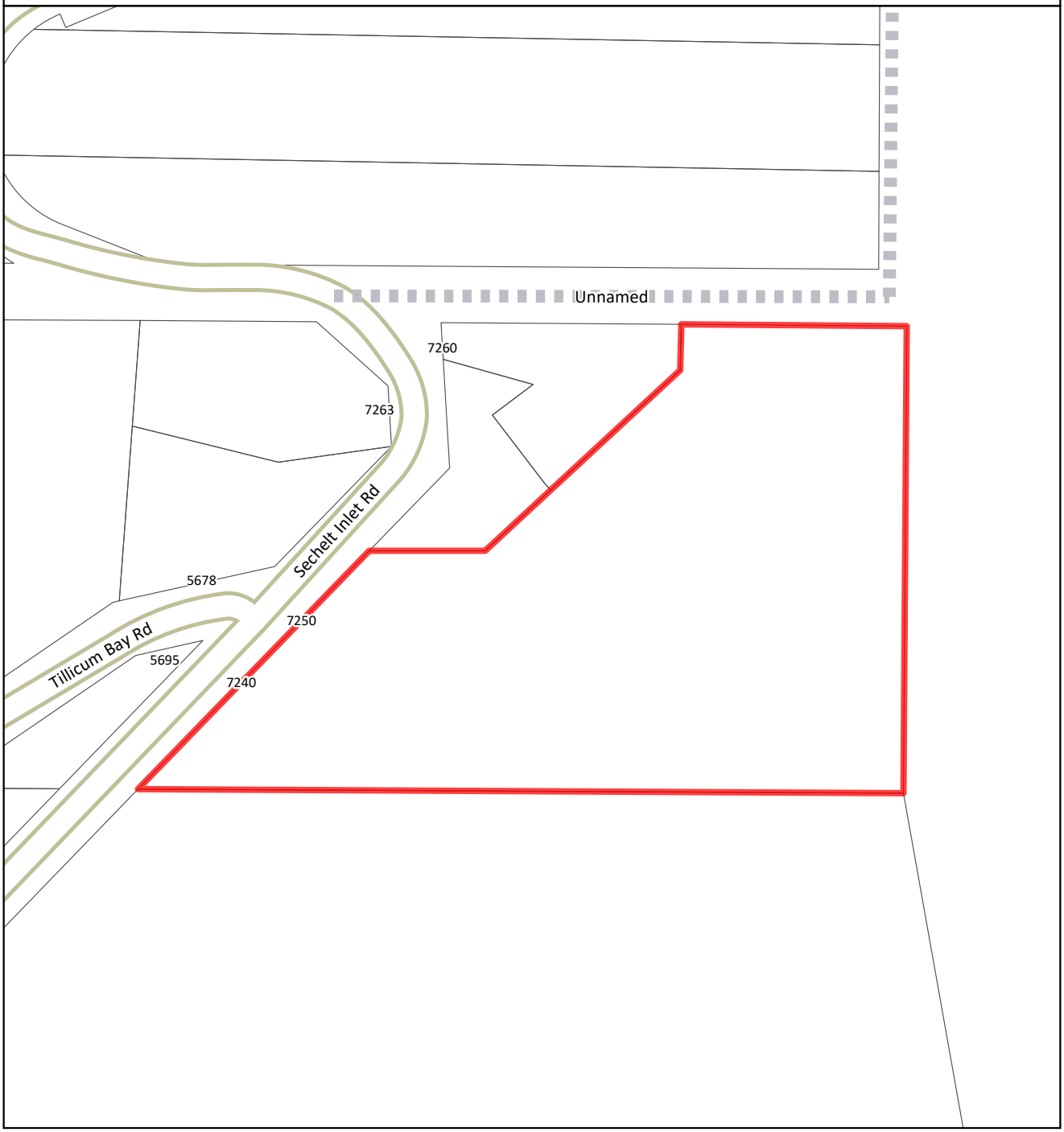
District of SECHELT

Schedule A
Zoning Amendment Bylaw No. 580-3, 2022

CIVIC: 7250 SECHELT INLET ROAD
LEGAL: BLOCK D DISTRICT LOT 6715 PLAN VAP11482
PID: 003-701-565

Parcels | Subject Property

N



ITEM 10.1

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE:** December 21, 2022

FROM: Ian Holl, Development Planning Manager

SUBJECT: **5875 Reef Road – Permission to Proceed with Rezoning Application for 43 Townhouses**

FILE NO: 3360-2022-07

RECOMMENDATIONS

1. **That Council direct staff to prepare a Zoning Bylaw Amendment for the proposed development.**

2. **That the applicant host a public information meeting pertaining to the proposed development.**

3. **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).**

4. **That Council require the following water conservation measures to be implemented as part of the development and secured by covenant, if Council approves the application to proceed:**

    a. **Rainwater harvesting for all townhouse units to provide for outdoor irrigation and community garden needs.**

5. **That Council endorse the requirement for the applicant to investigate the option and cost for Grey Water Reuse systems to serve all dwelling units, and to report back to the District prior to consideration of Second Reading.**

PURPOSE

Present Council with a rezoning application for 5875 Reef Road for a 43-unit townhouse development. The original application was for 45 units and has since been revised down to 43 units. Some of the engineering and environmental assessments in the report attachments reference the original proposal and previous Zoning Bylaw No. 25.

Prior to further review and analysis by staff, permission to proceed is being sought from Council as this proposal represents a significant change for this area. However, it should be highlighted that it is consistent with the OCP Residential land use designation and policies.

There are also implications for access to and through the property for local connectivity in the surrounding properties to the west and south.

Recent changes to the *Local Government Act* allow local governments to choose not to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan. Under this legislation, notification is required that will formally notify nearby property owners and enable written correspondence. Staff note that since this zoning amendment application is consistent with the OCP land use designation, Council can decide to not hold a public hearing. Staff would be supportive of that option though it is a decision of Council.

Should the application proceed without a public hearing, notification and technical referrals will commence as part of standard application review.

Table 1 – Application Summary

Applicant	Aplin Martin Consultants Ltd.	
Owner	1236809 BC Ltd.	
Civic Address	5875 Reef Road	
Legal Address	Lot 2, Block 18, District Lot 1471, VAP15606, PID 007-645-520	
Size of Properties	1.28 ha	
DP Areas	Development Permit Area No. 2 (watercourse habitat and hazard) Development Permit Area No. 7 (multiple family residential)	
Zoning Designation	Existing: R2 (Residential 2)	Proposed: R5
OCP Designation	Existing: Residential	Proposed: None

OPTIONS

1. **Endorse the above recommendations.**
    a. This option will allow staff to proceed with further review of the application and development of the zoning amendment bylaw. That bylaw would be brought back to Council at a future meeting.
    b. The option could include the possibility to notify the public that a public hearing will not be held, in accordance with Section 467 of the *Local Government Act*. Comments may still be submitted to Council for consideration prior to adoption. This modified option enables Council to consider adoption of the bylaw amendment at a future Council meeting. Comments and feedback from the public can continue to be accepted throughout the process.

2. **Defer the application pending additional information as directed.**

3. **Reject the application.**
   Aa portion of the application fee would be refunded and the application closed.

DISCUSSION

Background

Aplin Martin has applied on behalf of the owner 1236809 B.C. Ltd. to rezone the subject property to facilitate a 43-unit strata townhouse development.

The development proposal requires only a Zoning Bylaw Amendment as it is consistent with the OCP Residential land use designation and is not proposing additional density beyond that contemplated in the OCP.

Zoning Bylaw Amendment

- Allow up to 43 townhouse units with a Floor Area Ratio (FAR) of 0.49, and a total gross floor area of ~6,359 m^2.
- Proposed building height, massing and setbacks.

Site and Surrounding Area

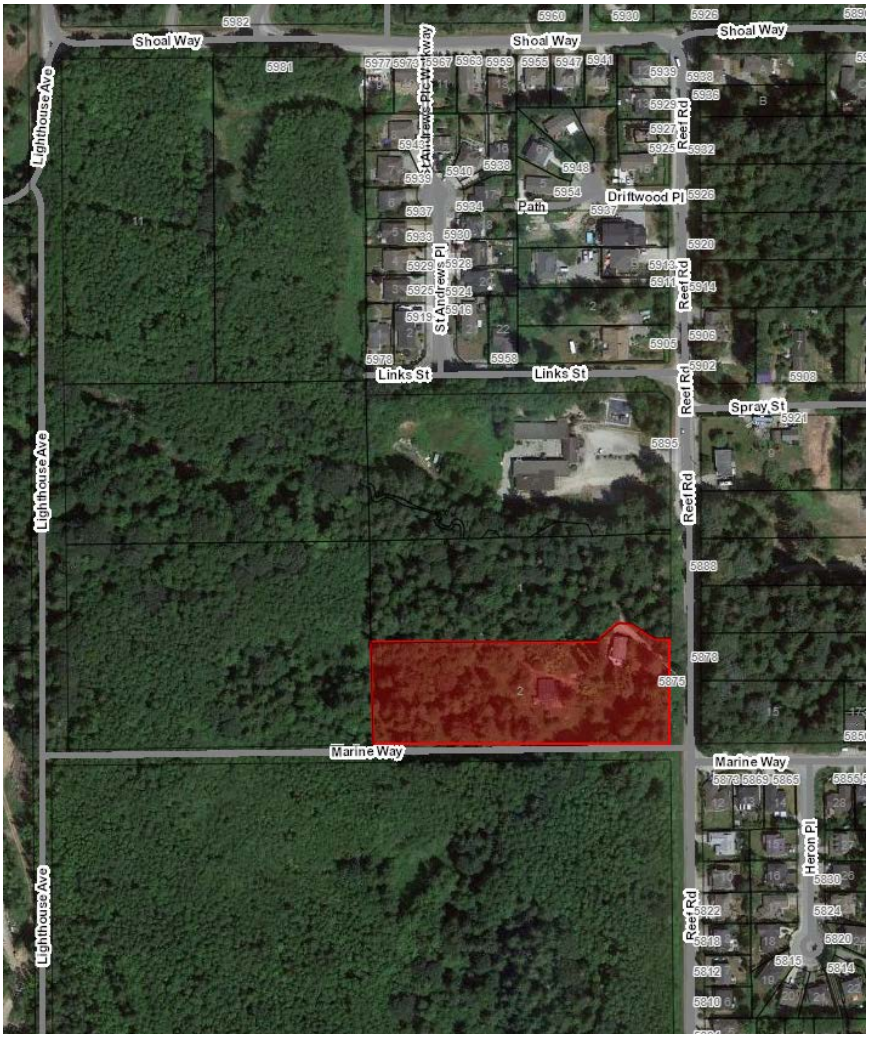


Figure 1 Location Map

Table 2: Surrounding Land Uses

	OCP Designation	Zoning	Current Use
North	Residential	R2	Residential
South	Special Infill Area No. 5	RU1	Vacant
East	Residential	R2	Vacant/Residential
West	Special Infill Area No. 5	RU1	Vacant

ANALYSIS

Official Community Plan

Land Use Designation

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

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.

Density

The proposed development of 43 units on a 1.28 ha property fits within the 35 units/ha anticipated by the Residential land use designation.

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 Residential designation of 2 – 3 storeys.

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.

Figure 2 OCP Land Use

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.

While there are onsite amenities included for residents of the development, at this time the applicant has not included any proposal for community amenity and affordable housing contributions. Given the increase in density 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.

Development Permit

The development is subject to Development Permit Area (DPA) 2: Watercourse Habitat and Hazard, and DPA 7: Multiple Family Residential. There are some minor localized areas that might trigger DPA 5: Steep Slopes, but this would be addressed as part of a required geotechnical assessment regardless of any potential steep slopes (> 20% over 10 m).

DPA 2 applies to all watercourses within the District of Sechelt including seasonal and ephemeral flows, and guides development within and around riparian and floodplain areas and provides guidelines to achieve the following objectives:

- *Protection of the natural environment, its ecosystems, and biodiversity.*
- *Protection of development from hazardous conditions.*

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.

Zoning Bylaw

Existing Zoning

The property is currently zoned R2 (Residential 2) under Zoning Bylaw No. 580, 2022.

Proposed New Zone

Staff would recommend the R5 zone in Zoning Bylaw No. 580, 2022 as an appropriate zone to accommodate the proposed land use and density with some site-specific amendments to address minor changes in height, setbacks, and lot coverage.

Table 3 – Zoning Comparison

Regulation	**Current R2 (Residential 2 – Low Density)**	**Proposed R5 (Residential 5 – Medium Density)**
Permitted Uses	Single-Detached Dwelling (SDD) Detached Accessory Dwelling Unit (DADU) Home Business Secondary Suite Short-Term Rental	Townhouse (TH) Two-Unit Dwelling (TUD) Home Business Secondary Suite Short-Term Rental
Floor Area Ratio	N/A	0.6 **(applicant proposing 0.49 FAR)**
Density	< 900 m^2 One SDD > 900 m^2 One SSD and One DADU > 2,000 m^2 Two SDD and One DADU	35 units/ha and FAR of 0.6

Setbacks	**Front**	**Rear**	**Side**	**Ext. Side**
SDD	5.0 m	5.0 m	1.5 m	3.5 m
DADU	5.0 m	5.0 m (1.5 m w/lane)	1.5 m	3.5 m
TH	N/A			
TUD	N/A			
Accessory	1.5 m	1.5 m	1.5 m	1.5 m

Setbacks	**Front**	**Rear**	**Side**	**Ext. Side**
SDD	N/A			
DADU	N/A			
TH	5.0 m	5.0 m	1.5 m	4.0 m
TUD	5.0 m	5.0 m	1.5 m	4.0 m
Accessory	1.5 m	1.5 m	1.5 m	1.5 m

(applicant proposing reduced setbacks for front, rear, and interior side due to environmental site constraints)

Height	**SDD**	**DADU**	**Accessory**
	8.5 m	6.5 m	5.0 m

Height	**TH**	**TUD**	**Accessory**
	10.5 m	10.5 m	5.0 m

(applicant proposing 10.5 m)

Lot Coverage	35%
Minimum Lot Area	600 m^2

Lot Coverage	50% **(applicant proposing ~36%)**
Minimum Lot Area	4,000 m^2

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 accesses from Reef Road. The property is also fronted by a Marine Way dedication along the south (unconstructed). Preliminary analysis of local road network requirements point to the need for a connection between Reef Road and Marine Way connecting to Lighthouse Avenue road dedications further west beyond neighbouring lands. Further analysis is required to determine the exact routing of a future connection and impacts on adjacent properties in consideration of the District's Transportation Master Plan, which is anticipated to be concluded in mid-2023.

Sewer

An existing sanitary sewer line is located on Reef Road. 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

An existing water main is located on Reef Road. The proposal will be referred to the SCRD to determine if the development can be adequately serviced.

Water Conservation

Water conservation measures should be required as conditions of rezoning. Staff recommend requiring the developer to incorporate collection of rainwater to provide for outdoor irrigation needs. Working with the applicant and the SCRD, staff can determine an appropriate minimum volume and different options for collection from all buildings. This could be considered as a standard requirement for all new development moving forward.

While the District is seeking a local variation to the BC Building Code from the Province for greywater reuse, Council can consider requiring it as a condition of rezoning approval. Staff recommend requiring the applicant to investigate the option for greywater reuse systems to serve all dwelling units. The intent would be that wastewater from all bathtubs and showers must be diverted to the Grey Water system to only be used for flushing water closets. The system would need to conform to the Building and Plumbing Codes.

Drainage

There is existing drainage infrastructure in the area that will be undergoing upgrades. 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 and the existing outfall into Cook Creek, including 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 adjacent to the #3 (Sechelt Arena) bus route.

POLICY IMPLICATIONS

Official Community Plan

This proposal is consistent with the OCP Residential land use designation.

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 Coast Charges Bylaw No. 693.

The following DCCs apply to the proposed development:

Table 4: Development Cost Charges					
Use	**Drainage**	**Sewer**	**Roads**	**Parks**	**Water***
Townhouse	$1,667 per unit	$700 per unit	$9,245 per unit	$3,565 per unit	$20.10 per m^2 Gross Floor Area

*Regional Water Service Area DCCs remitted to the SCRD.

It is estimated that the development will generate approximately $800,000 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 direct staff to proceed with drafting bylaw amendments, further review of the application will be undertaken. Referrals would be sent to all relevant agencies and groups including, but not limited to, the Advisory Planning Commission, West Porpoise Bay Community Association, and the Sechelt Fire Department.

A public information meeting will be required as the application represents a change in the immediate area though it is compliant with 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 - Revised 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**

ATTACHMENT 1

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Transmittal

1680-13450 102 Avenue, Surrey, BC V3T 5X3

PROJECT:	5875 Reef Rd Sechelt Feasibility 21-1059	DATE:	12/14/2022
SUBJECT:	RE: 3360-2022-07 Rezoning and DP Application (5875 Reef Road)	TRANSMITTAL ID:	00002
PURPOSE:	For your approval	VIA:	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Jonathan Hei 1680-13450 102 Avenue Surrey BC V3T 5X3 Canada		JHei@aplinmartin.com	604-639-3456 x101

REMARKS:

Hi Ian,

Attached please find the following items for the revised submission:

1) **Resubmitted** – Revised Application Form (with updated zoning information and unit count)
2) **Resubmitted** – Up-to-date Title Search
3) **Resubmitted** – Revised Architectural Drawings
    a. Zoning information has been updated to reflect the newly adopted zoning bylaw.
    b. Clearances have been added between the new buildings and certain environmental protection areas as recommended by Environmental Consultant.
    c. Unit count has been reduced from 45 to 43.
    d. **Added** to the drawing set - building elevations and 3d perspectives.
4) **Resubmitted** – Revised Supporting letter (Rationale)
    a. Storm water management concept has been added.
    b. Detailed planning analysis has been added.
5) **Added -** Restoration Plan and Planting Schedules (tree management plan)

The following items have not been completed and will be submitted later (estimated timeline - January 2023):

1) Landscape Design
2) Civil Engineering drawings and report based on the revised site plan
3) Traffic Study – The Traffic Consultant has advised that a full traffic study is likely not required, but a letter outlining traffic recommendations will be submitted.

Please let me know if you need anything else from us for the December 21 Council Meeting. Thank you very much.

Transmittal

DATE: 12/14/2022
TRANSMITTAL ID: 00002

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	12/13/2022	3360-2022-07_Application Supporting Letter (resub).pdf	
1	12/13/2022	3360-2022-07_Architectural Drawings (Resub).pdf	
1	12/13/2022	3360-2022-07_Development Application Form (resub).pdf	
1	12/13/2022	3360-2022-07_Restoration Plan and Planting Schedules.pdf	
1	12/13/2022	3360-2022-07_Title Search Dec 13 2022 (resub).pdf	

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

December 13, 2022

Sechelt File No: 3360-2022-07
Aplin Martin File No: 21-1059

District of Sechelt
2nd Floor, 5797 Cowrie Street
PO Box 129, Sechelt, BC V0N 3A0
planning@sechelt.ca

Dear Sir or Madam,

Re: Description of Proposal and Rationale for the Proposed Development at 5875 Reef Road, Sechelt, BC

Aplin Martin is pleased to present this Description of Proposal and Rationale to support the proposed townhouse development at 5875 Reef Road, Sechelt, BC (subject site).

The total area of the subject site is 3.14 Acres (1.28 Ha). The site is currently used as a single-family house. The site is zoned as R-2 (Residential Two Zone – Low Density) as per the District of Sechelt Zoning Bylaw No. 580 and is designated as Residential in the District of Sechelt Official Community Plan. The subject site falls in the West Porpoise Bay Neighbourhood Plan.

THE VISION

The proposed development achieves the general key objectives of the District of Sechelt Official Community plan including the vision of providing affordable housing and diverse housing forms. The proposed development will provide a compact residential development which will be accessible through transit along Reef Road.

The majority of development in Sechelt is greenfield and is predominantly single family. This development will offer an opportunity to appeal to small families looking for smaller units or empty nesters looking for downsizing.

The overall objectives, proposed density and strategy of the proposed development are derived from the guidelines mentioned in the District's hierarchy of plan. These documents include:

- District of Sechelt Official Community Plan
- West Porpoise Bay Neighbourhood Plan
- Sustainability charter
- Housing Needs Assessment

The development proposes a variety of townhouse unit types of different sizes. The development addresses important community needs:

- Providing affordable housing options in close proximity to transit
- Supporting existing local businesses in the neighborhood centre
- Multifamily housing requires less in infrastructure costs

PROJECT DETAILS

The proposed development consists of 43 townhouse units of varying sizes. The main access to the site is from the east side through Reef Road. The gross site area is 3.13 acres, and the net site area is 1.96 acres.

Table 1 – Unit Area Calculations

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNITS				
TYPE A	1,361.44 SF	466.00 SF	1,829.44 SF	13
TYPE B	1,608.01 SF	420.00 SF	2,028.02 SF	14
TYPE C	1,650.01 SF	413.00SF	2,063.02 SF	12
TYPE D1	1,972.02 SF	407.00 SF	2,379.02 SF	3
TYPE D2	1,972.02 SF	407.00 SF	2,379.02 SF	1
TOTAL NUMBER OF UNITS				43

The proposed maximum building height is 10.50 m, which complies with the maximum building height permitted as per the zoning guidelines for R-5 Zone. The proposed gross density is 13.5 UPA (permitted 14.1 UPA) for the development with 0.49 FAR based on gross site area. As per the zoning guidelines, a total of 86 parking spaces are required and the proposed parking spaces are 96 (86 spaces for residents and 10 spaces for visitors).

Outdoor amenity spaces are provided in three locations which make up total area of 494 sq. m. The intent behind providing the green space and amenity space is to provide an opportunity of social interaction amongst the residents and to improve livability in the area despite the increased density.

OFFICAL COMMUNITY PLAN

The subject site is zoned as Residential in the District of Sechelt Official Community Plan. The proposed development is a townhouse development and hence, will not require an amendment. The SOCP policies encourage a wider range of housing types in Sechelt. Sechelt needs to develop diversity in its housing stock to meet the changing needs of the population and the SOCP recognizes the need for accessible and smaller units. The proposed development will contribute in achieving the SOCP's vision to diversify housing types in Residential designated area.

ZONING

The current zone (R-2) cannot provide for the intended townhouse development and hence, require rezoning to an appropriate zone. This project will benefit the community as a whole by providing affordable housing options in an area which is predominantly single family. This will also provide an opportunity for a compact residential development in the area.

The following sections provide an assessment of the impact of the proposed development on Sechelt and discusses the community benefits.

SURROUNDING LAND USES

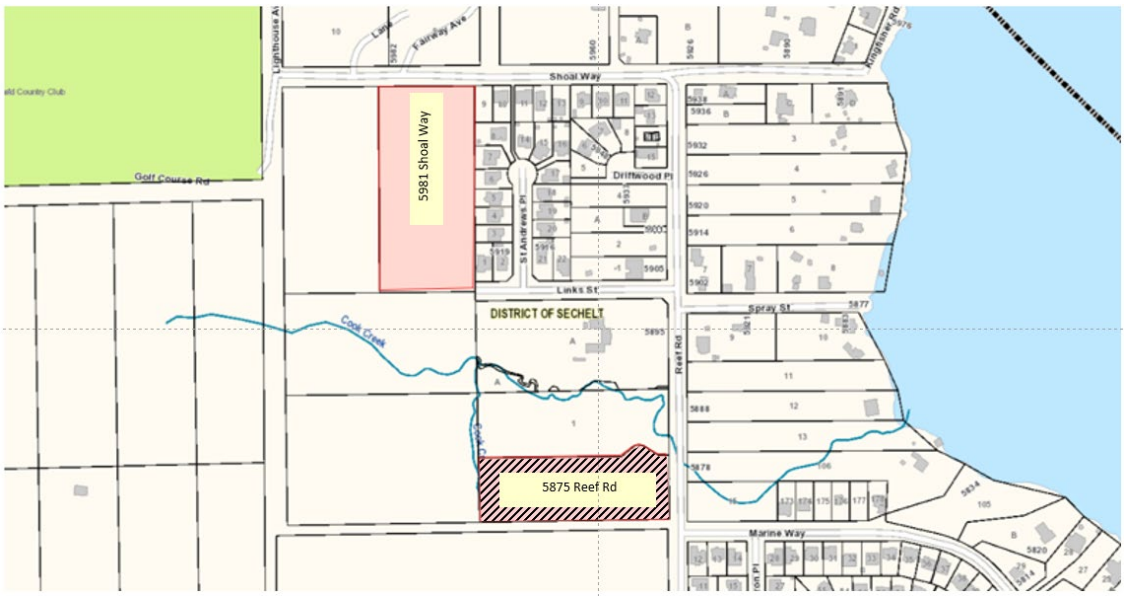
The subject site is enclosed by the following:

1.	North	Little Scholars Child Care and Sechelt Community A rezoning application to facilitate the development of 102 townhouse units was submitted in June 2022 for property at 5981 Shoal Way (Application # 3360-2022-02) and is currently under review.
2.	East	Single family houses
3.	West	Vacant land (Special Infill Underlying)
4.	South	Vacant land (Special Infill Underlying)

The subject site is in close proximity to the Downtown area as well as a number of important community uses including parks, golf club and elementary school. The closest multifamily development is about 500 m from the site and consists of duplexes. The OCP and West Porpoise Neighbourhood Plan support development of variety of housing forms such as duplexes, townhouses and small lot subdivisions in the area.

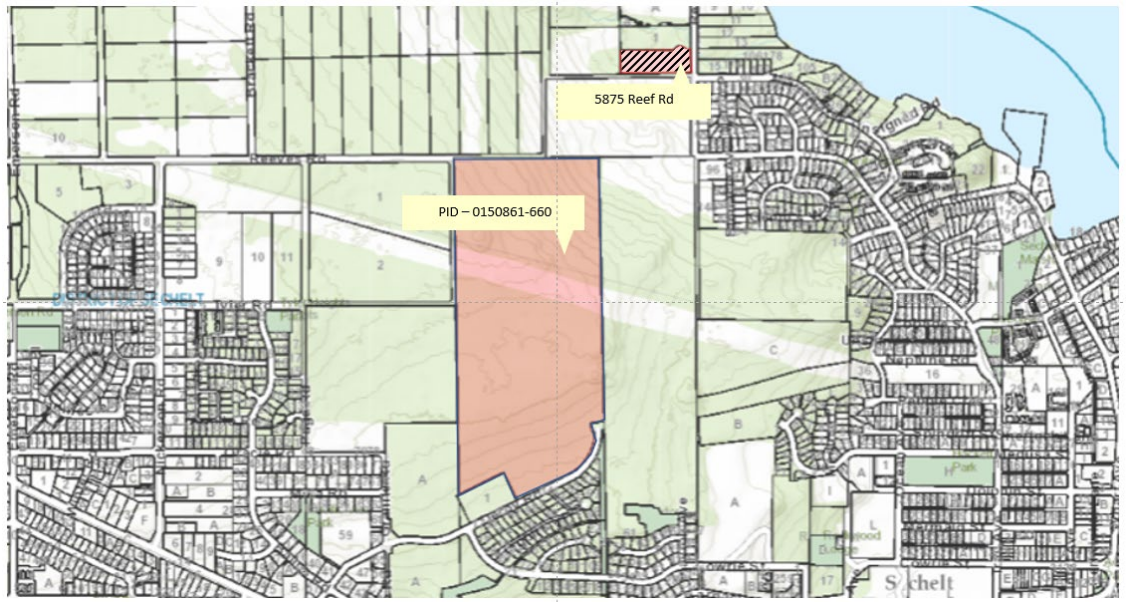
ACTIVE DEVELOPMENTS APPLICATIONS

- CityState Consulting submitted a development application in June 2022 (3360-2022-02) for property at 5981 Shoal Way. The application proposes multi-family use including up to 102 townhouse units with FAR of 0.6. This application received permission to proceed with bylaw amendments provided by Council on July 20, 2022. Public Information Meeting to be hosted by developer in the near future.



- Sawarane Lumber Co Ltd. Submitted a development application in September 2022 (3360-2022-08) for property with PID 015-861-660. The application proposes

multi-family development of 52 townhouses and this application is under Staff review.



- Flat Architecture submitted a development application in June 2022 (3360-2022-03) for property at 5535 Shorncliffe Ave. The application proposes multi-family buildings with up to 109 units. This application is under Staff review.

ENVIRONMENTAL OVERVIEW

Diamond Head was engaged to provide Environmental services for this project. Majority of the subject site is forested. Cook Creek flows along north of the subject site. Several smaller tributaries to Crook Creek can be found flowing across the subject site.

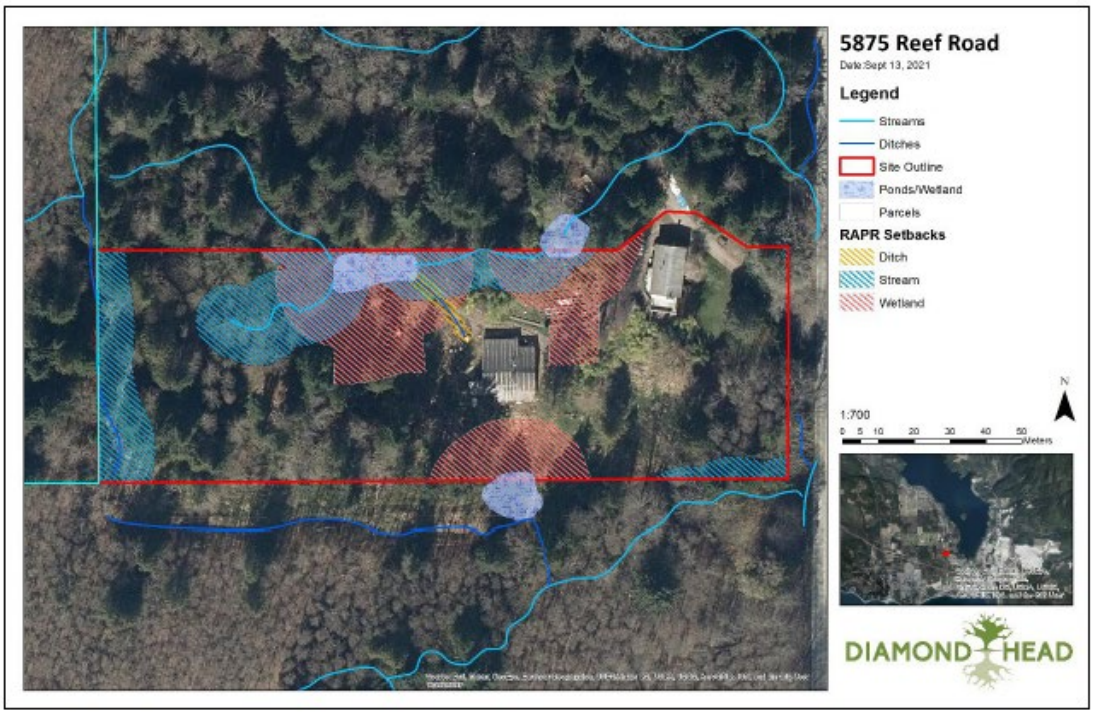


Figure 1 – Setbacks on site required under RAPR

Under RAPR, ponds and wetlands are afforded additional protections due to the sensitivities of these ecosystems. A 15-meter buffer must be established around wetlands and ponds with an additional buffer extending directly south. For the rectangular pond, this is approximately 24 meters and 26 meters for the easternmost pond. For the wetland along the southern property edge, these added buffers are to the south and outside of the subject site.

The redevelopment of this property is constrained by the riparian setbacks identified, many of which are along ditches which are providing poor aquatic habitat. A watercourse management strategy is being developed that will provide a net benefit of overall aquatic habitat value through restoration and enhancement while allowing the site to be redeveloped in an efficient way.

More complicated works such as infilling ditches, wetlands or other instream works will require an approval under the WSA. This process is longer than a notification and may require additional studies. Please refer to the Streamside Assessment submitted with this application for details.

A. Proximity to Transit

Figure 2- Proximity to Transit

The proposed development is near transit. This planned development will provide an opportunity to locate townhouses near public transit and integrate transportation and community planning. This will also provide future opportunities for inclusion of new high density affordable housing near public transit and other potential transit-oriented development in the neighbourhood.

B. Services and Amenities

The subject site is in close proximity to the Sechelt Hospital (approximately 3 km) and is accessible from the transit. There are two Elementary schools and one Secondary school near the site. The distance to downtown is approximately 3 km and would provide a good access to amenities for the residents. There are also some parks and a golf course close to the site which would be appeal to the residents who enjoy the nature.

Below is a map showing the major services and amenities near the subject site.

Figure 3 - Services and Amenities

C. District of Sechelt Official Community Plan

"Sechelt needs to develop diversity in its housing stock to meet the changing needs of the population (i.e. for accessible and smaller units for single adults/ smaller families)." (District of Sechelt OCP, Pg 43)

Majority of the housing in Sechelt consists of single-family housing. More than one-third of Sechelt's population lives in single-person households and this percentage will increase in the coming decade as the population ages. This indicates that there is a need for a wider range of housing options in Sechelt and the proposed development will contribute to this.

D. West Porpoise Bay Neighbourhood Plan

West Porpoise Bay contains a mix of residential uses mainly along the shoreline, with large areas of relatively flat agricultural and rural land. The policies promote mix of housing forms such as duplex, townhouses and small lot subdivision within the Residential designated area, where compatible with the adjacent uses.

E. Housing Needs Assessment

A Housing Needs Assessment was undertaken for the Sunshine Coast Regional District in 2020. The assessment projects that the District of Sechelt will see 223 new

households formed between 2020-2025, or about 45 per year. Despite the high proportion of single-family homes, 77% of all households in the community consist of just one or two people. This trend towards smaller household sizes is expected to continue, with average household sizes falling from 2.1 persons currently to 1.6 persons by 2031. As a result of shrinking household size, the number of housing units required will increase at a higher rate compared to the population growth rate.

While projections show a moderate increase in the number of adults aged 25 to 44 and children aged 0 to 14, anecdotal evidence suggests that the Sechelt and the Sunshine Coast are experiencing increased migration of young families from Metro Vancouver and other areas of the province. Evidence of this population increase can be observed in the fact that the Sunshine Coast region recorded an 82% increase in home sales in 2020, making it the hottest real-estate market in BC.

F. Integrated Community Sustainability Plan

"The needed elements for a more sustainable development include an appropriate mix of land uses, more housing choices, travel options, employment opportunities, and community services." (ICSP Pg 2)

Sechelt is committed to creating an intergenerational community with a balanced age profile and identifies the need for more affordable housing options. The community continues to face difficulties attracting and retaining youth and young families.

The proposed development will help appealing to the young families and people looking to downsize. There will also be an opportunity for people to buy rental housing. The development also proposes green spaces and outdoor amenity space which will help in providing a platform for social interaction to the future residents to improve livability despite increased density.

As demonstrated by the above analysis, the development will fulfill the broad housing goals of the District of Sechelt OCP, West Porpoise Bay Neighbourhood Plan, and ICSP Plan through creating a mix of ground oriented multifamily housing options including an outdoor amenity space.

G. Stormwater Management

Based on the existing topography, environmental review and the proposed site development and grading plan for the Reef Road project site, the proposed Stormwater Management Plan includes the following components:

- Northeast Catchment: A storm sewer system is proposed with the upsized pipes to provide runoff collection and in-pipe storage with a flow control manhole located at the upstream of the outfall before discharging to the upstream Cook Creek Tributary 1 along the northern site boundary. An environmental compensation channel with a driveway culvert (crossing the existing Easement road) is also proposed between the existing east wetland and the downstream Cook Creek Tributary 1 on Reef Road.

- South Catchment: A storm sewer system is proposed to collect surface runoff with a proposed detention pond proposed at the downstream with outlet flow control before discharging to Cook Creek Tributary 2.

- East Catchment: A storm sewer system with upsized pipes to provide runoff collection, conveyance and in-pipe storage with a flow control manhole located at the upstream of the outfall before discharging to Cook Creek Tributary 2.

The criteria used to design the stormwater system are based on the District's Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 (Consolidated July 2019) with climate change (to 2100) impacts taken into consideration, as follows:

- Minor System (Storm Mains, driveway culverts): Safely convey 1 in 10-year post-development peak flow with climate change and winter condition antecedent moisture condition.

- Major System (Roadways): Safely convey 1 in 100-year post-development peak flow with climate change and winter condition antecedent moisture condition.

- Onsite Storage Facility: Reduce the post-development flows with climate change to the respective pre-development levels with current climate up to the 1 in 5-year return period.

- Environmental Compensation Channel: Safely convey 1 in 2-year peak flow with climate change.

Hydrological and hydraulic modelling for both pre-development and post-development scenarios were conducted using PCSWMM software to confirm the sizing requirements for the proposed stormwater infrastructure stated above.

Please refer to attached Figure 4 - Stormwater Management Plan.

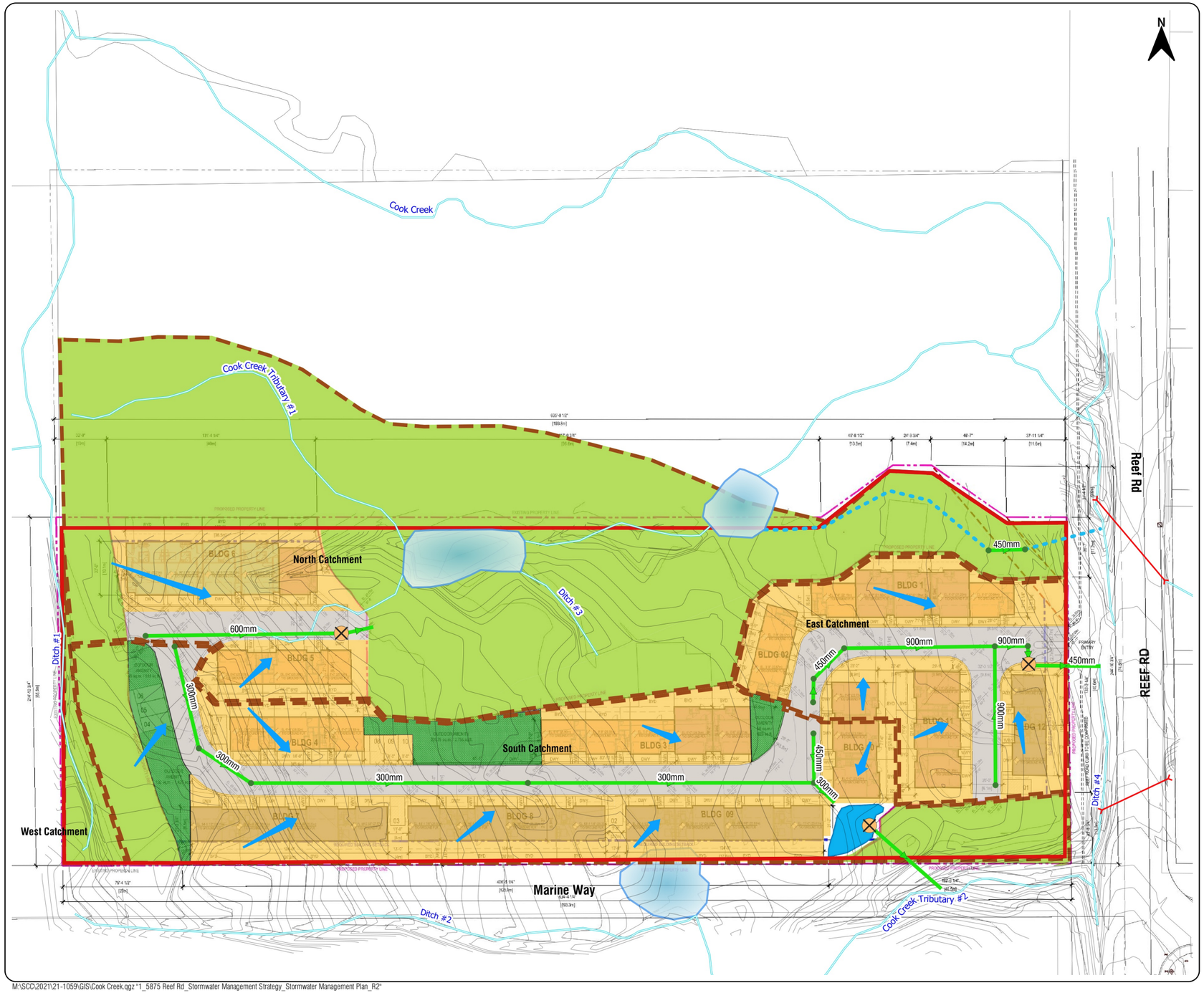
Should you have any further questions, please contact the undersigned at 604-597-9058.

Sincerely,

APLIN & MARTIN CONSULTANTS LTD

Jonathan Hei, Architect AIBC, LEED AP BD+C
Senior Architect

SG: SA
Enclosures
21-1059 – Application Rationale



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District of SECHELT

5875 Reef Rd
Stormwater Management Strategy

FIGURE 4

Stormwater Management Plan

LEGEND

- Contours
- Parcel
- Study Area Boundary

Land Use
- Outdoor Amenity
- Road
- Townhouse
- Natural Area

Existing Drainage
- Existing Watercourse
- Existing Culvert
- Existing Pond/Wetland

Proposed Stormwater Infrastructure
- Overland Flow Direction
- Drainage Catchment Boundary

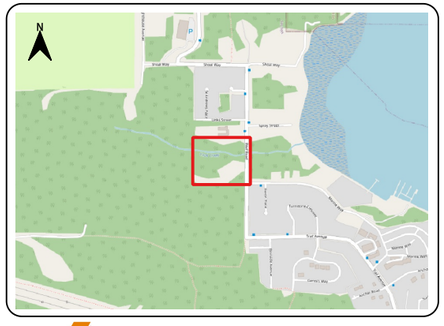
Storm Manhole
- Flow Control
- Storm Manhole
- Storm Main
- Environmental Compensation Channel
- Detention Pond

Proj. No: 21-1059
Creator: CZ
Reviewer: CYC
Revision: A
Date: 2022/12/13

0 4 8 12 16 m

Scale: 1:700
Coordinate System:
EPSG:26910 - NAD83 / UTM Zone 10N

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ACCURACY OF ALL INFORMATION SHOWN ON THE DRAWING.



APLIN MARTIN
EGBC Permit to Practice #1001018
201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3E9
Tel: (604) 597-9058, Email: general@aplinmartin.com

DEVELOPMENT APPLICATION

CHECK APPLICABLE: REZONING ☑ | OCP ☐ | SUBDIVISION ☐ | DP ☑ | DVP ☐ | OTHER ☐:

PROPERTY OWNER INFORMATION (PLEASE PRINT)

Property Owner(s)
1236809 B.C. LTD

Mailing Address
7985 Granville Street

City, Province, Postal Code
Vancouver, BC, V6P 4Z3

Day Phone
778-387-5816

Email
jimmyzy38@gmail.com

As registered owner of the property (or properties) listed below, I hereby authorize this application.

27-Oct-2022

Signature of Owner(s) Date

Signature of Owner(s) Date

OFFICE USE ONLY

Application No. _____

Date Application Received _____

Application Received by _____

AUTHORIZED AGENT INFORMATION (PLEASE PRINT)

Authorized Agent
APLIN & MARTIN CONSULTANTS LTD.

Mailing Address
201-12448 82nd Avenue

City, Province, Postal Code
Surrey, BC, V3W 3E9

Day Phone
604-597-9058

Email
jhei@aplinmartin.com

DESCRIPTION OF PROPERTY REFERRED TO IN THIS APPLICATION

Lot	Block	District Lot	Plan	PID
Lot	Block	District Lot	Plan	PID

Civic Address of General Location
5875 REEF RD, SECHELT, BC

REGISTERED PROFESSIONAL CONTACT INFORMATION

	Name	Email	Phone
Engineer			
Architect	JIAN (JONATHAN) HEI	jhei@aplinmartin.com	604-597-9058
Other			

PLEASE PROVIDE A DESCRIPTION OF THE PURPOSE OF THE APPLICATION

The proposed application requests for rezoning of the subject property from R-2 to R-5 to accommodate a development of 43 townhouse units.

Existing Zoning	Proposed Zoning Change	Existing OCP Designation	Proposed OCP Designation
R-2	R-5	Residential	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 27-Oct-2022

Application Fee As per Bylaw 575, 2019 $ 6,900.00

TITLE SEARCH PRINT 2022-12-13, 15:08:36

File Reference: Requestor: MENG LIU

Declared Value $825000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA9277121
From Title Number	BB310010
Application Received	2021-08-16
Application Entered	2021-08-18

Registered Owner in Fee Simple

Registered Owner/Mailing Address: 1236809 B.C. LTD., INC.NO. BC1236809
7985 GRANVILLE STREET
VANCOUVER, BC
V6P 4Z3

Taxation Authority North Shore - Squamish Valley Assessment Area
Sechelt Fire Protection District
Sechelt, District of

Description of Land

Parcel Identifier: 007-645-520

Legal Description:

LOT 2 BLOCK 18 DISTRICT LOT 1471 PLAN 15606

Legal Notations NONE

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	C1434
Registration Date and Time:	1975-01-13 13:09
Remarks:	PART IN EXPLANATORY PLAN 12497 APPURTENANT TO LOT 1

Nature:	MORTGAGE
Registration Number:	CA9277373
Registration Date and Time:	2021-08-16 10:23
Registered Owner:	SUNSHINE COAST CREDIT UNION INCORPORATION NO. FI 125

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9277374
Registration Date and Time:	2021-08-16 10:23
Registered Owner:	SUNSHINE COAST CREDIT UNION INCORPORATION NO. FI 125

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

CONTACTS

OWNER:

1236809 B.C. LTD
7985 GRANVILLE STREET,
VANCOUVER, BC, V6P 4Z3
CONTACT: ZHENYU YANG
778-387-5816
jimmyzy38@gmail.com

ARCHITECTURAL:

APLIN & MARTIN LTD.
201-12448 82nd AVENUE
SURREY, B.C. V3W 3E9
CONTACT: JONATHAN HEI, SENIOR ARCHITECT
604-639-3456 x101
JHei@aplinmartin.com

CIVIL:

APLIN & MARTIN LTD.
1818-1177 WEST HASTINGS STREET, VANCOUVER, B.C. V6E 2K3
CONTACT: AIRD GARBY, PROJECT COORDINATOR
604-678-9434
agarby@aplinmartin.com

SURVEY:

APLIN & MARTIN LTD GEOMATICS AND LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, B.C. V3W3E9
CONTACT:

SHEET DIRECTORY

A0.0	COVER SHEET	A4.1	EXTERIOR ELEVATIONS - BUILDING 1
A1.1	SITE PLAN	A4.2	EXTERIOR ELEVATIONS - BUILDING 2
A1.2	SURVEY PLAN	A4.3	EXTERIOR ELEVATIONS - BUILDING 3
A1.3	SITE CONTEXT PLAN	A4.4	EXTERIOR ELEVATIONS - BUILDING 4
A2.1a	FLOOR PLANS - BUILDING 1	A4.5	EXTERIOR ELEVATIONS - BUILDING 5
A2.1b	FLOOR PLANS - BUILDING 1	A4.6	EXTERIOR ELEVATIONS - BUILDING 6
A2.2	FLOOR PLANS - BUILDING 2	A4.7	EXTERIOR ELEVATIONS - BUILDING 7
A2.3	FLOOR PLANS - BUILDING 3	A4.8	EXTERIOR ELEVATIONS - BUILDING 8
A2.4	FLOOR PLANS - BUILDING 4	A4.9	EXTERIOR ELEVATIONS - BUILDING 9
A2.5	FLOOR PLANS - BUILDING 5	A4.10	EXTERIOR ELEVATIONS - BUILDING 10
A2.6a	FLOOR PLANS - BUILDING 6	A4.11	EXTERIOR ELEVATIONS - BUILDING 11
A2.6b	FLOOR PLANS - BUILDING 6	A4.12	EXTERIOR ELEVATIONS - BUILDING 12
A2.7a	FLOOR PLANS - BUILDING 7,8,9 (TYPICAL)	A9.1	PERSPECTIVE VIEWS
A2.7b	FLOOR PLANS - BUILDING 7,8,9 (TYPICAL)		
A2.8	FLOOR PLANS - BUILDING 10		
A2.9	FLOOR PLANS - BUILDING 11		
A2.10	FLOOR PLANS - BUILDING 12		
A2.11	UNIT PLANS - TYPE A		
A2.12	UNIT PLANS - TYPE B		
A2.13	UNIT PLANS - TYPE C		
A2.14	UNIT PLANS - TYPE D1		
A2.15	UNIT PLANS - TYPE D2		

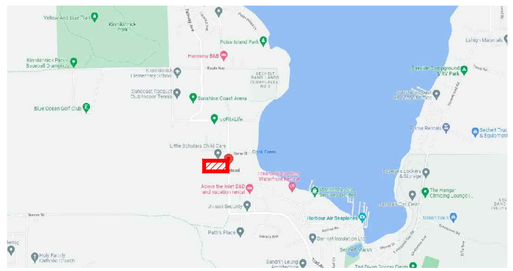
LOCATION PLAN

PROPERTY INFORMATION

ADDRESS: 5875 REEF RD
SECHELT, BC

LEGAL DESCRIPTION: LOT 2 BLOCK 18 DL 1471 PLAN VAP15606

PID: 007-645-520



3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION DP/VP JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION ZG/VP JH
1	JAN.07.22	ISSUED FOR REVIEW RS/VP JH
REV	DATE	DESCRIPTION DR RV

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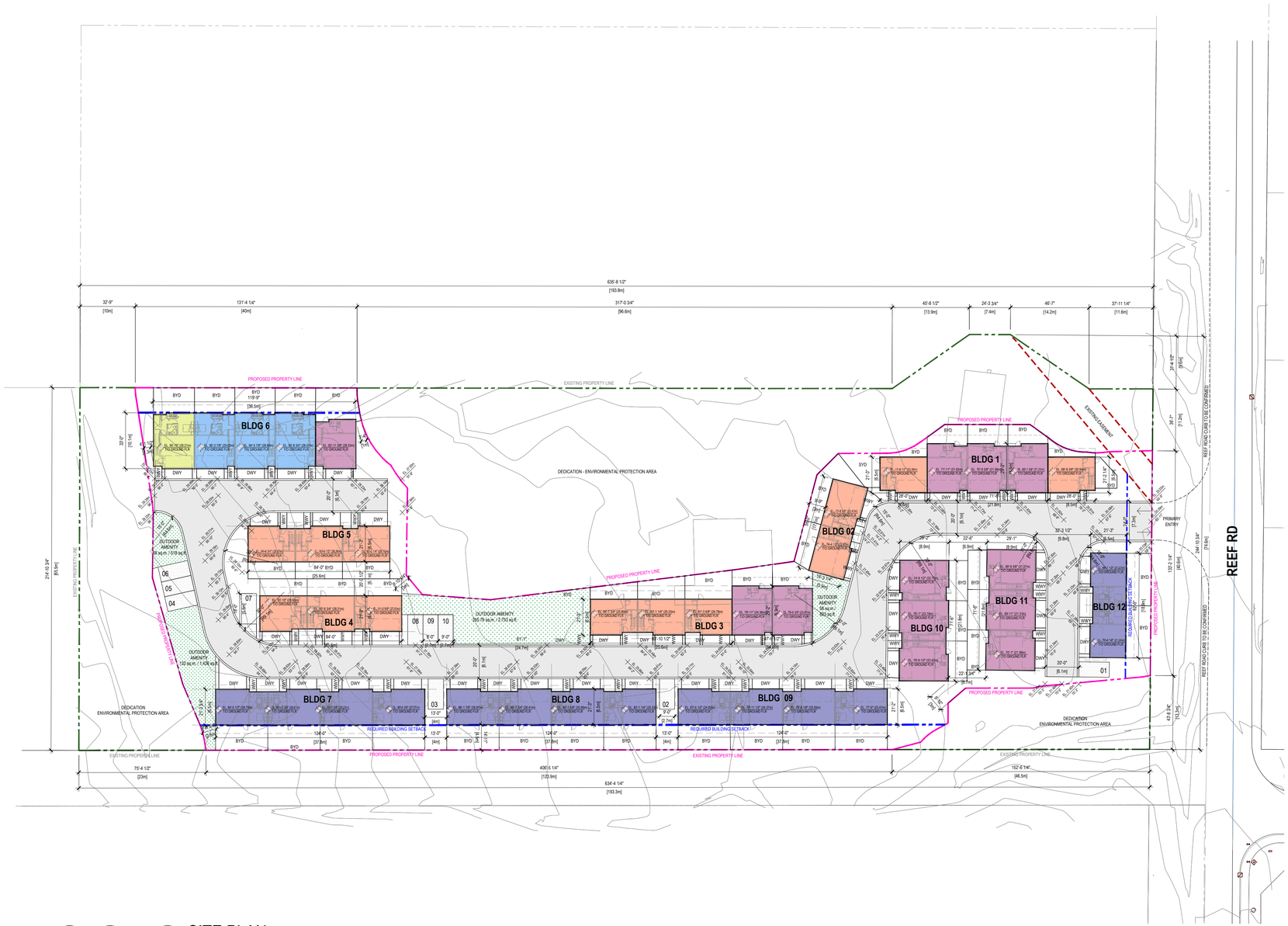
PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5875 REEF RD
SECHELT, BC

SHEET TITLE:
COVER SHEET

SCALE	REVISION
NTS	3
DRAWING NO.	PROJECT NO.
A0.0	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A0.0 Cover Sheet.dwg, 12/13/2022 11:08:10 AM, DPonoio



TRUE NORTH

PROJECT NORTH

1 / A1.1 SITE PLAN

SCALE: 1/32" = 1'-0"

PROPERTY INFORMATION

PROPERTY INFORMATION

ADDRESS:	5875 REEF RD SECHELT, BC
LEGAL DESCRIPTION:	LOT 2 BLOCK 18 DL 1471 PLAN VAP15606
PID:	007-645-520

ZONING INFORMATION

EXISTING ZONING:	R-2 RESIDENTIAL TWO ZONE - LOW DENSITY
PROPOSED ZONING:	R-5 RESIDENTIAL FIVE ZONE - MEDIUM DENSITY

SITE AREA:

GROSS SITE AREA:	**138,280 sq.ft. / 12,847 sq.m. (3.17 ac / 1.28 ha)**
NET SITE AREA:	**85,533 sq.ft. / 7,946 sq.m. (1.96 ac / 0.79 ha)**

BUILDING AREA:

TOTAL BUILDING FOOTPRINT:	**30,939sq.ft. / 2,823.66 sq.m.**
TOTAL NET FLOOR AREA:	**67,899.13 sq.ft. / 6,308 sq.m.**

DENSITY:

ALLOWABLE FAR:	**0.60**
PROPOSED FAR:	**6,359 sq.m. (GFA) / 12,847 sq.m. (GSA) = 0.49**
ALLOWABLE DENSITY:	**14.1 u.p.a / 35.0 u.p.ha**
PROPOSED DENSITY:	**13.5 u.p.a. / 33.5 u.p./ha. (BASED ON GROSS SITE AREA)**

LOT COVERAGE:

ALLOWABLE LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	36% (BASED ON NET SITE AREA)

YARDS & SETBACKS:	**REQUIRED:**	**PROPOSED:**
FRONT YARD (EAST):	5.0m (16'-4")	**4.5m (14'-9")**
REAR YARD (WEST):	5.0m (16'-4")	**1.3m (4'-3")**
INTERIOR SIDE (NORTH, SOUTH):	1.5m (1'-11")	**0.7m (2'-3")**
EXTERIOR SIDE (N/A):	3.0m (9'-10")	--

BUILDING HEIGHT

ALLOWABLE BUILDING HEIGHT:	10.50 m (34'-5")
PROPOSED BUILDING HEIGHT:	**10.50 m (34'-5")** MAX

UNITS:

TOTAL # OF UNITS:	**43 UNITS**

AMENITY SPACE:

REQUIRED AMENITY AREA:	N/A
PROPOSED INDOOR AREA:	N/A
PROPOSED OUTDOOR AREA:	494 sq.m. / 5,321 sq.ft.

PARKING CALCULATIONS:

REQUIRED SPACES:	2.0 SPACES PER UNIT
VISITOR PARKING SPACE:	0.2 SPACES PER UNIT
CALCULATIONS:	43 UNITS X 2.0 = 86.0 SPACES 43 UNITS X 0.2 = 8.6 VISITOR PARKING **TOTAL REQUIRED = 95 SPACES**
PROVIDED:	**96 SPACES** **(86 SPACES FOR RESIDENTS + 10 SPACES FOR VISITORS)**

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNITS				
TYPE A	1,361.44 SF	466.00 SF	1,829.44 SF	13
TYPE B	1,608.01 SF	420.00 SF	2,028.02 SF	14
TYPE C	1,650.01 SF	413.00SF	2,063.02 SF	12
TYPE D1	1,972.02 SF	407.00 SF	2,379.02 SF	3
TYPE D2	1,972.02 SF	407.00 SF	2,379.02 SF	1
TOTAL NUMBER OF UNITS				43

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACK (REQUIRED MINIMUM)
- EASEMENT
- OUTDOOR AMENITY AREA
- VISITOR PARKING STALL

DWY DRIVEWAY
WWY WALKWAY
BYD BACK YARD
SYD SIDE YARD

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REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	REASSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
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1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

SITE PLAN

SCALE	REVISION
1/32" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A1.1	21-1059

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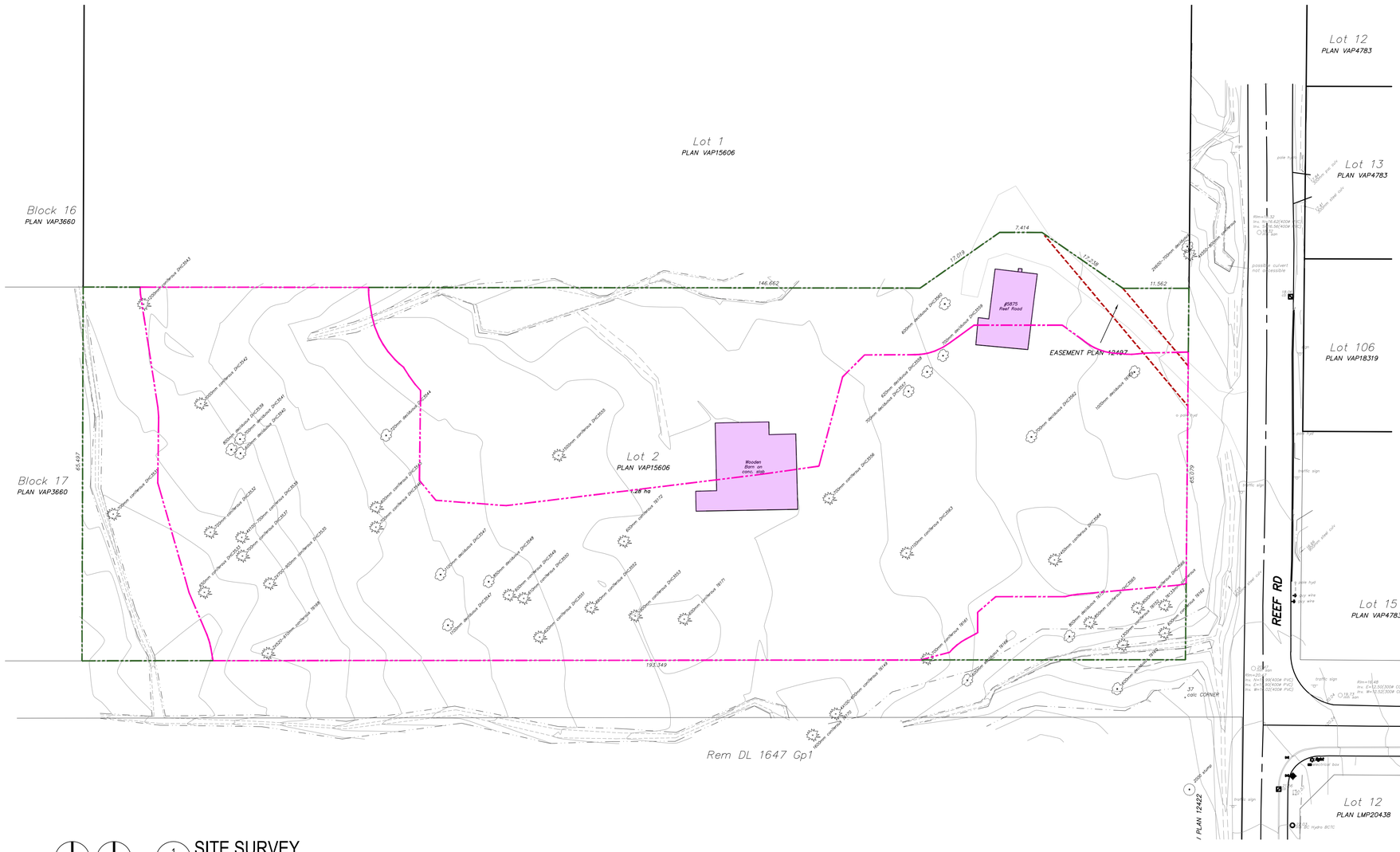

1 / A1.2 SITE SURVEY
SCALE: 1/32" = 1'-0"

TRUE NORTH
PROJECT NORTH

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- STREAM
- DECIDUOUS / CONIFEROUS TREES
- EXISTING BUILDINGS

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

SITE SURVEY

SCALE	REVISION
1/32" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A1.2	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A1.2 Site Survey Plan.dwg, 12/13/2022 9:26:55 AM, DPonce

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TRUE NORTH

PROJECT NORTH

1 / A1.3 SITE CONTEXT
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

SITE CONTEXT PLAN

SCALE	REVISION
1/128" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A1.3	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A1.3 Site Context Plan.dwg, 12/13/2022 10:29:44 AM, DPoncio

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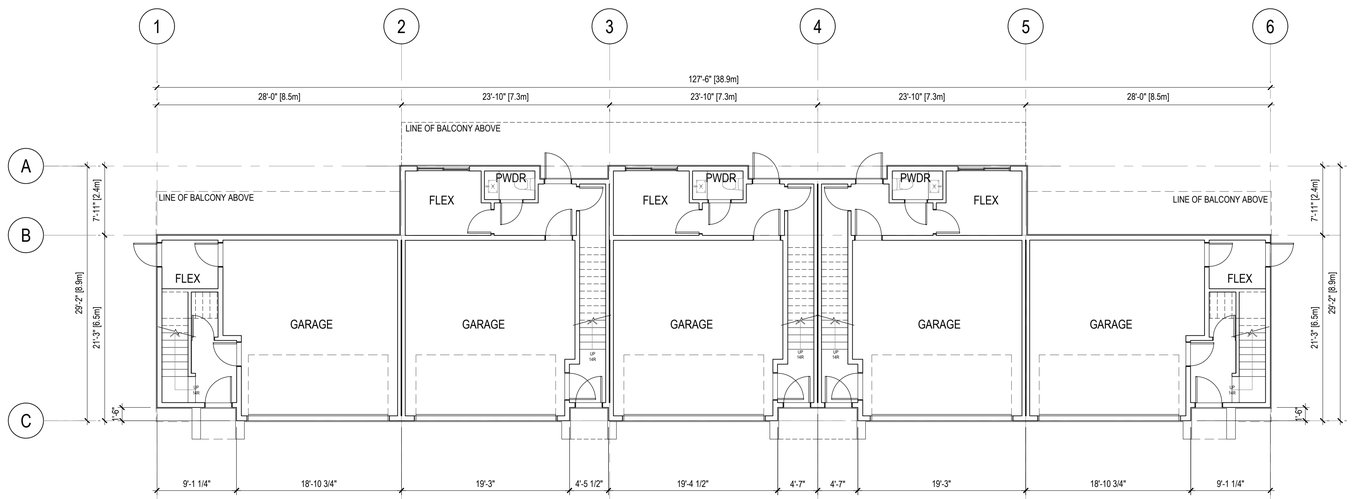
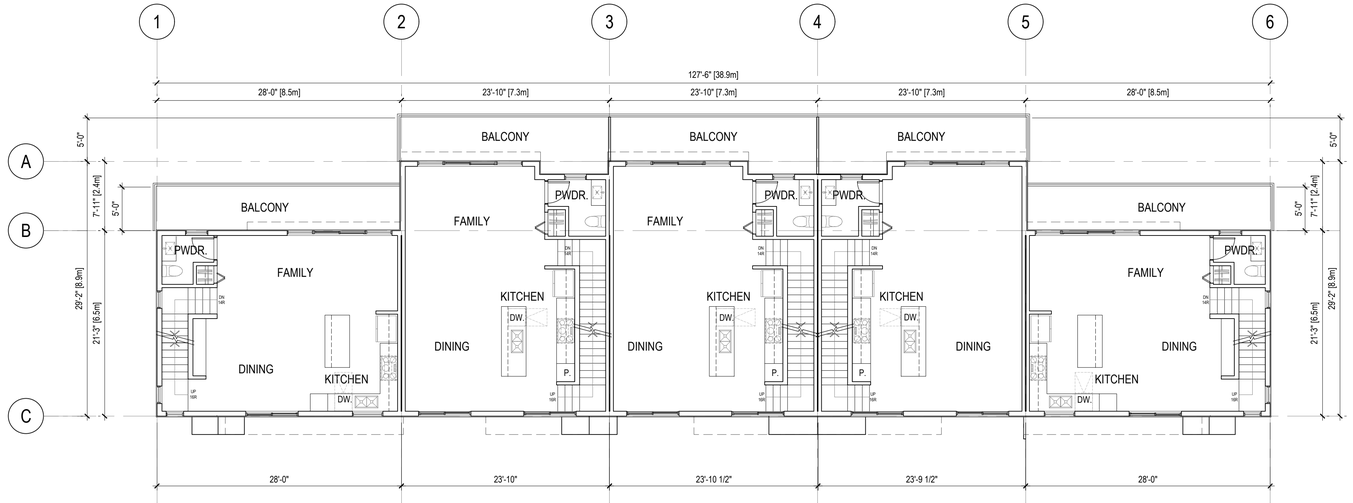
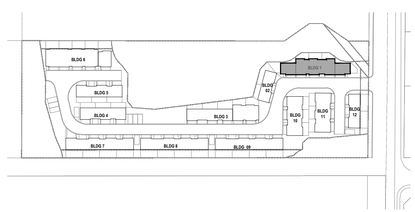


1 / A2.1a **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 / A2.1a **MAIN FLOOR PLAN**
SCALE:1/8" = 1'-0"



TRUE NORTH / PROJECT NORTH

- / - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLANS BUILDING 1

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.1a	21-1059

M:\SCO\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.1 Floor Plans - Building 1.dwg, 12/13/2022 9:27:02 AM, DPronco

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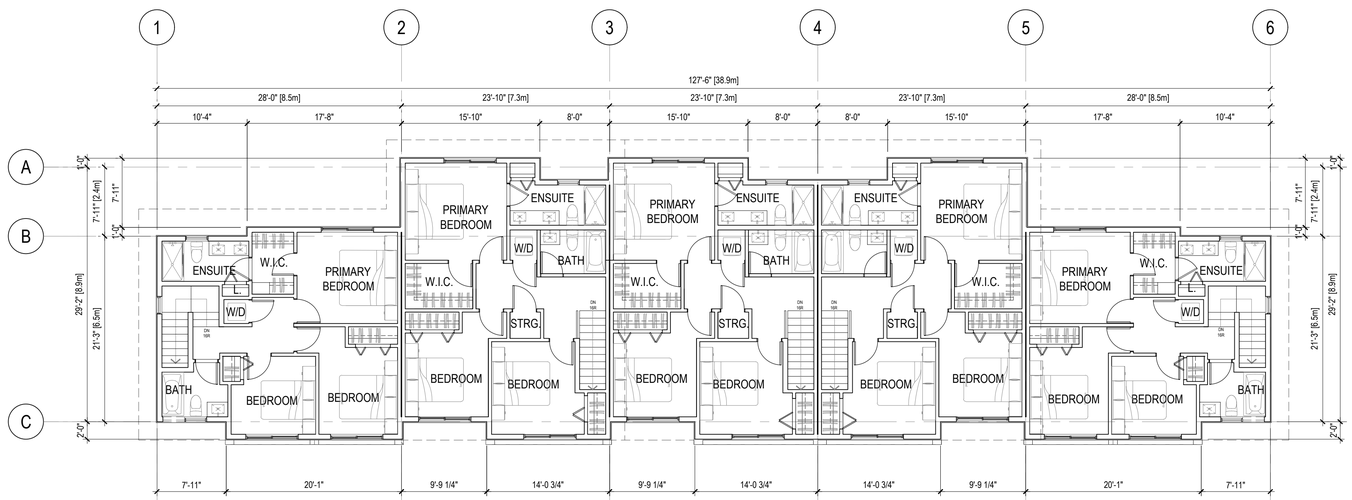
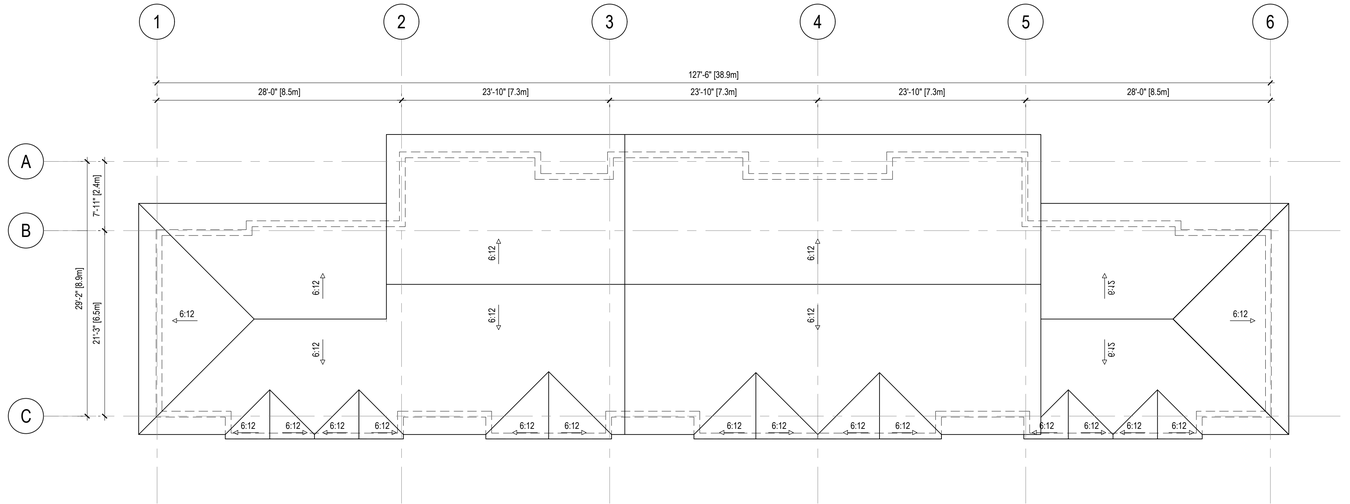
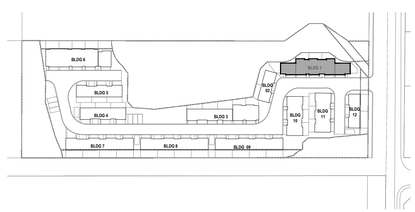


1 / A2.1b **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 / A2.1b **ROOF PLAN**
SCALE: 1/8" = 1'-0"



TRUE NORTH / PROJECT NORTH

- / - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLAN BUILDING 1

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.1b	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.1 Floor Plans - Building 1.dwg, 12/13/2022 9:27:05 AM, DPrencio

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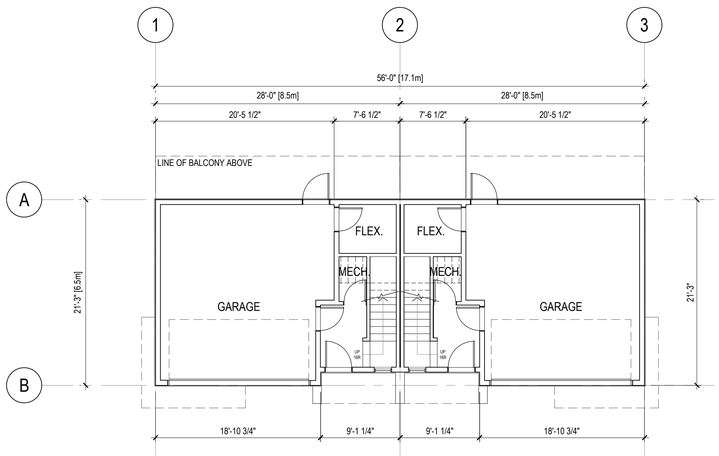
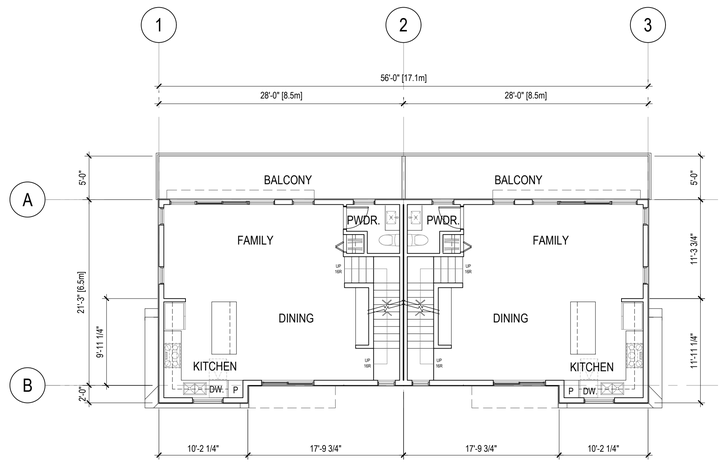
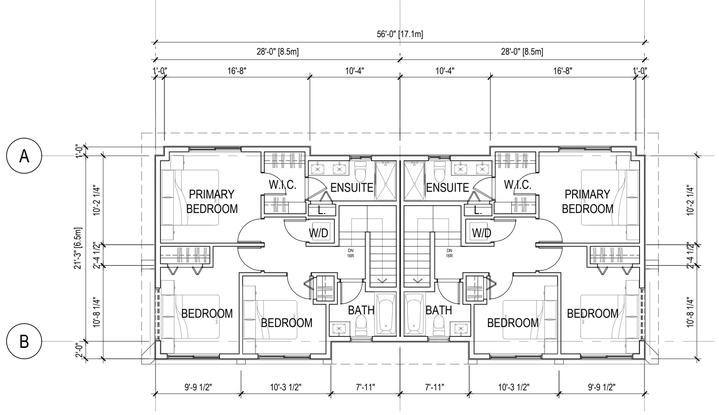
Email: general@aplinmartin.com



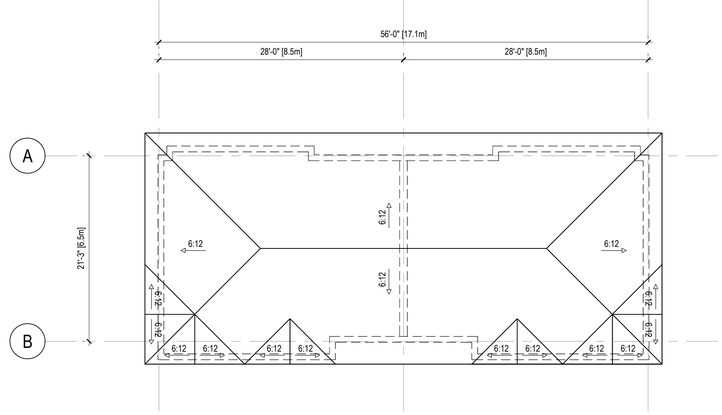
1 A2.2 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 A2.2 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



3 A2.2 **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"


1
2
3
A
B
56'-0" [17.1m]
28'-0" [8.5m]
28'-0" [8.5m]
21'-3" [6.5m]
6:12
6:12
6:12

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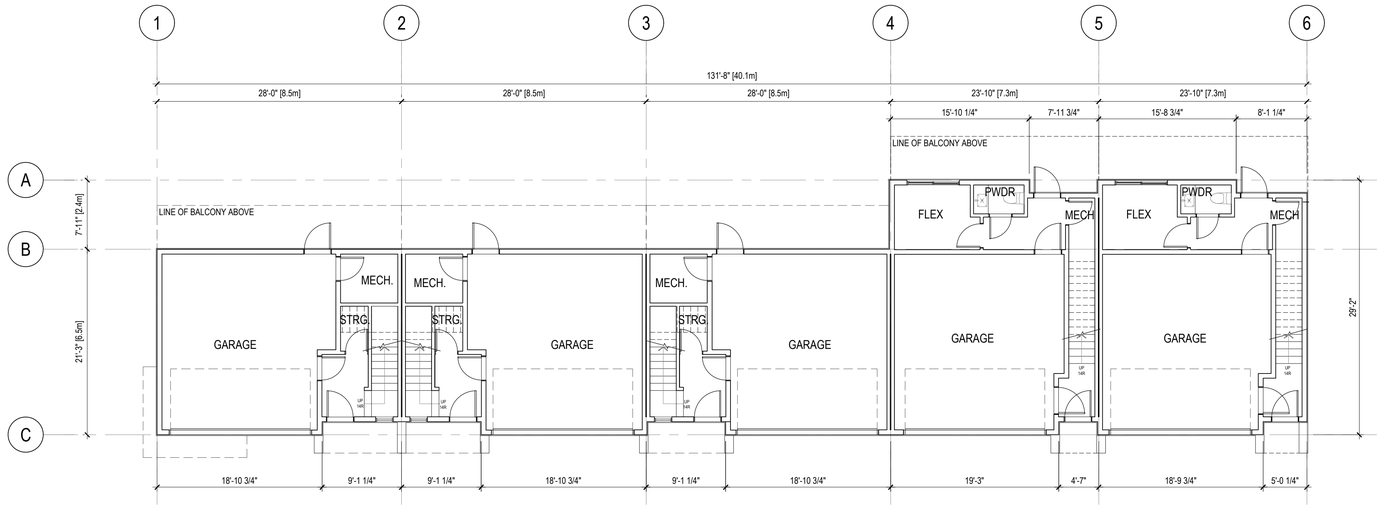
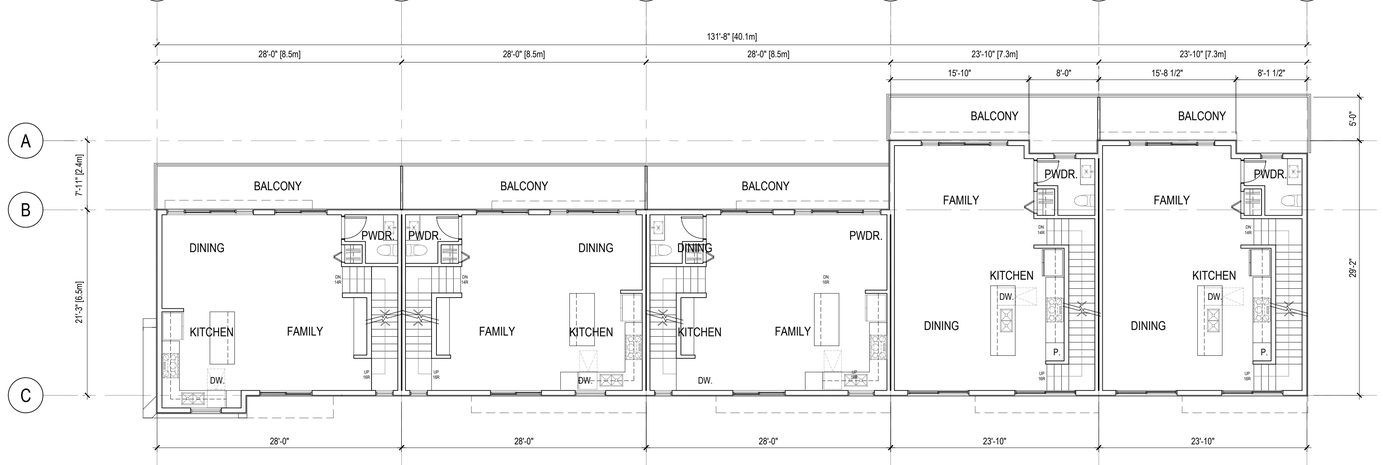
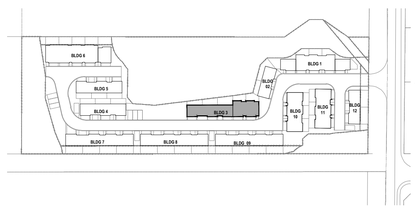


1 / A2.3a **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 / A2.3a **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



TRUE NORTH | PROJECT NORTH

- / - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	VP
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	VP
1	JAN.07.22	ISSUED FOR REVIEW	RS	VP

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLAN BUILDING 3

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.3a	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.3 Floor Plans - Building 3.dwg, 12/13/2022 2:34:57 PM, DPoncio

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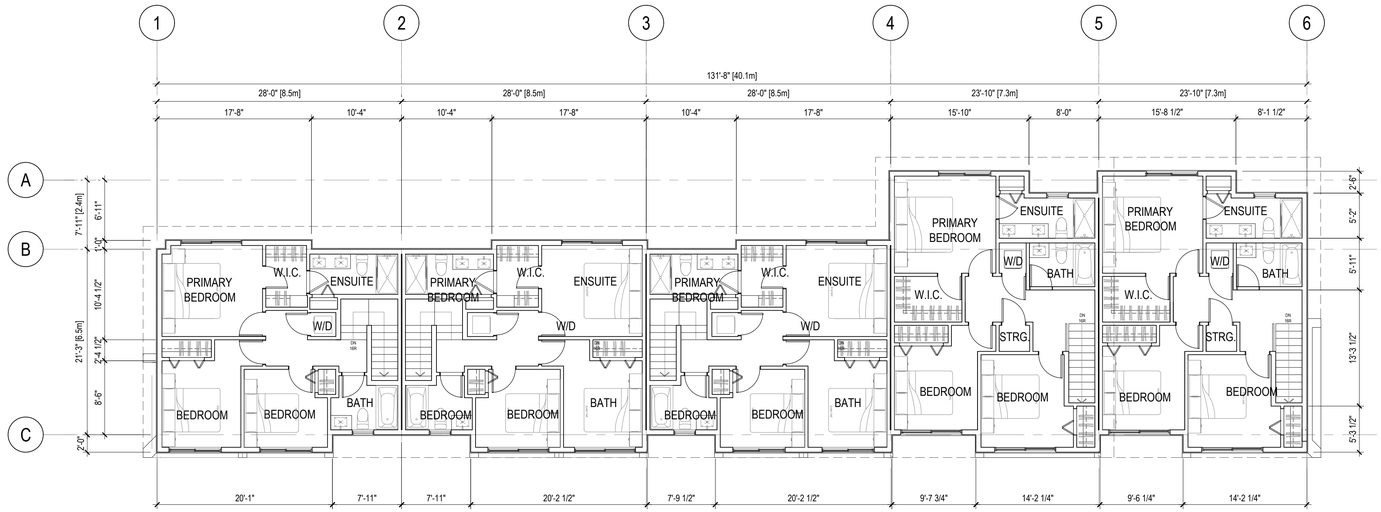
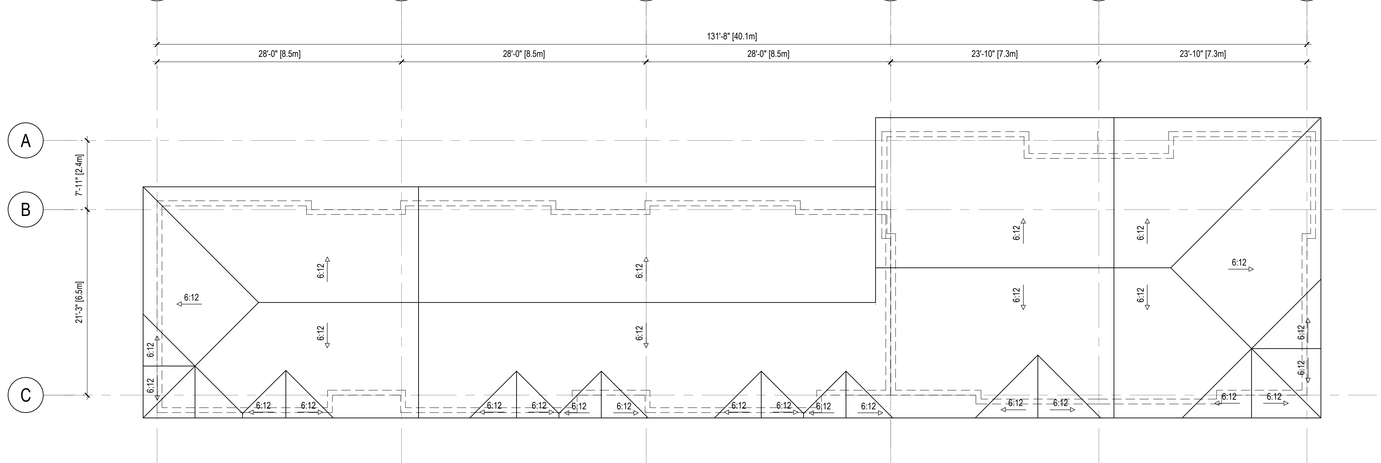
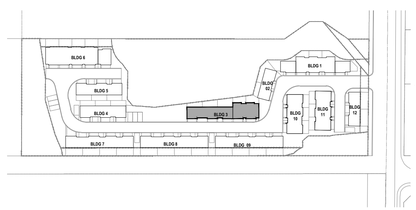


1 / A2.3b **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 / A2.3b **ROOF PLAN**
SCALE: 1/8" = 1'-0"



TRUE NORTH
PROJECT NORTH

- / - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

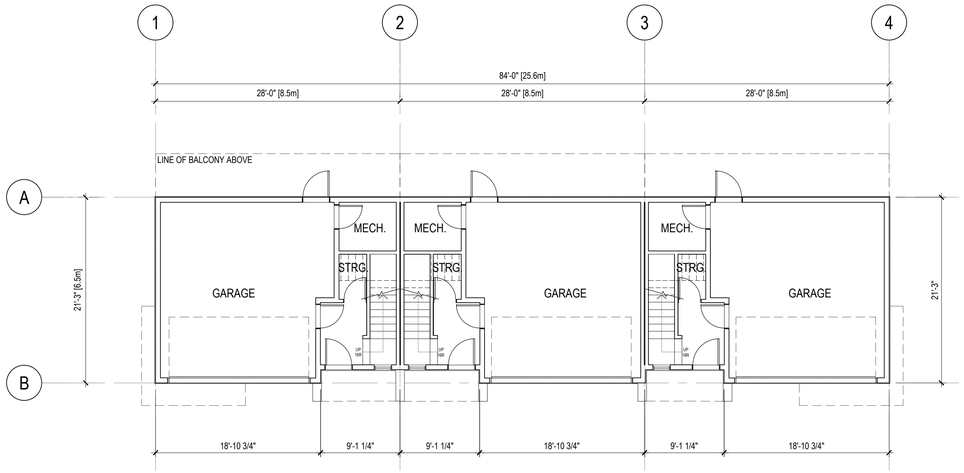
5875 REEF RD
SECHELT, BC

SHEET TITLE:

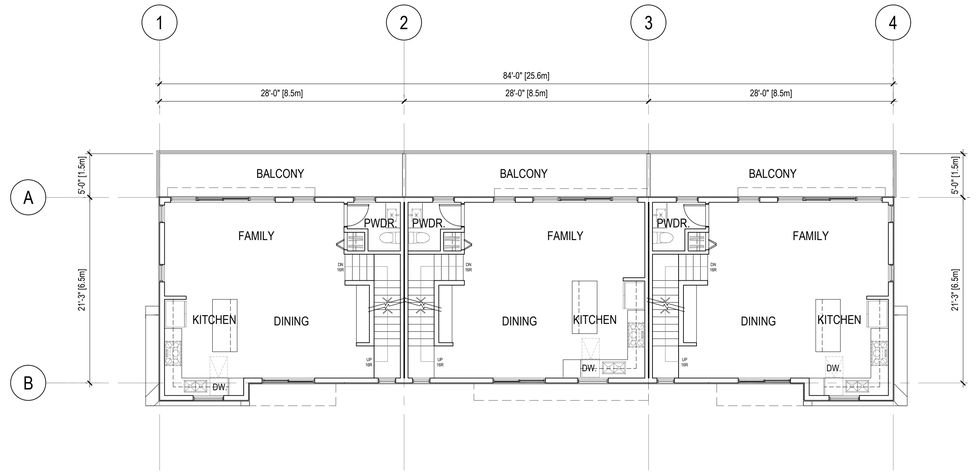
FLOOR PLAN BUILDING 3

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.3b	21-1059

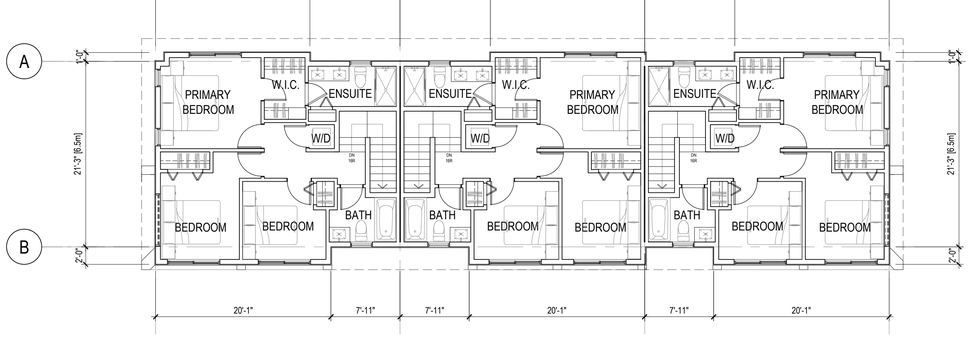
M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.3 Floor Plans - Building 3.dwg, 12/13/2022 9:30:20 AM, DPoncio



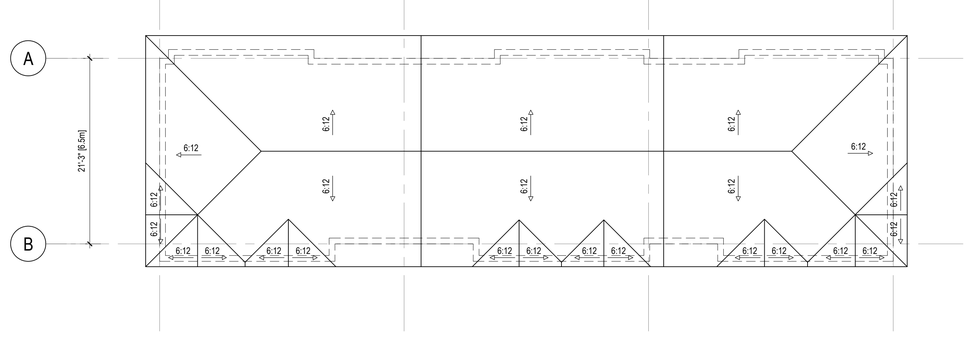
1 A2.4 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



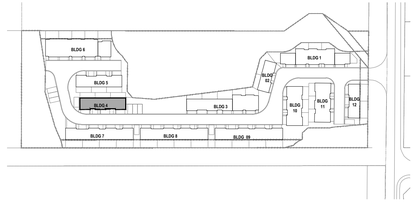
2 A2.4 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



3 A2.4 **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"



4 A2.4 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



TRUE NORTH PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

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TRUE NORTH PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	REASSUED FOR REZONING & DP SUBMISSION	DP	VP JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZO	VP JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	VP JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

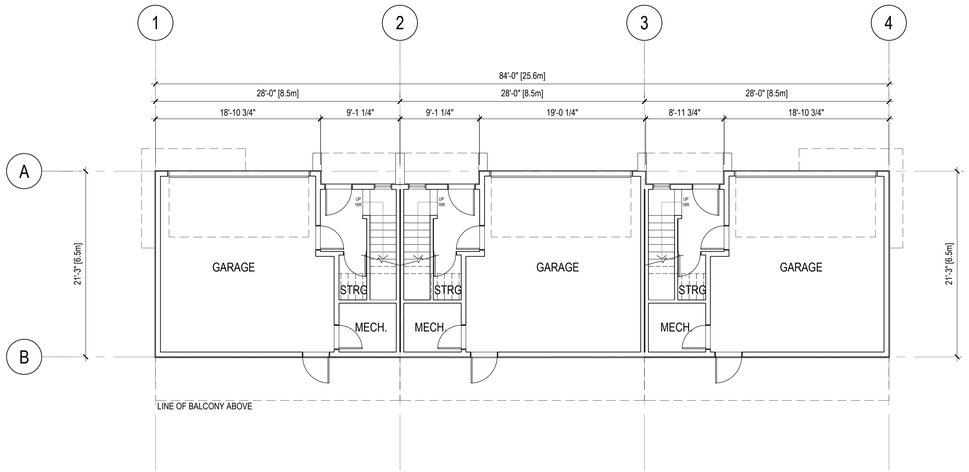
5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLANS BUILDING 4

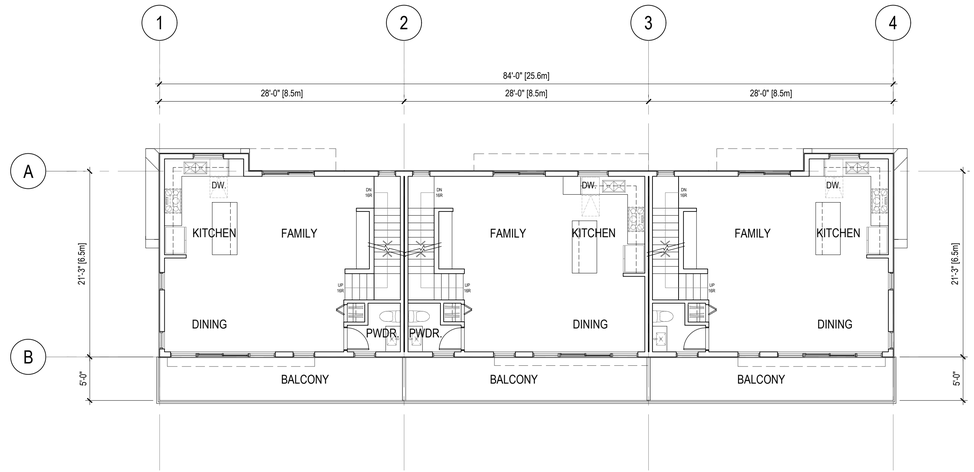
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.4	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.4 Floor Plans - Building 4.dwg, 12/13/2022 2:43:36 PM, DPoncio



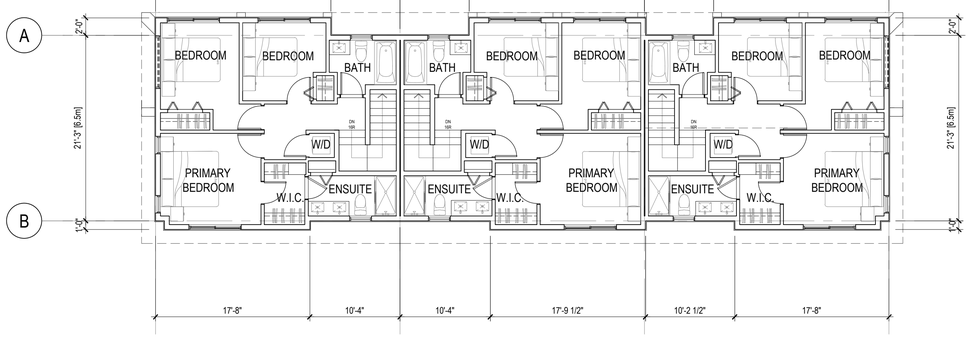
1 A2.5 **GROUND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



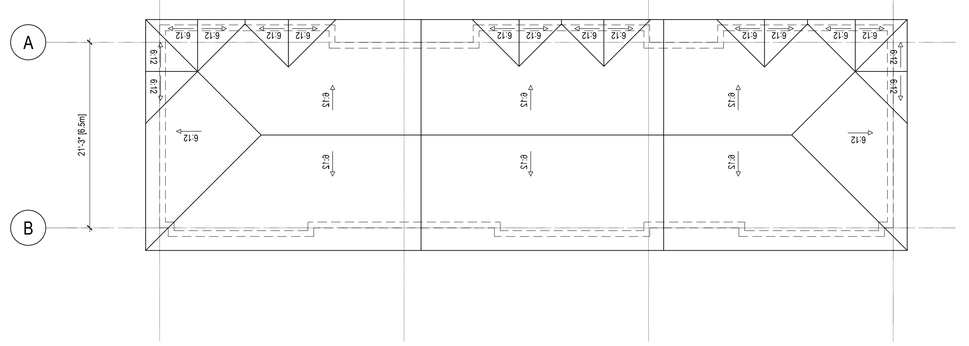
2 A2.5 **MAIN FLOOR PLAN**

SCALE: 1/8" = 1'-0"



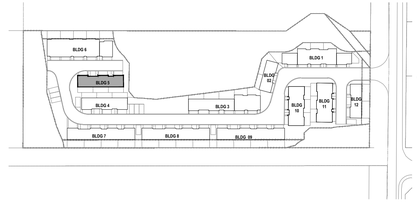
3 A2.5 **UPPER FLOOR PLAN**

SCALE: 1/8" = 1'-0"



4 A2.5 **ROOF PLAN**

SCALE: 1/8" = 1'-0"



TRUE NORTH | PROJECT NORTH

- - **KEY SITE PLAN**

SCALE: 1/128" = 1'-0"

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TRUE NORTH | PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	REASSUED FOR REZONING & DP SUBMISSION	DP	VP JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	VP JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	VP JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

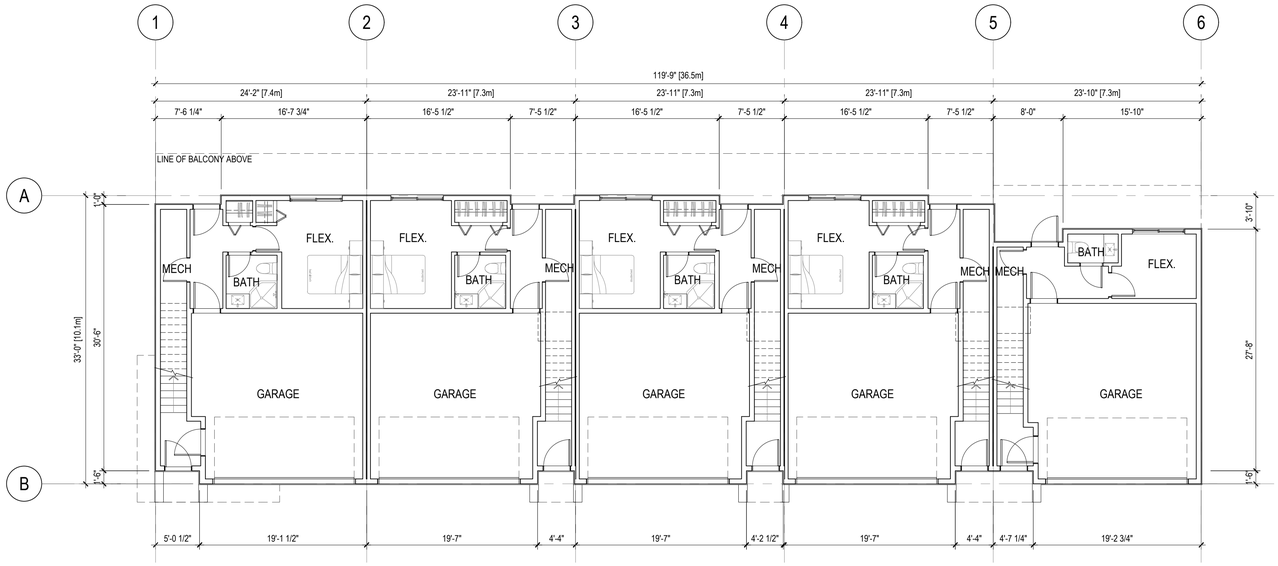
5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLANS BUILDING 5

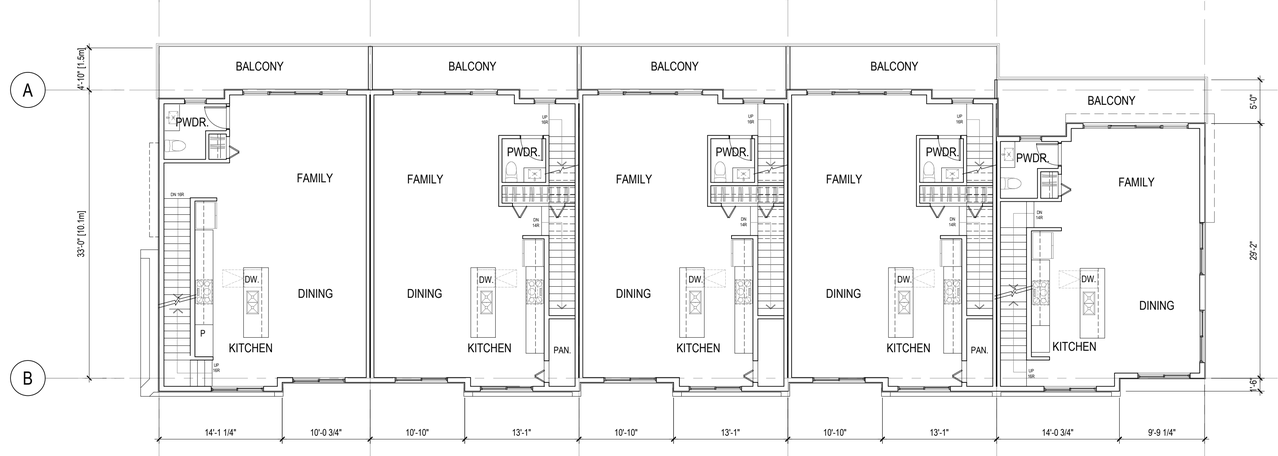
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.5	21-1059

M:\SCC2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.5 Floor Plans - Building 5.dwg, 12/13/2022 2:40:45 PM, DPonzio



1 A2.6a **GROUND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



2 A2.6a **MAIN FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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Email: general@aplinmartin.com

TRUE NORTH / PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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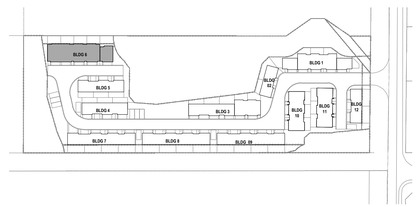
PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC



TRUE NORTH / PROJECT NORTH

- / - **KEY SITE PLAN**

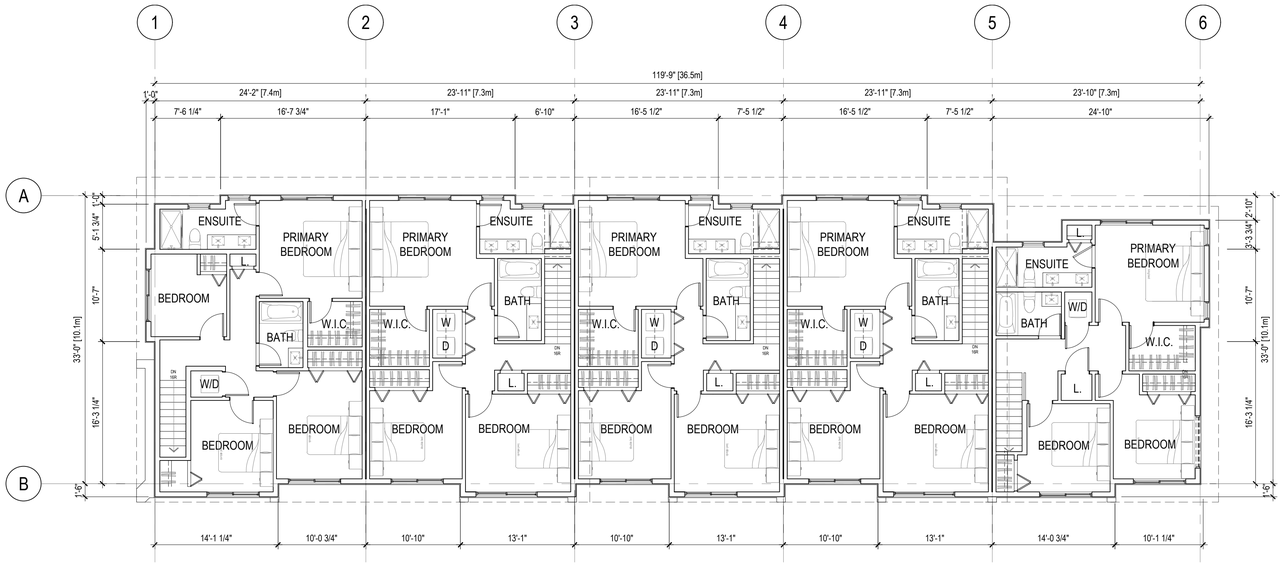
SCALE: 1/128" = 1'-0"

SHEET TITLE:

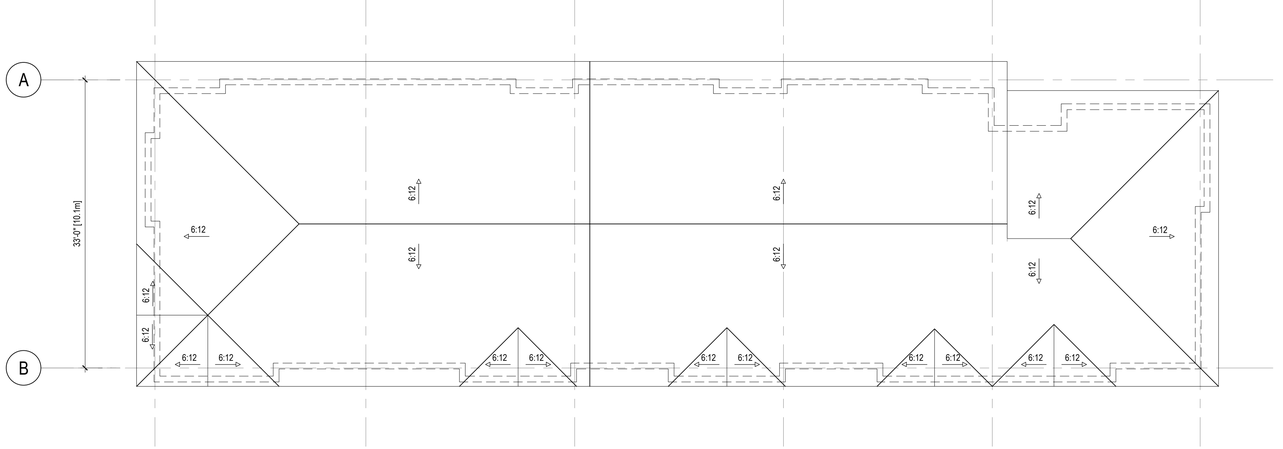
FLOOR PLANS BUILDING 6

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.6a	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.6 Floor Plans - Building 6.dwg, 12/13/2022 2:37:38 PM, DPonzio



1 A2.6b **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 A2.6b **ROOF PLAN**
SCALE: 1/8" = 1'-0"

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Email: general@aplinmartin.com

TRUE NORTH
PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC. 13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	VP
2	SEP. 30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	VP
1	JAN. 07.22	ISSUED FOR REVIEW	RS	VP

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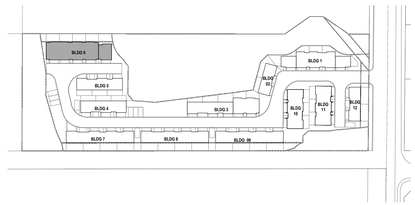
PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:
FLOOR PLANS BUILDING 6

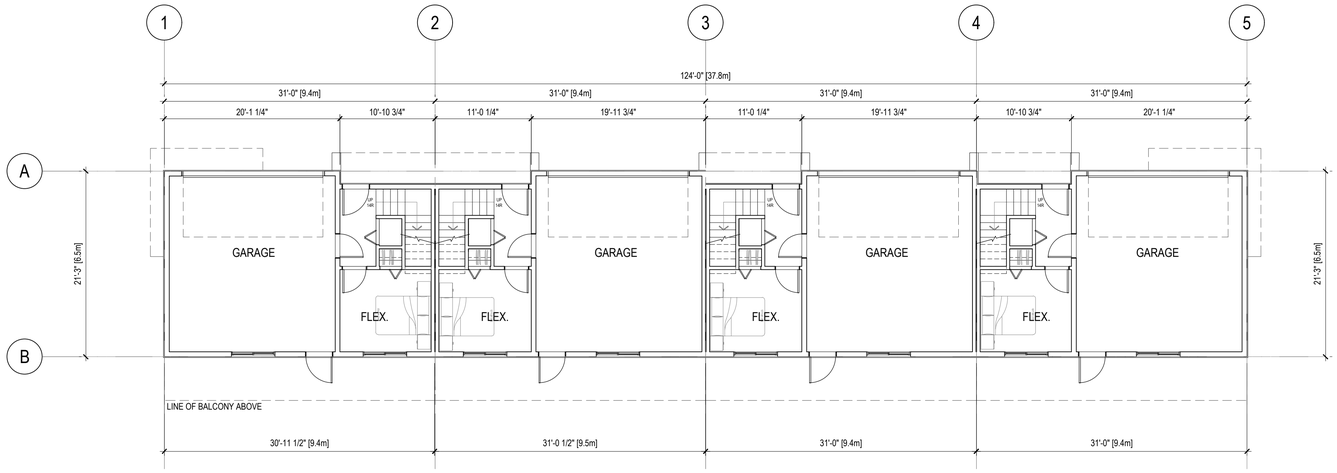


TRUE NORTH
PROJECT NORTH

- KEY SITE PLAN
SCALE: 1/128" = 1'-0"

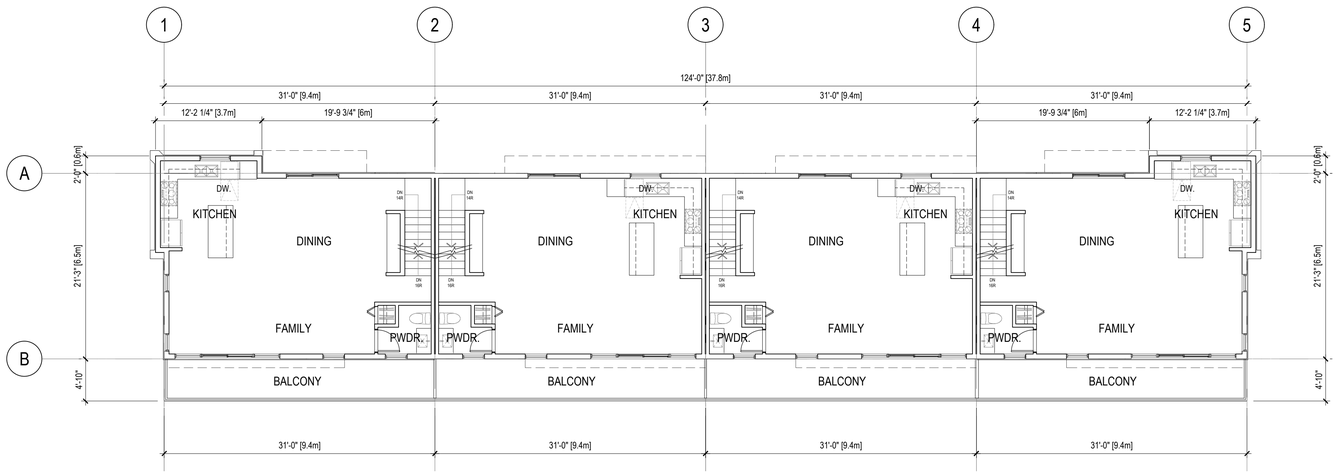
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.6b	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.6 Floor Plans - Building 6.dwg, 12/13/2022 9:34:45 AM, DPhonoo



1 / A2.7a **GROUND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



2 / A2.7a **MAIN FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

TRUE NORTH / PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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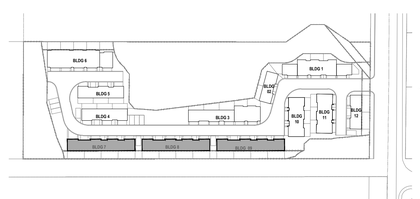
PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC



TRUE NORTH / PROJECT NORTH

- / - **KEY SITE PLAN**

SCALE: 1/128" = 1'-0"

SHEET TITLE:

FLOOR PLANS BUILDING 7,8,9 (TYPICAL)

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.7a	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A2.7 Floor Plans - Building 7,8,9.dwg, 12/13/2022 9:36:03 AM, DPonce

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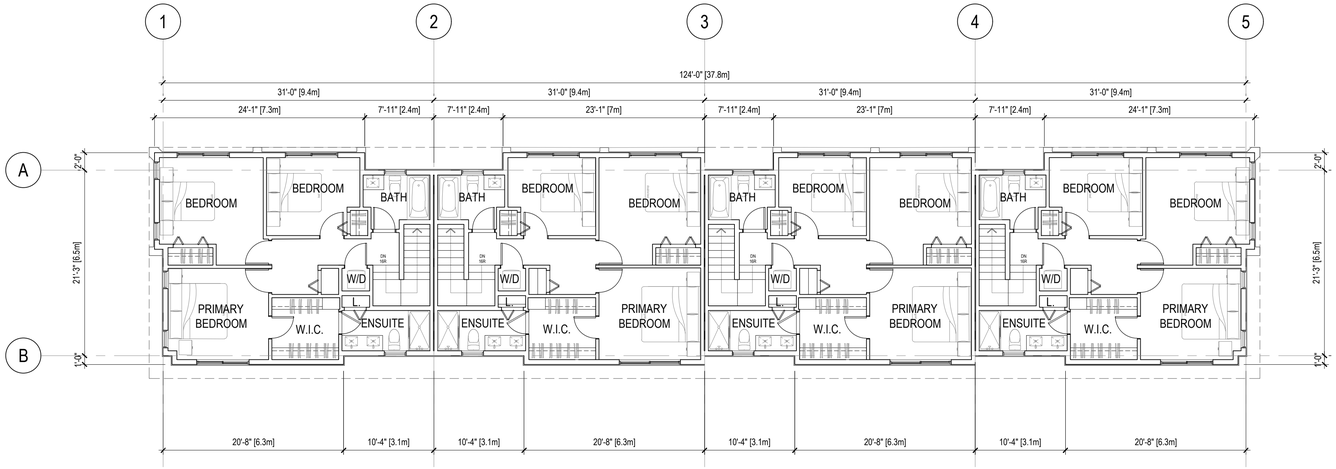
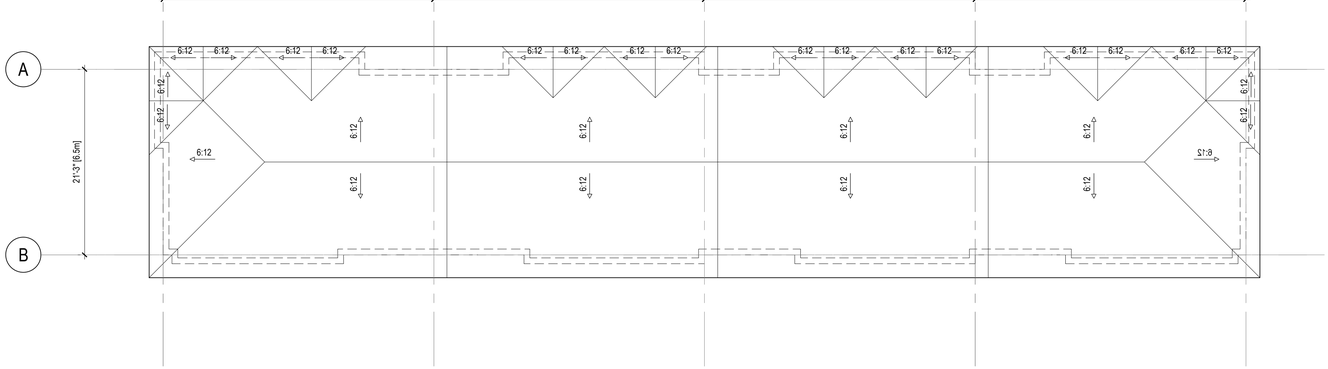
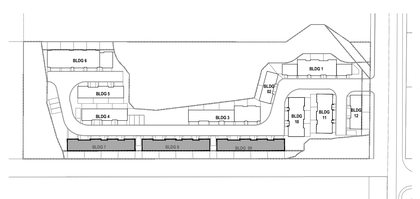


1 A2.7b **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 A2.7b **ROOF PLAN**
SCALE: 1/8" = 1'-0"



TRUE NORTH / PROJECT NORTH

KEY SITE PLAN
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:
FLOOR PLANS BUILDING 7,8,9 (TYPICAL)

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.7b	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A2.7 Floor Plans - Building 7,8,9.dwg, 12/13/2022 9:37:12 AM, DPoncio

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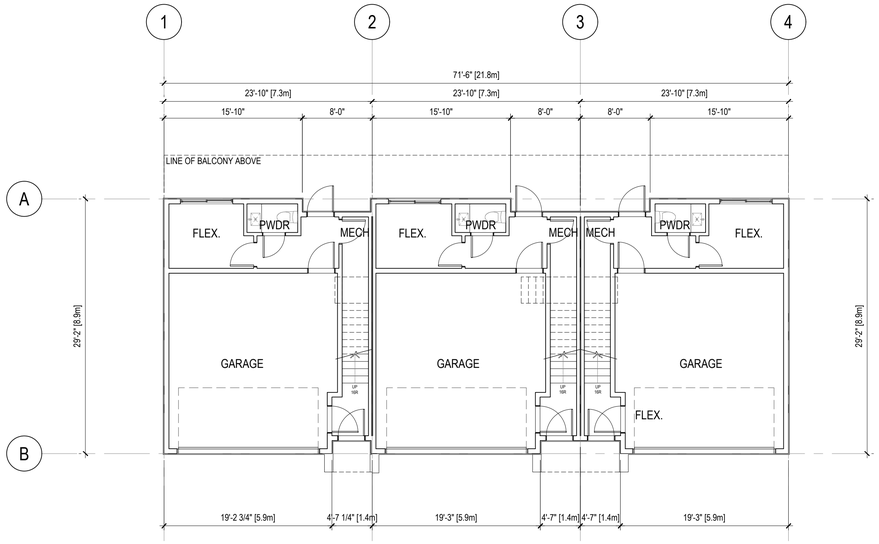
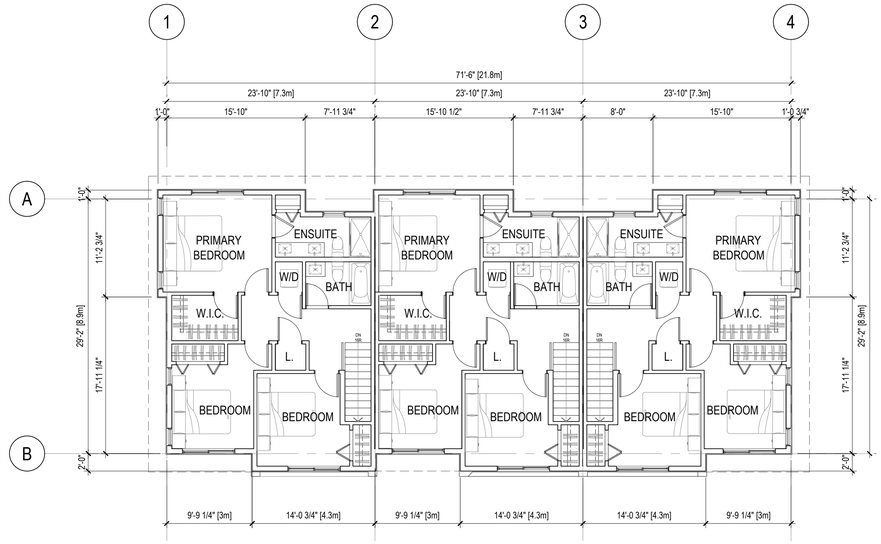
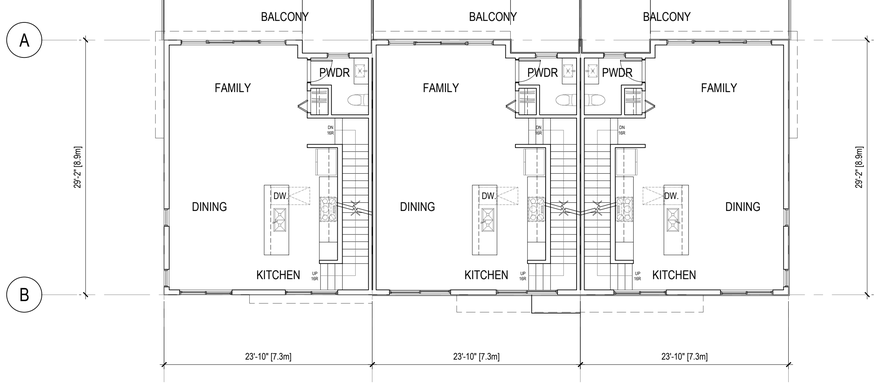
TRUE NORTH / PROJECT NORTH



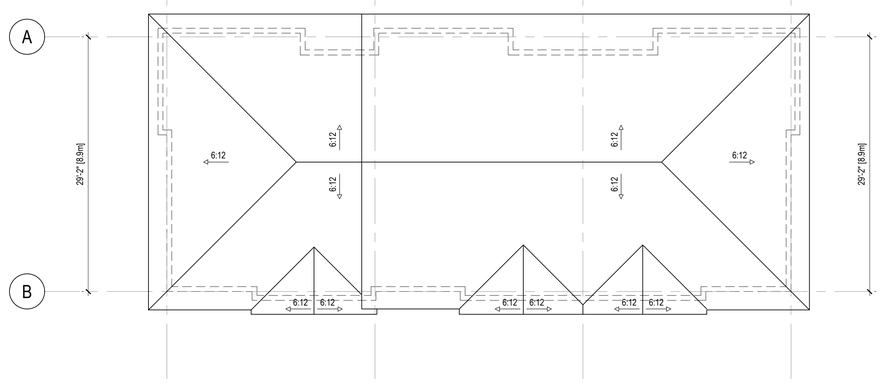
1 A2.8 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



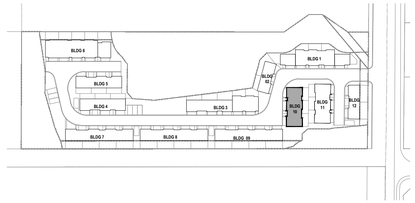
3 A2.8 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2.8 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 A2.8 ROOF PLAN
SCALE: 1/8" = 1'-0"



TRUE NORTH / PROJECT NORTH

- / - KEY SITE PLAN
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	REASSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLANS BUILDING 10

SCALE:	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.8	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A2.8 Floor Plans - Building 10.dwg, 12/13/2022 9:38:34 AM, DPonzio

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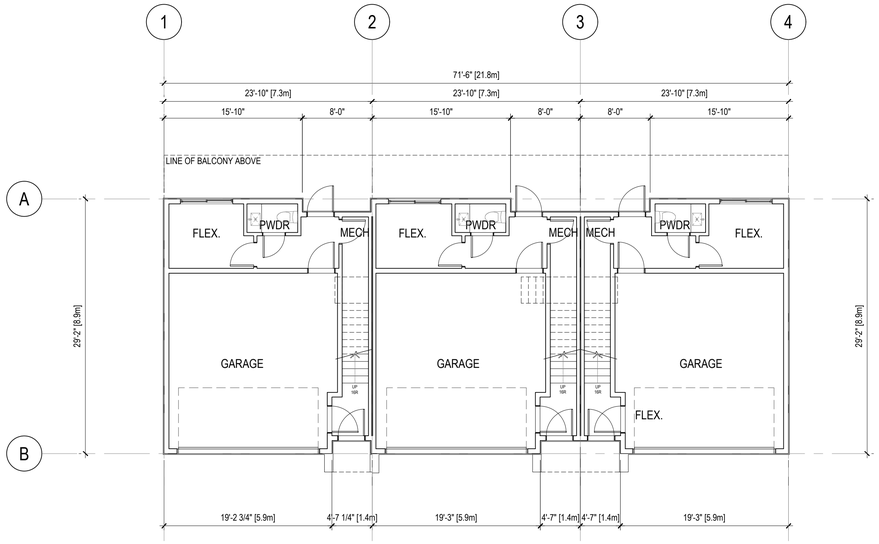
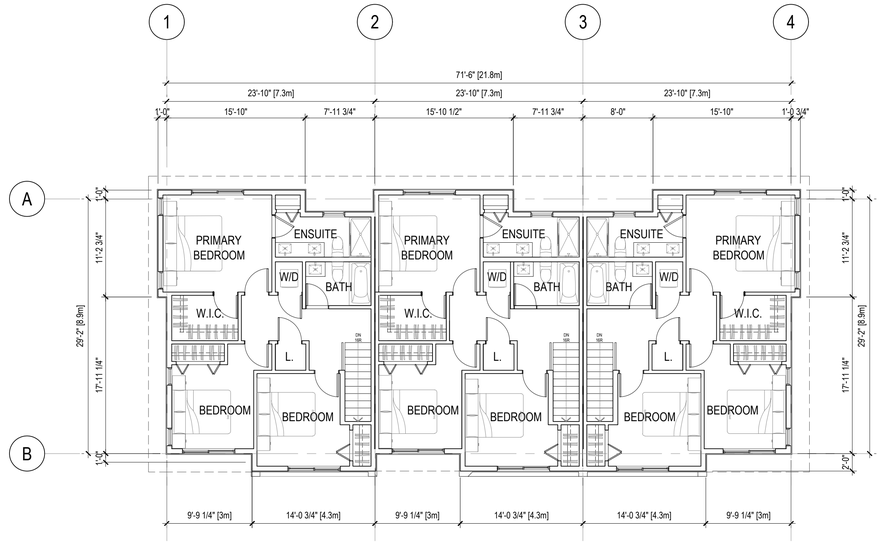
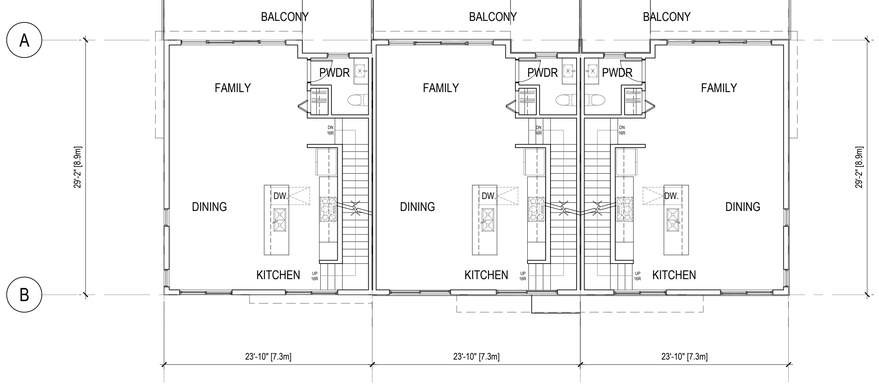


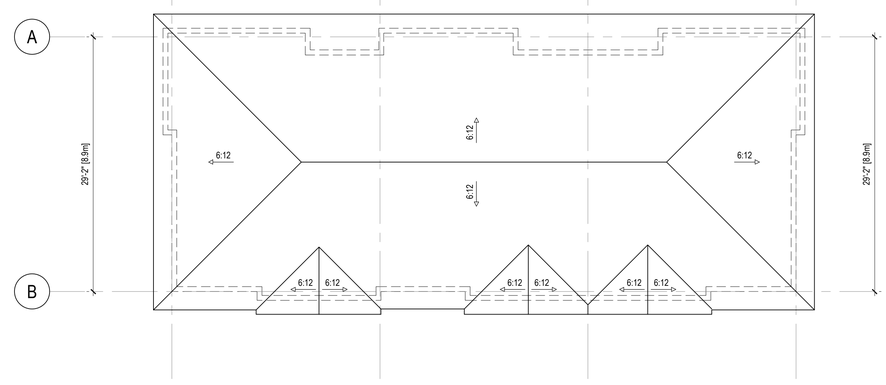
1 A2.9 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



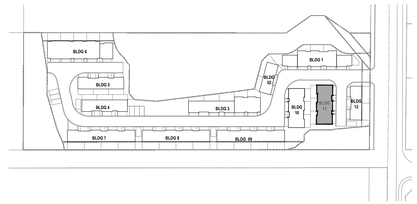
3 A2.9 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2.9 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 A2.9 ROOF PLAN
SCALE: 1/8" = 1'-0"



TRUE NORTH
PROJECT NORTH

- - KEY SITE PLAN
SCALE: 1/128" = 1'-0"

TRUE NORTH
PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	REASSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:
FLOOR PLANS BUILDING 11

SCALE:	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.9	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A2.9 Floor Plans - Building 11.dwg, 12/13/2022 9:40:36 AM, DPonclo

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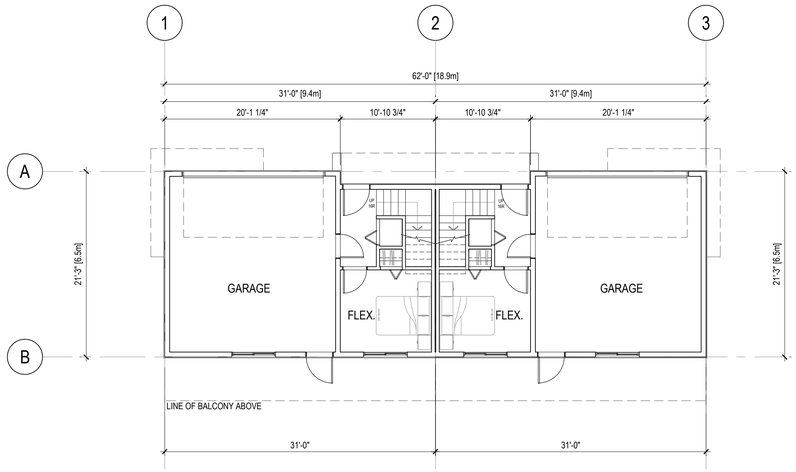
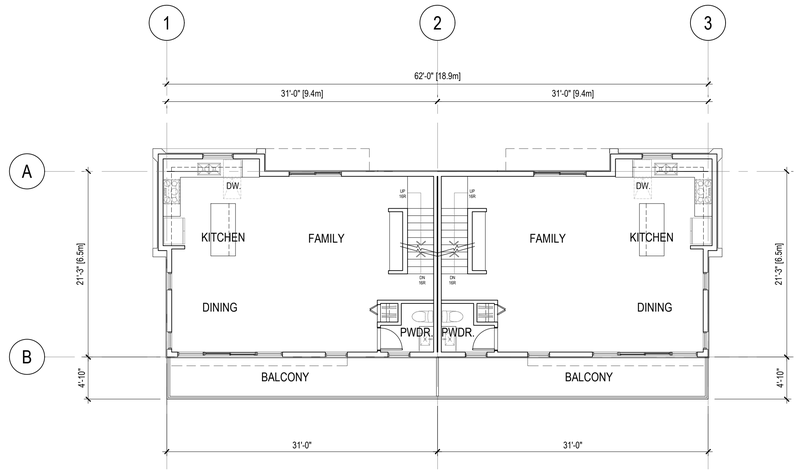
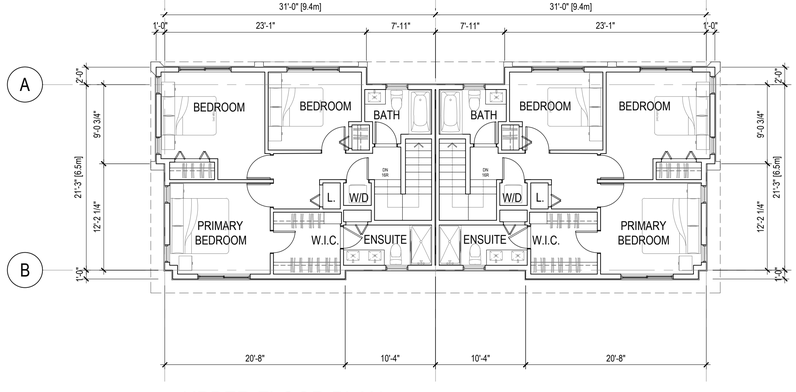
TRUE NORTH / PROJECT NORTH



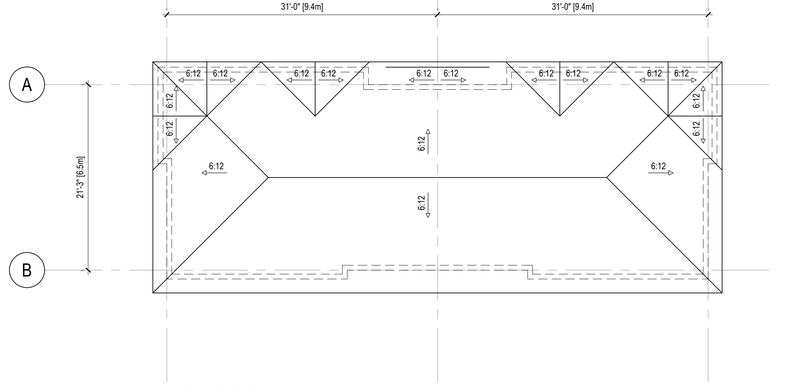
1 A2.10 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



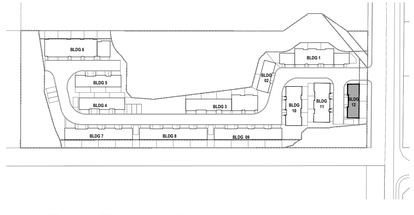
2 A2.10 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 A2.10 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 A2.10 ROOF PLAN
SCALE: 1/8" = 1'-0"



TRUE NORTH / PROJECT NORTH

- / - KEY SITE PLAN
SCALE: 1/128" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

FLOOR PLANS BUILDING 12

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A2.10	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.10 Floor Plans - Building 12.dwg, 12/13/2022 9:42:39 AM, DPoncio

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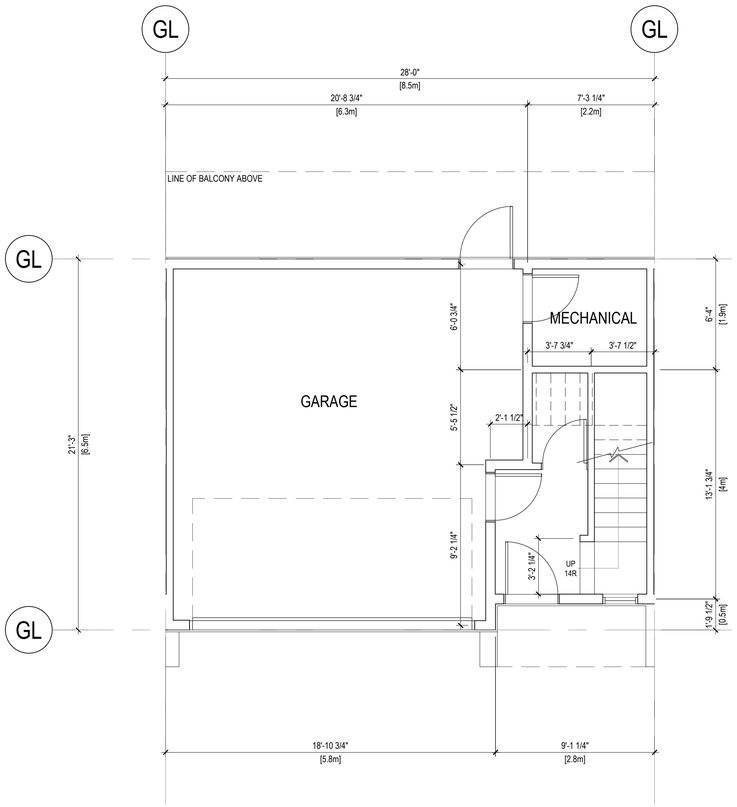
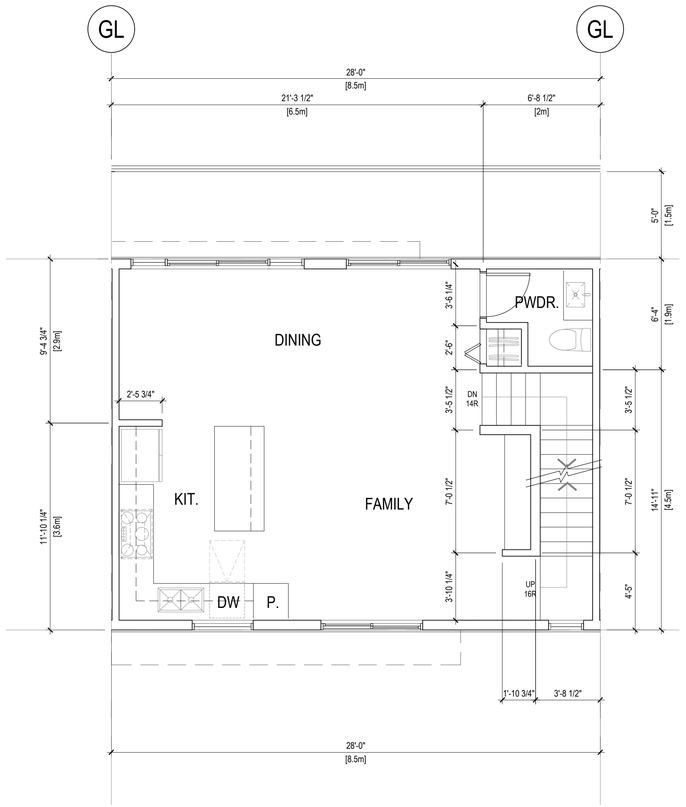
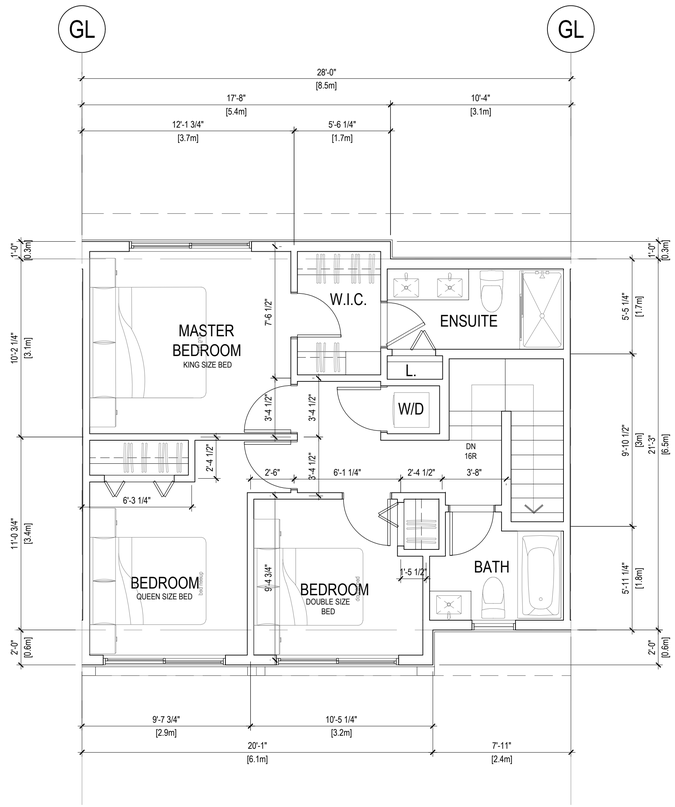


1 A2.11 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 A2.11 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 A2.11 UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNIT				
TYPE A	1,361.44 SF	414.8 SF	1'827.44 SF	13

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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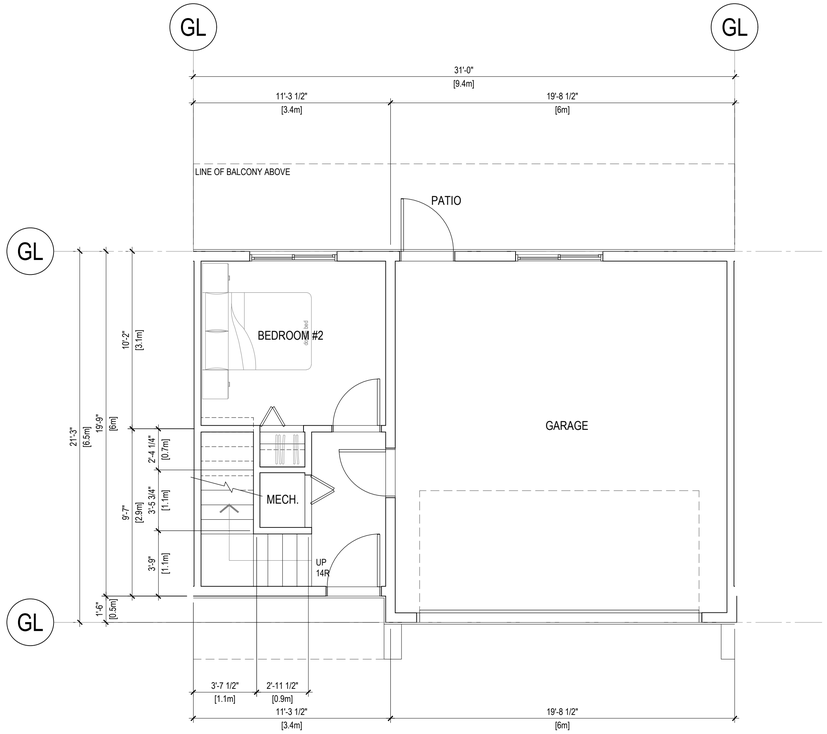
PROJECT:
MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

5875 REEF RD
SECHELT, BC

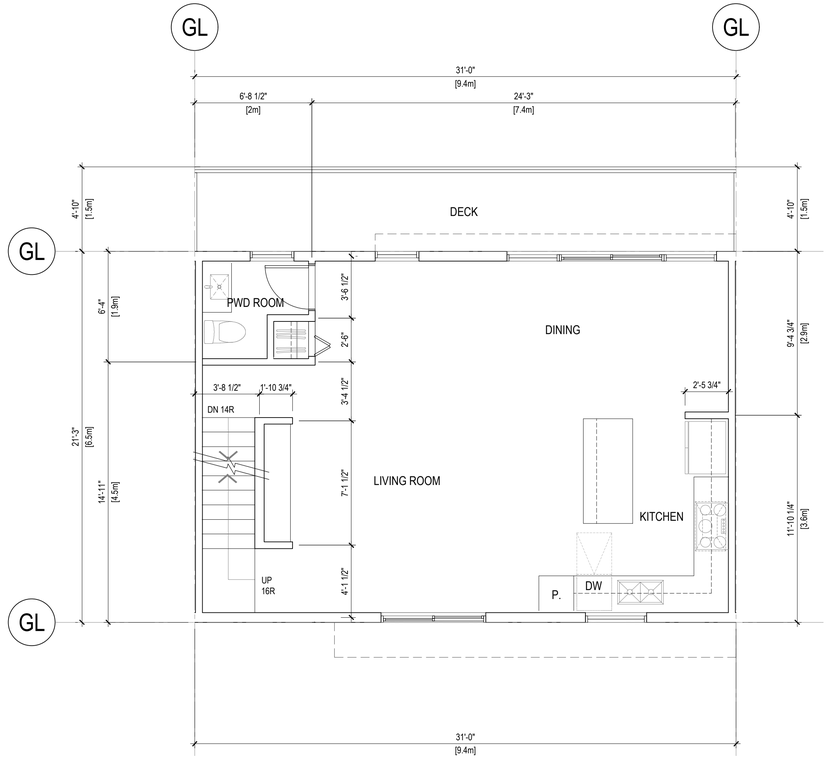
SHEET TITLE:
UNIT PLAN
TYPE A

SCALE	REVISION
1/4" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A2.11	21-1059

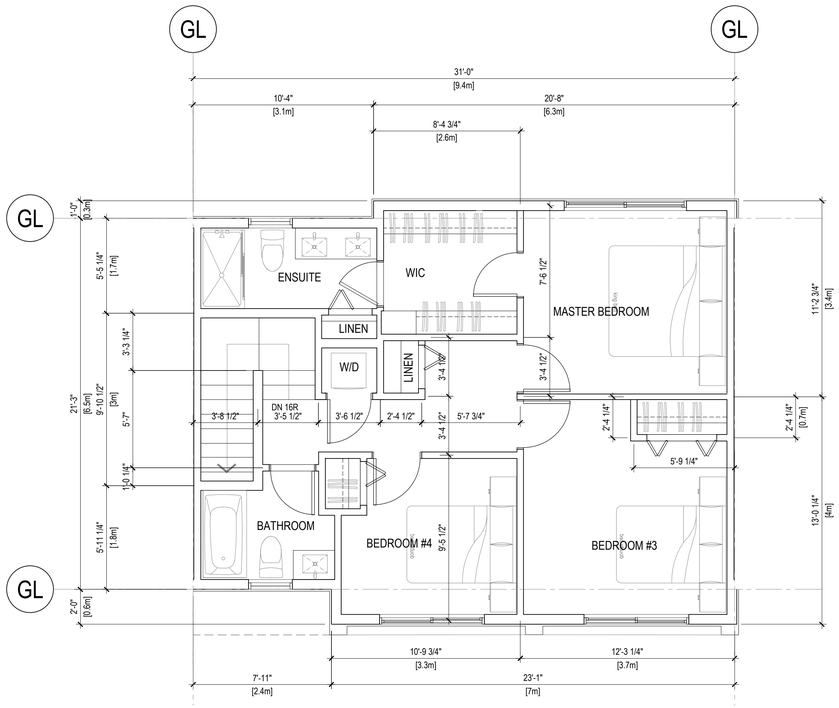
M:\SC\C2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.11 Unit Plans - Type A.dwg, 12/13/2022 3:00:09 PM, DPoncio



1 A2.12 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 A2.12 **MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"



3 A2.12 **UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNIT				
TYPE B	1,608 SF	420 SF	2,028 SF	14

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Email: general@aplinmartin.com

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

SECHELT
TOWNHOUSE
FEASIBILITY

5875 REEF RD
SECHELT, BC

SHEET TITLE:

UNIT PLAN
TYPE B

SCALE	REVISION
1/4" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A2.12	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.12 Unit Plans - Type B.dwg, 12/13/2022 9:44:34 AM, DPoncio

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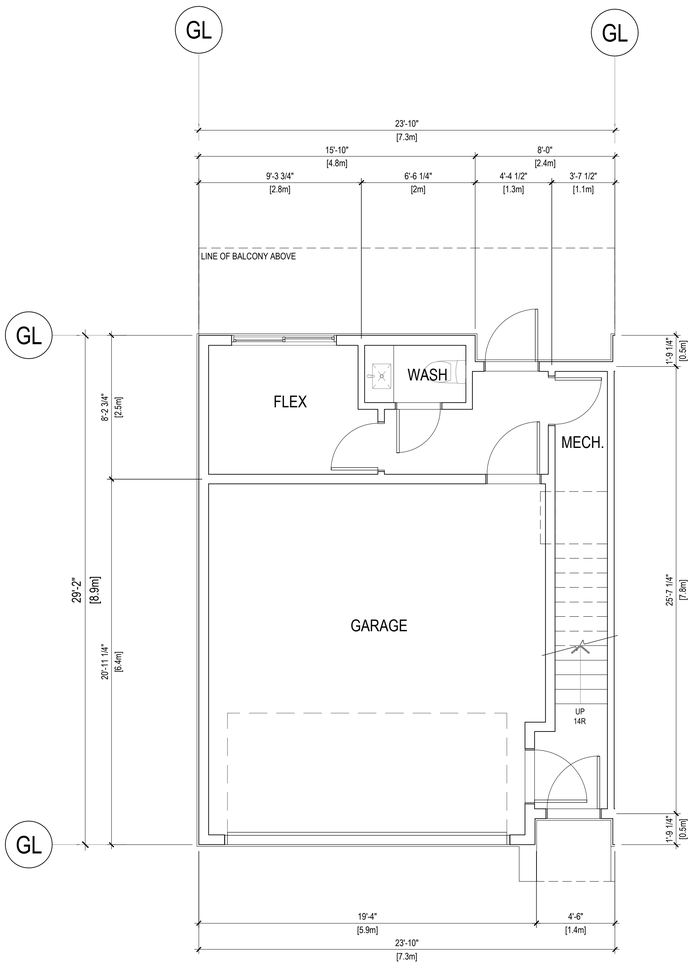
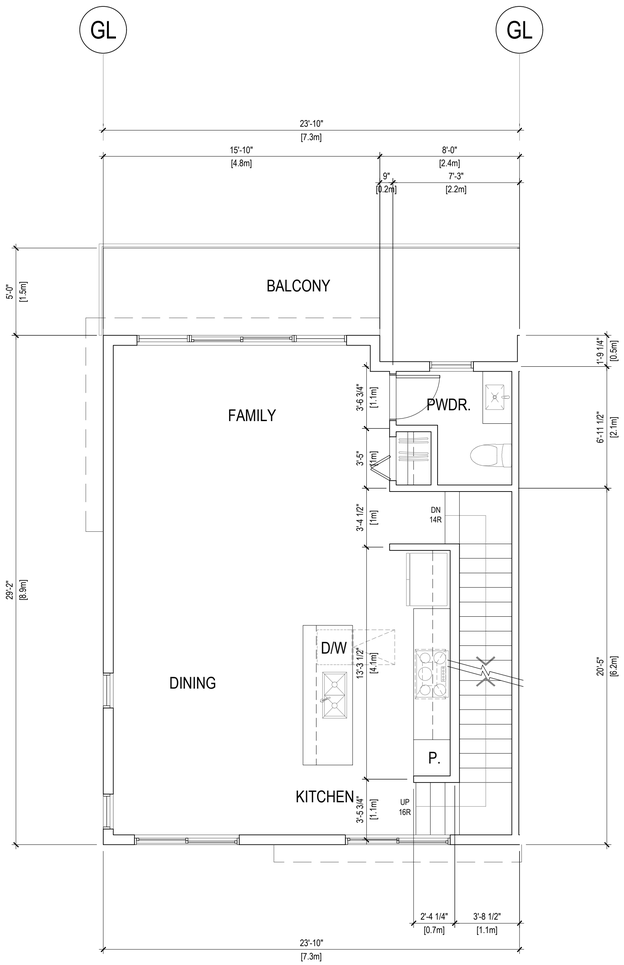
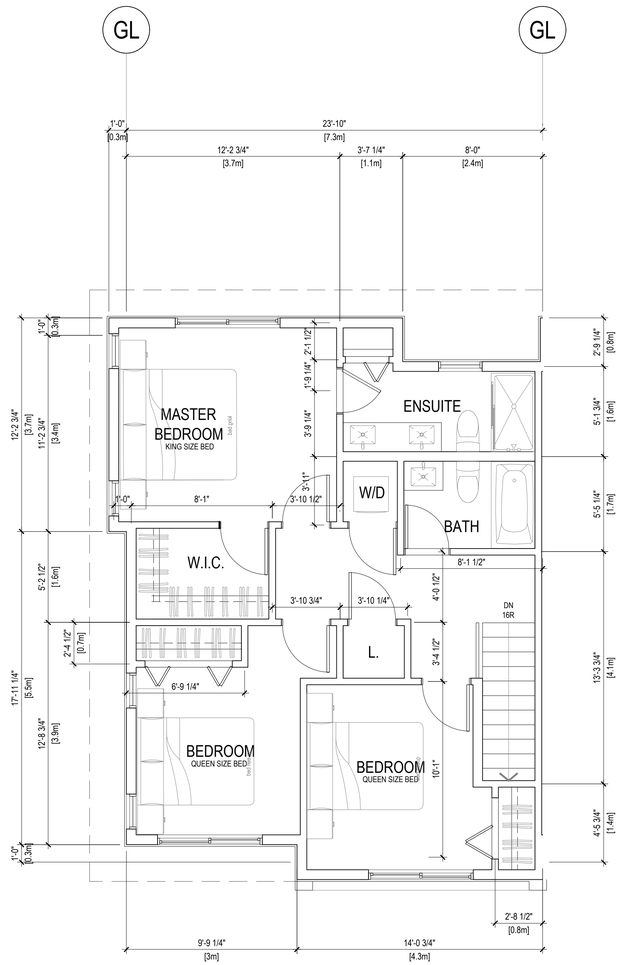


1 A2.13 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 A2.13 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 A2.13 UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNIT				
TYPE C	1,650 SF	413 SF	2,063 SF	12

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

UNIT PLAN
TYPE C

SCALE	REVISION
1/4" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A2.13	21-1059

M:\SC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.13 Unit Plans - Type C.dwg, 12/13/2022 3:06:55 PM, DPrencio

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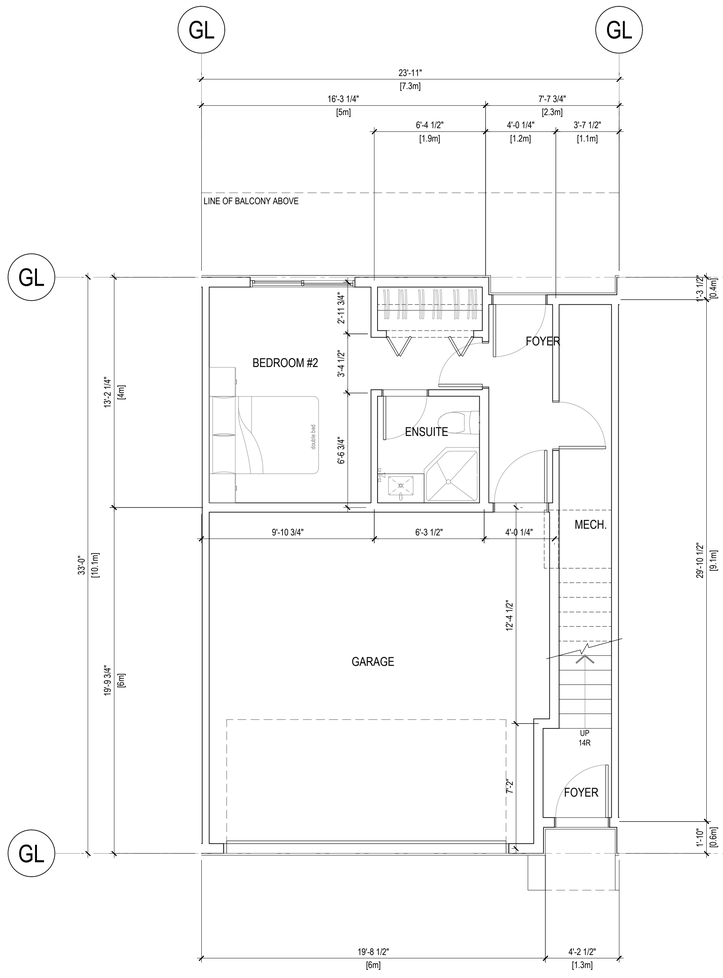
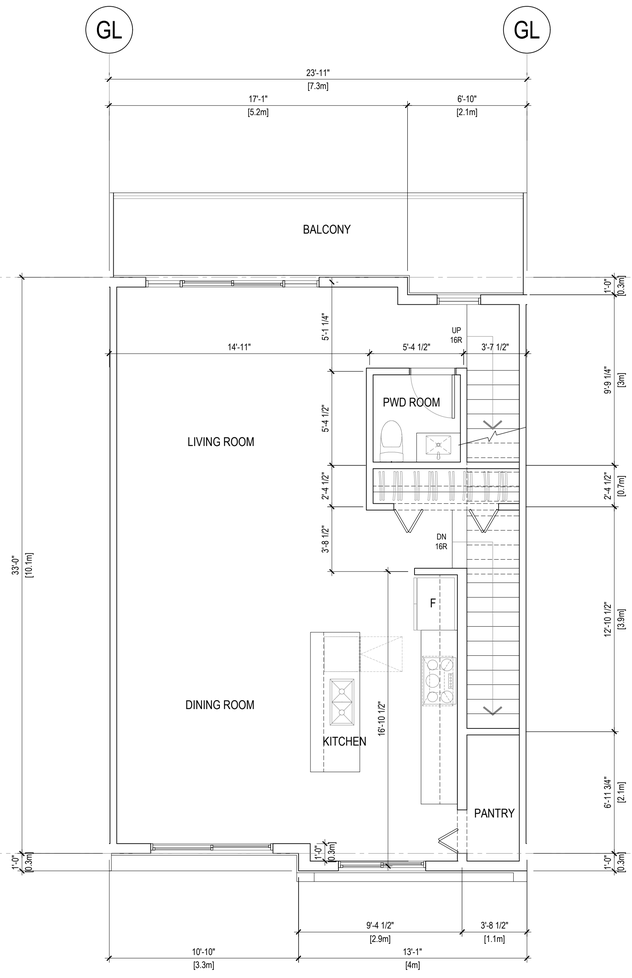
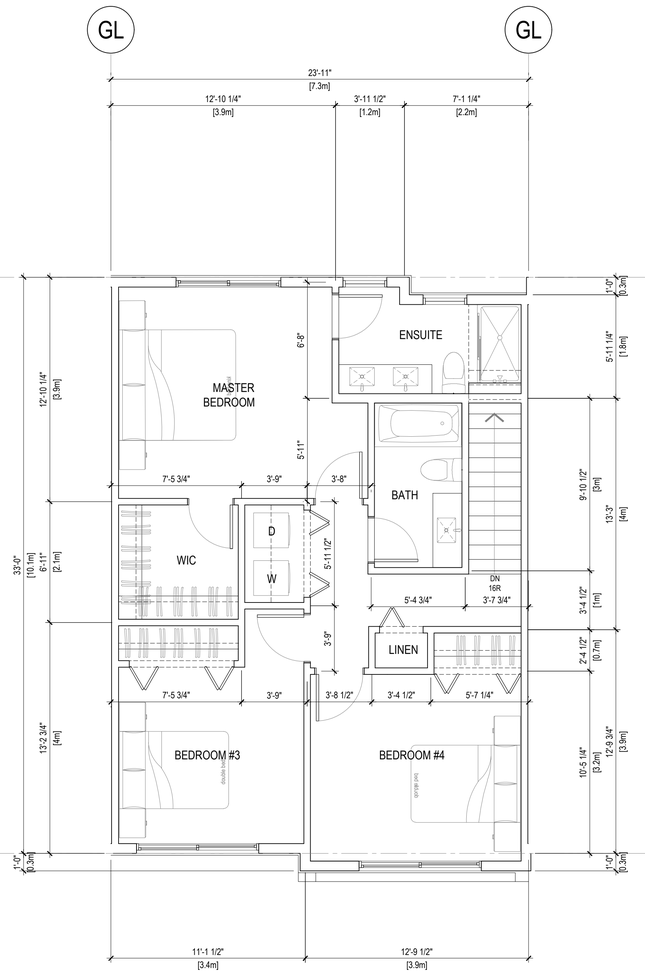


1 A2.14 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.14 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A2.14 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNIT				
TYPE D1	1,972 SF	407 SF	2,379 SF	3

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:
SECHELT
TOWNHOUSE
FEASIBILITY

5875 REEF RD
SECHELT, BC

SHEET TITLE:
UNIT PLAN
TYPE D1

SCALE	REVISION
1/4" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A2.14	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A2.14 Unit Plans - Type D1.dwg, 12/13/2022 9:44:48 AM, DPoncio

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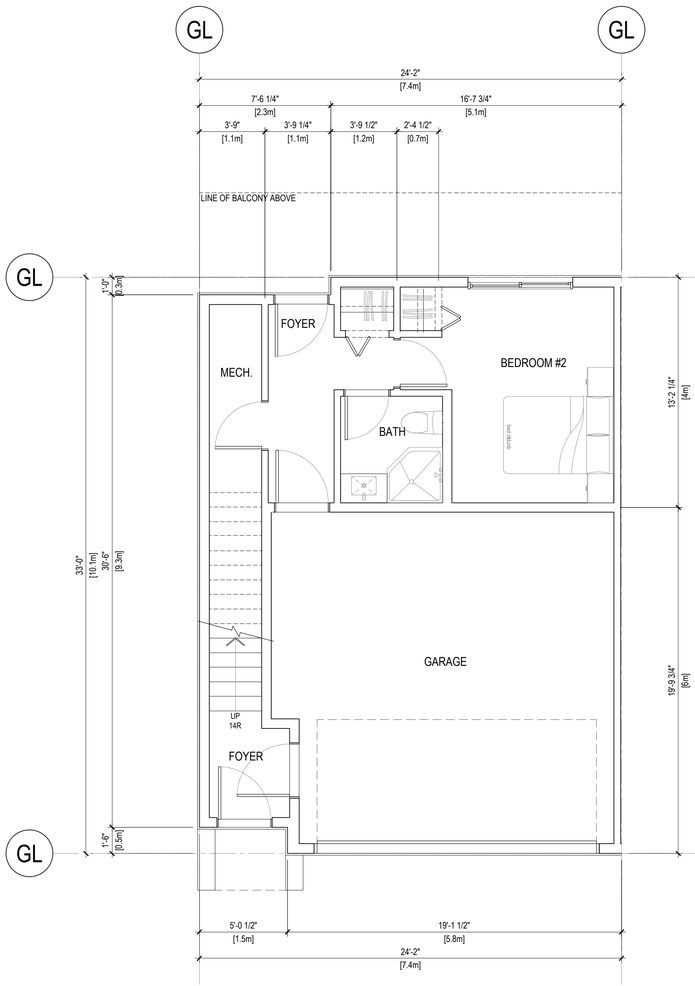
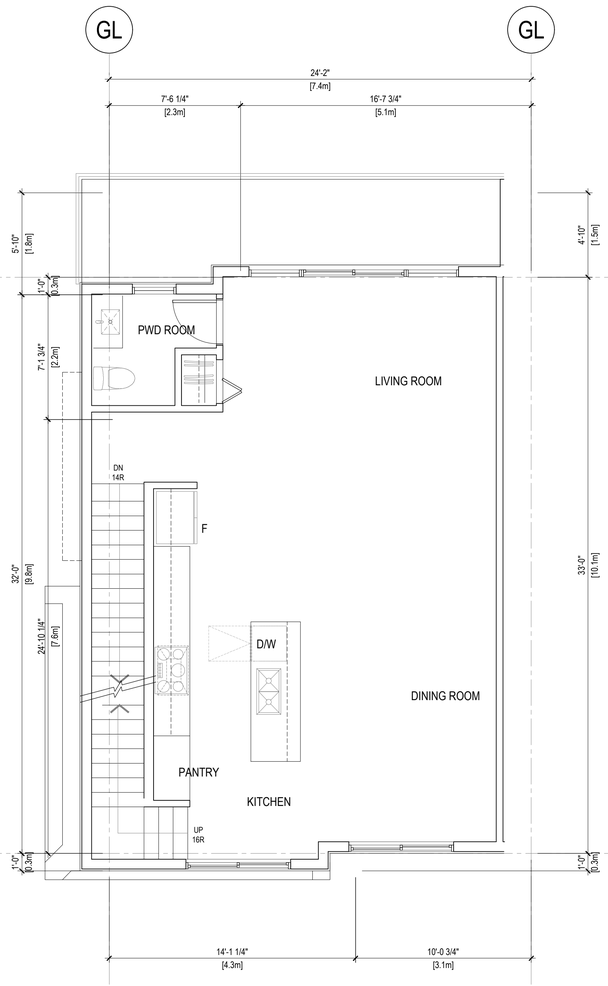
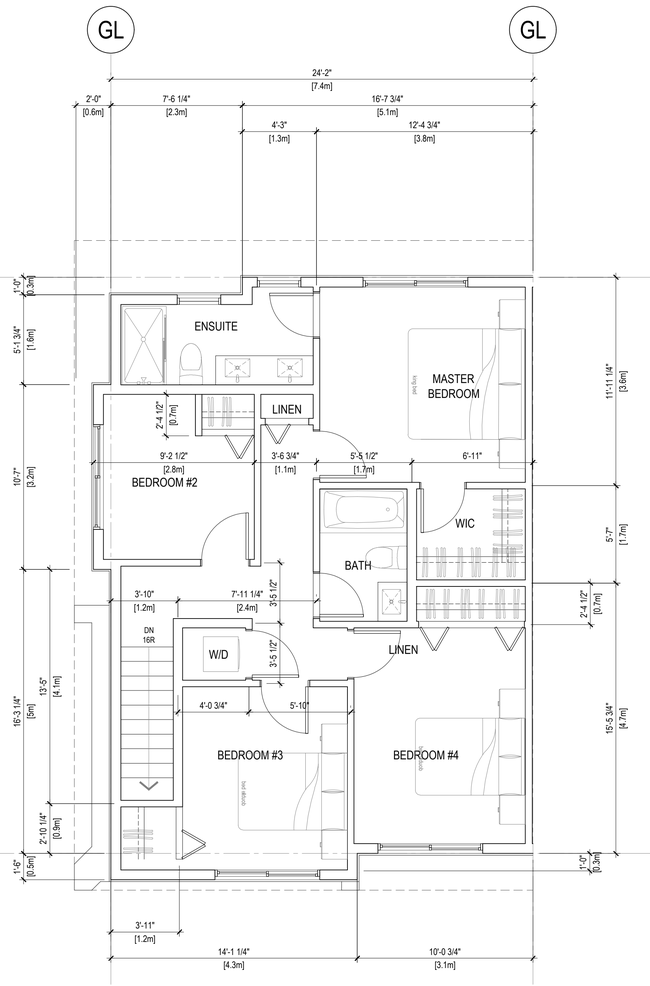


1 A2.15 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.15 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A2.15 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNIT				
TYPE D2	1,972 SF	407 SF	2,379 SF	1

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZO/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:
SECHELT
TOWNHOUSE
FEASIBILITY

5875 REEF RD
SECHELT, BC

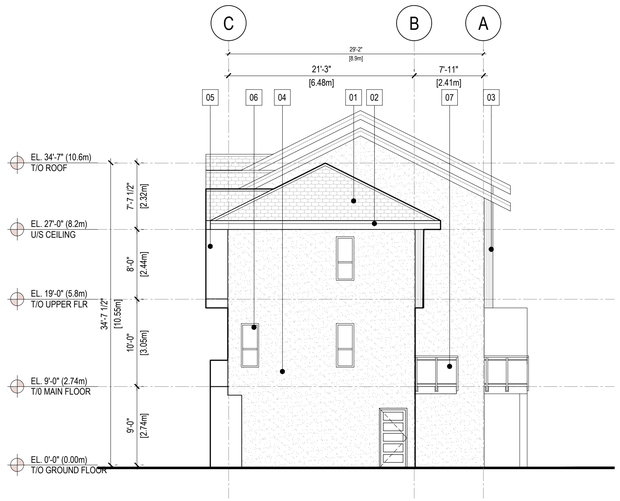
SHEET TITLE:
UNIT PLAN
TYPE D2

SCALE	REVISION
1/4" = 1'-0"	3
DRAWING NO.	PROJECT NO.
A2.15	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A2.15 Unit Plans - Type D2.dwg, 12/13/2022 3:02:00 PM, DPrincio

1 A4.1 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

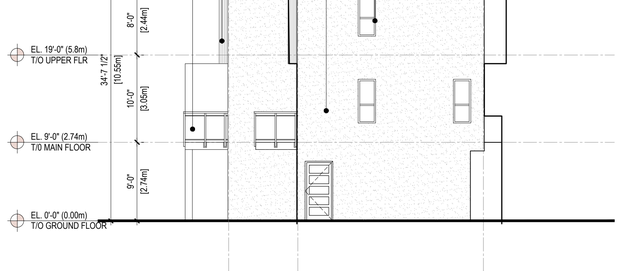


2 A4.1 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"

3 A4.1 **NORTH ELEVATION**

SCALE:1/8" = 1'-0"



4 A4.1 **WEST ELEVATION**

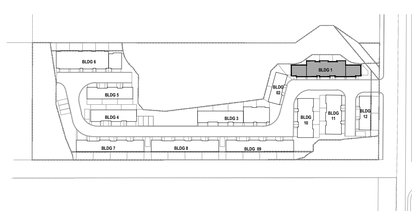
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**

SCALE: 1/128" = 1'-0"



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MATERIALS LEGEND

01	ASPHALT ROOF SHINGLES -SLATE BLACK
02	FASCIA BOARD -(DULUX DLX1001-7 BLACK MAGIC)
03	WALL SIDING; NEW TECH WOOD WALL SIDING -ULTRA SHIELD RED CEDAR
04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

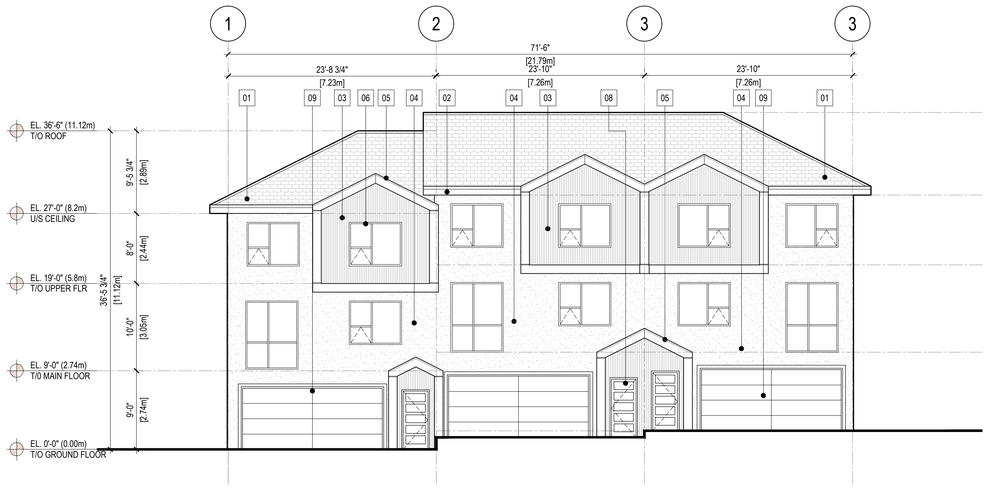
5875 REEF RD
SECHELT, BC

SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 1

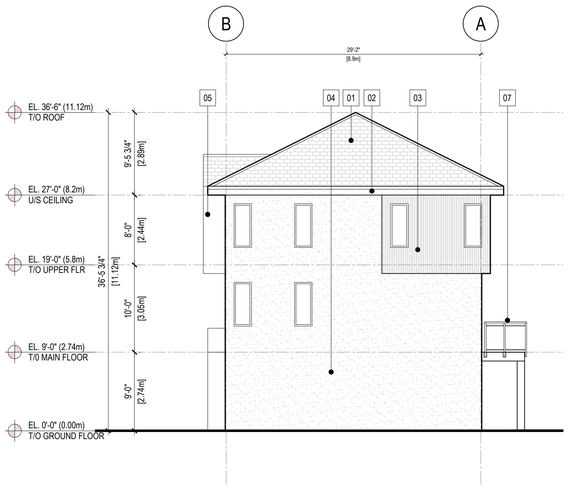
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.1	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.1 Exterior Elevations - Building 1.dwg, 12/13/2022 8:45:02 AM, DPronzo



1 A4.10 WEST ELEVATION

SCALE: 1/8" = 1'-0"

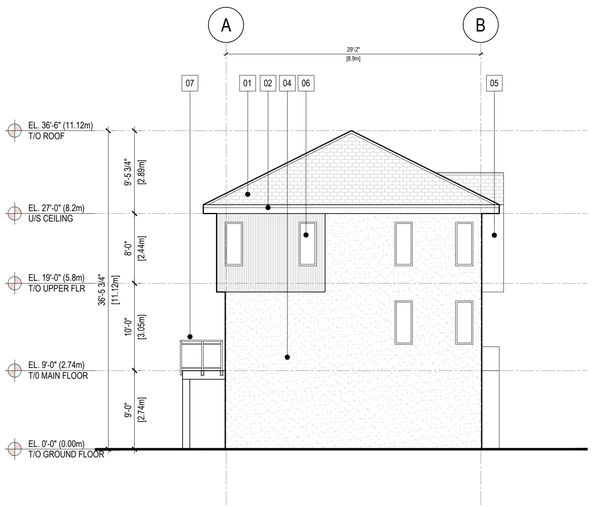


2 A4.10 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3 A4.10 EAST ELEVATION

SCALE:1/8" = 1'-0"



4 A4.10 NORTH ELEVATION

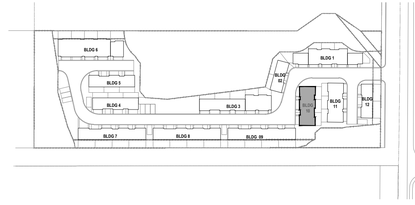
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - KEY SITE PLAN

SCALE: 1/128" = 1'-0"



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Email: general@aplinmartin.com

MATERIALS LEGEND

01	ASPHALT ROOF SHINGLES -SLATE BLACK
02	FASCIA BOARD -(DULUX DLX1001-7 BLACK MAGIC)
03	WALL SIDING; NEW TECH WOOD WALL SIDING -ULTRA SHIELD RED CEDAR
04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

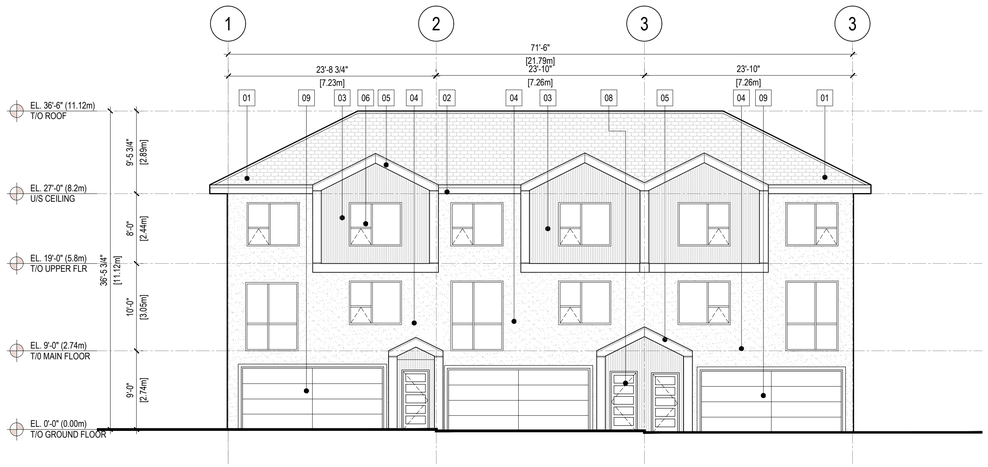
5875 REEF RD
SECHELT, BC

SHEET TITLE:

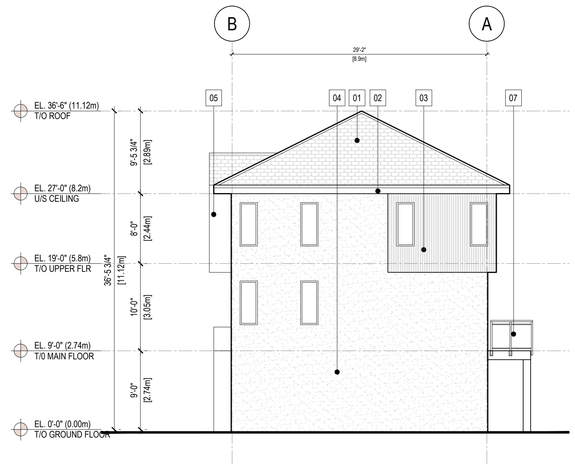
EXTERIOR ELEVATIONS BUILDING 10

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.10	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.10 Exterior Elevations - Building 10.dwg, 12/13/2022 9:46:44 AM, DPoncio

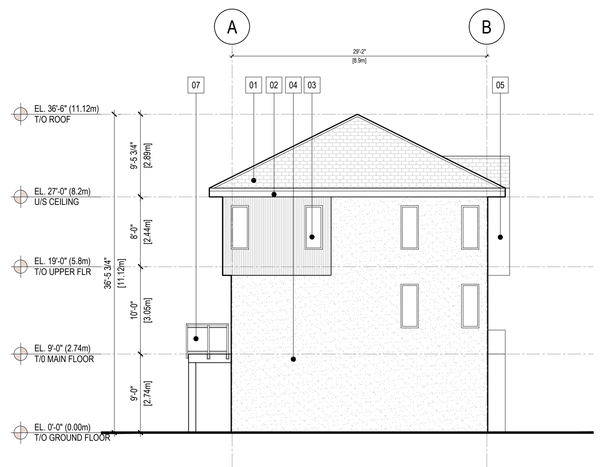


1 A4.11 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A4.11 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

3 A4.11 **EAST ELEVATION**
SCALE:1/8" = 1'-0"



4 A4.11 **NORTH ELEVATION**
SCALE:1/8" = 1'-0"

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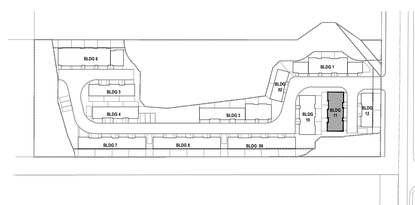
MATERIALS LEGEND

01	ASPHALT ROOF SHINGLES -SLATE BLACK
02	FASCIA BOARD -(DULUX DLX1001-7 BLACK MAGIC)
03	WALL SIDING; NEW TECH WOOD WALL SIDING -ULTRA SHIELD RED CEDAR
04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

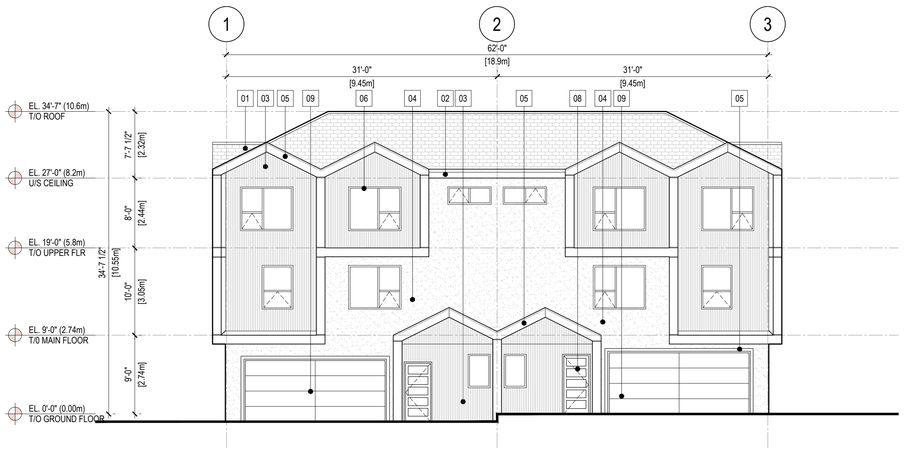
5875 REEF RD
SECHELT, BC

SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 11

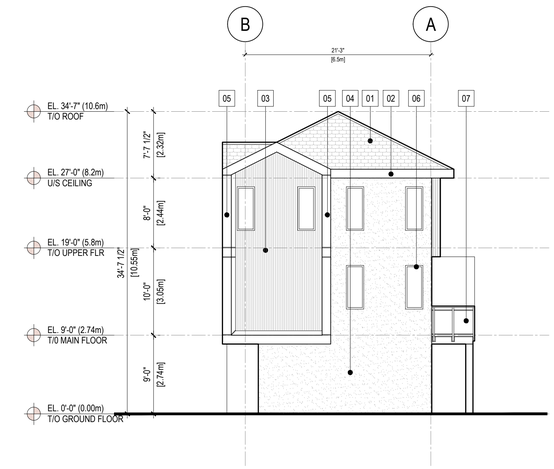
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.11	21-1059

M:\SSC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.11 Exterior Elevations - Building 11.dwg, 12/13/2022 8:46:55 AM, DPonce



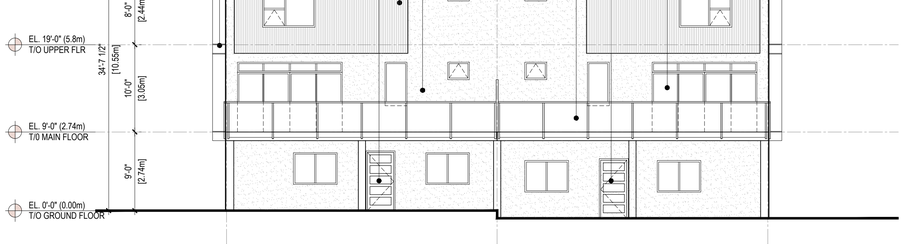
1 A4.12 WEST ELEVATION

SCALE: 1/8" = 1'-0"



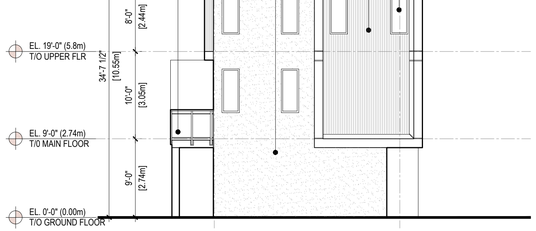
2 A4.12 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 A4.12 EAST ELEVATION

SCALE:1/8" = 1'-0"



4 A4.12 NORTH ELEVATION

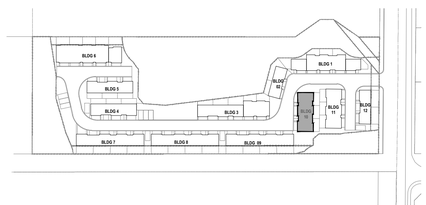
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - KEY SITE PLAN

SCALE: 1/128" = 1'-0"



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201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

MATERIALS LEGEND

01	ASPHALT ROOF SHINGLES -SLATE BLACK
02	FASCIA BOARD -(DULUX DLX1001-7 BLACK MAGIC)
03	WALL SIDING; NEW TECH WOOD WALL SIDING -ULTRA SHIELD RED CEDAR
04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

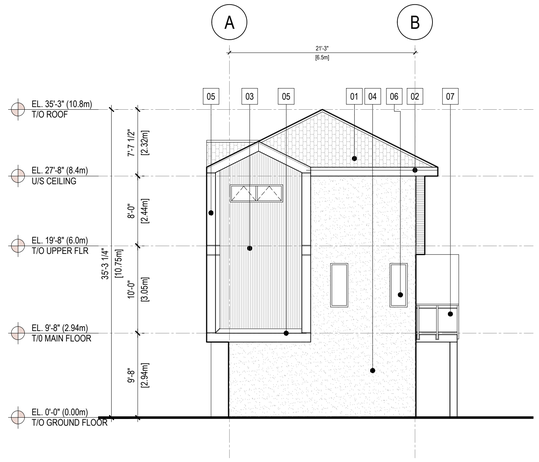
EXTERIOR ELEVATIONS BUILDING 12

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.12	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.12 Exterior Elevations - Building 12.dwg, 12/13/2022 9:47:05 AM, DPorvoio

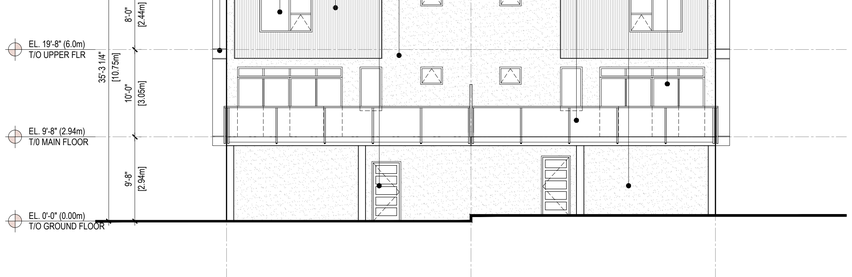
1 A4.4 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"



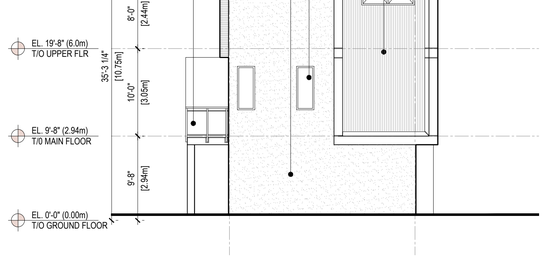
2 A4.4 **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



3 A4.4 **WEST ELEVATION**

SCALE:1/8" = 1'-0"



4 A4.4 **SOUTH ELEVATION**

SCALE:1/8" = 1'-0"

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Email: general@aplinmartin.com

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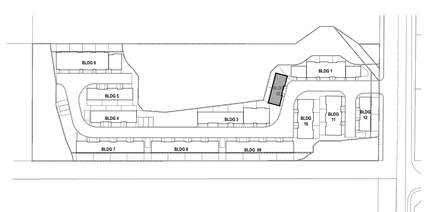
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**

SCALE: 1/128" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

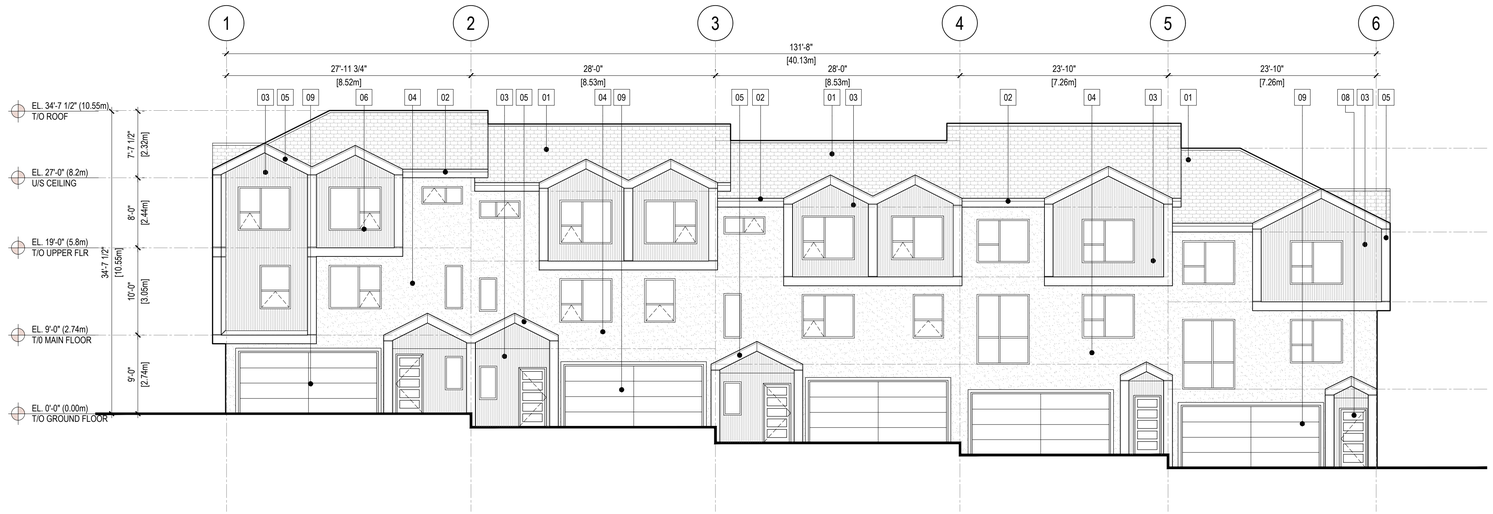
5875 REEF RD
SECHELT, BC

SHEET TITLE:

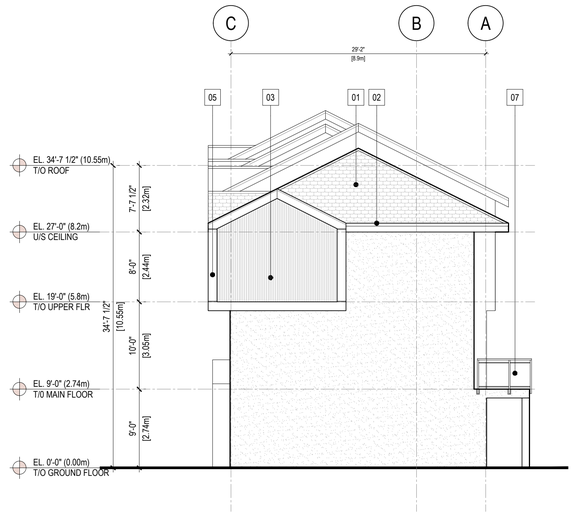
EXTERIOR ELEVATIONS BUILDING 2

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.2	21-1059

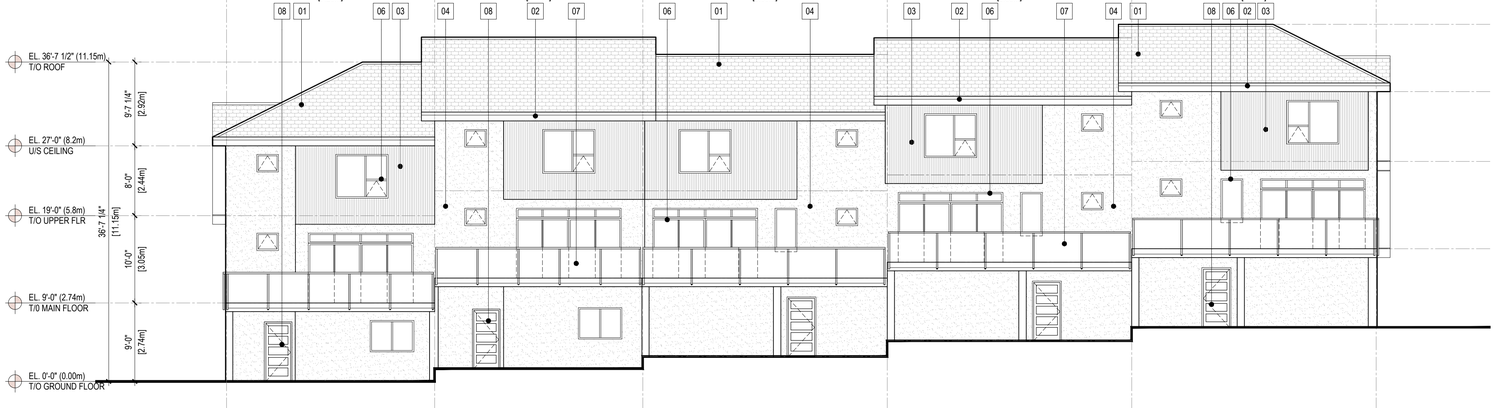
M:\SC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.2 Exterior Elevations - Building 2.dwg, 12/13/2022 9:45:14 AM, DPonzio



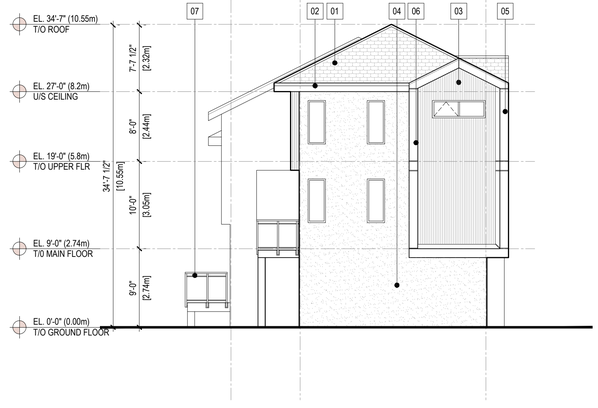
1 A4.3 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A4.3 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A4.3 **NORTH ELEVATION**
SCALE:1/8" = 1'-0"

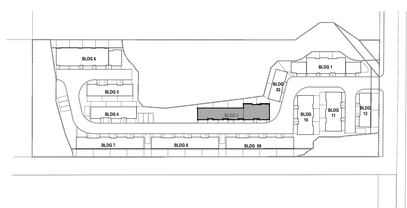


4 A4.3 **WEST ELEVATION**
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"



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MATERIALS LEGEND

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07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

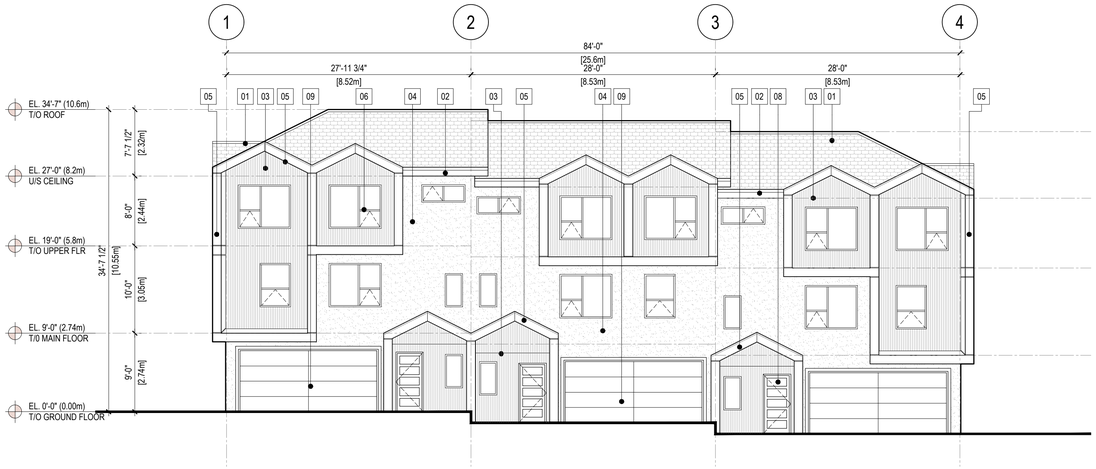
5875 REEF RD
SECHELT, BC

SHEET TITLE:

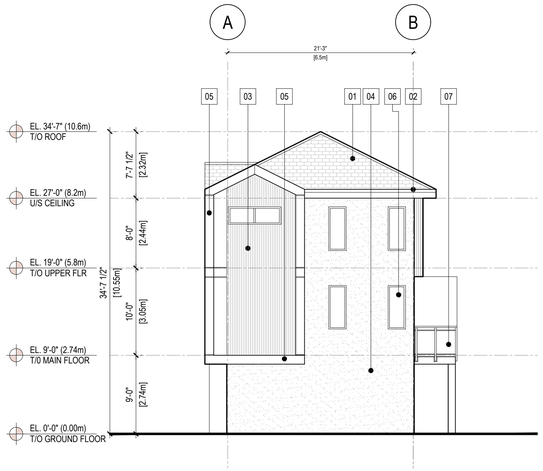
EXTERIOR ELEVATIONS BUILDING 3

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.3	21-1059

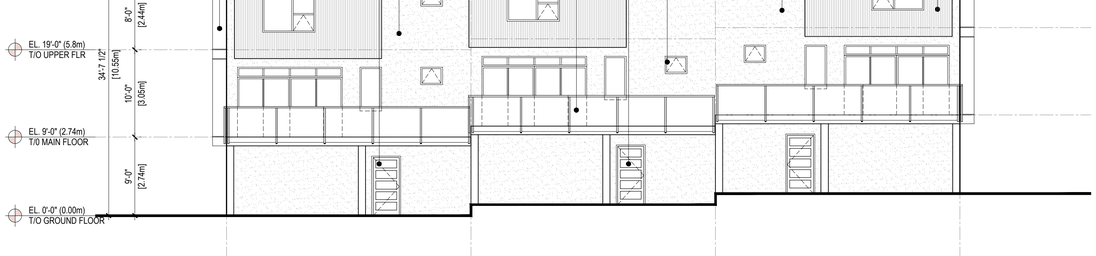
M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.3 Exterior Elevations - Building 3.dwg, 12/13/2022 9:45:24 AM, DPonce



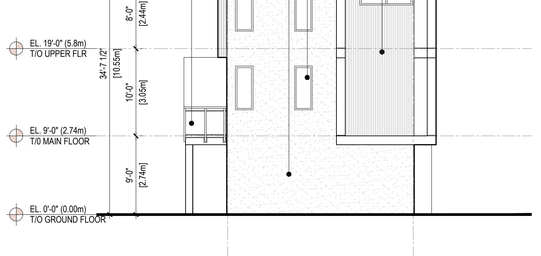
1 A4.4 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A4.4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A4.4 **NORTH ELEVATION**
SCALE:1/8" = 1'-0"

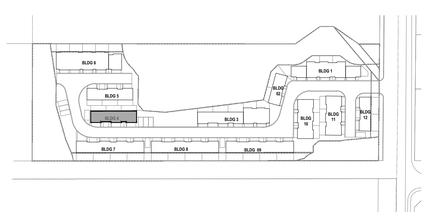


4 A4.4 **EAST ELEVATION**
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"



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05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
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09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
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PROJECT:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

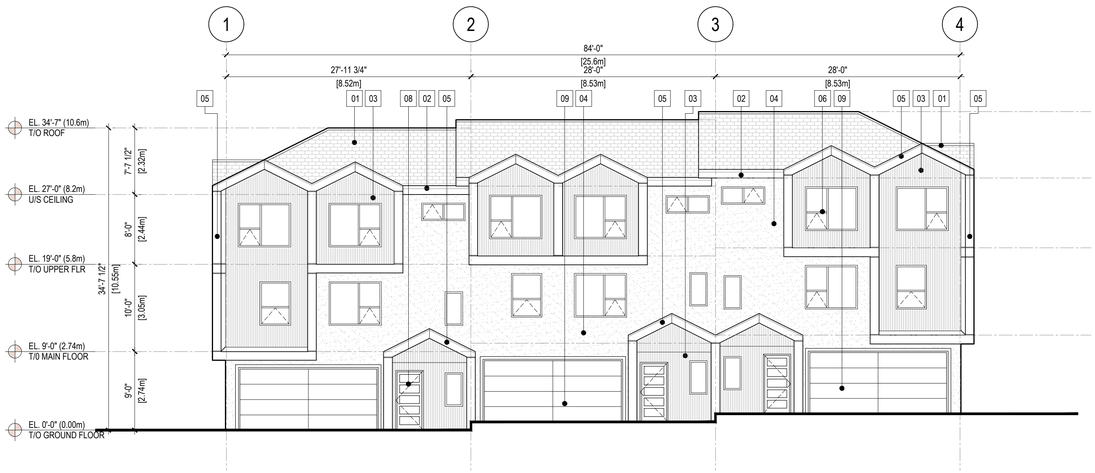
5875 REEF RD
SECHELT, BC

SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 4

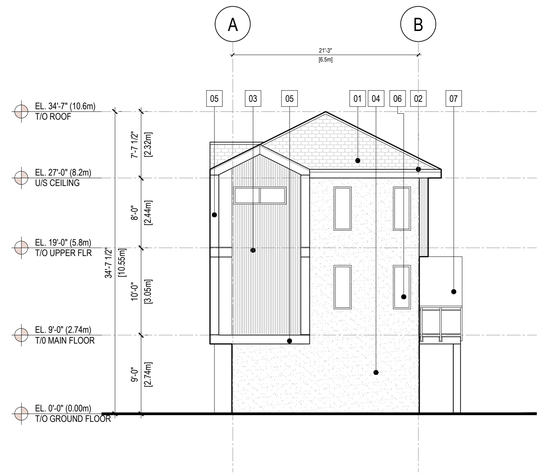
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.4	21-1059

M:\SC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.4 Exterior Elevations - Building 4.dwg, 12/13/2022 9:45:37 AM, DPonzio



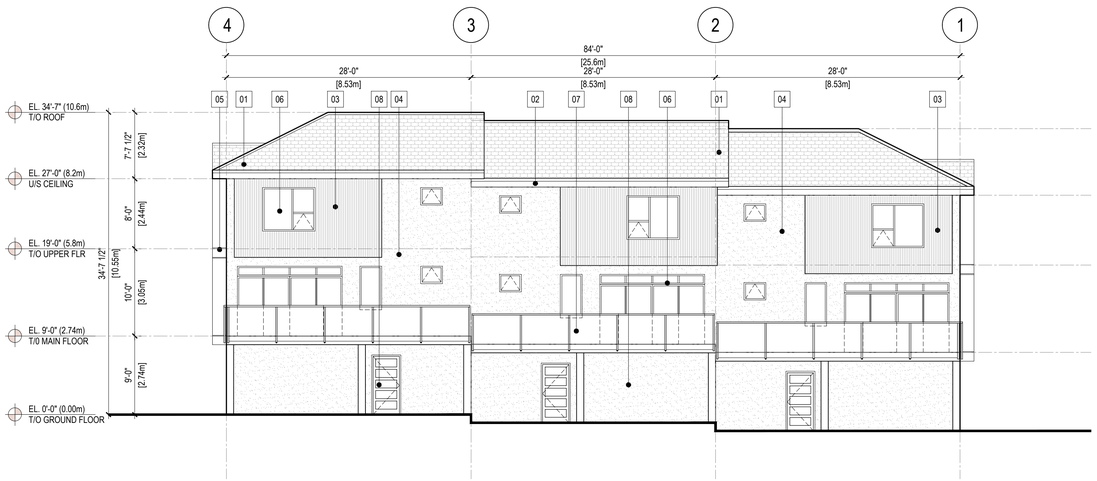
1 A4.5 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



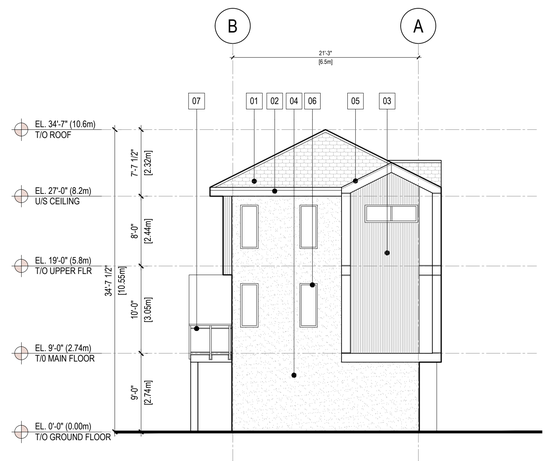
2 A4.5 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 A4.5 SOUTH ELEVATION

SCALE:1/8" = 1'-0"



4 A4.5 EAST ELEVATION

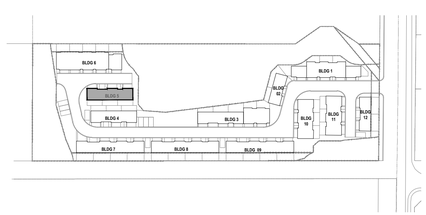
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - KEY SITE PLAN

SCALE: 1/128" = 1'-0"



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04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
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09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
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2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

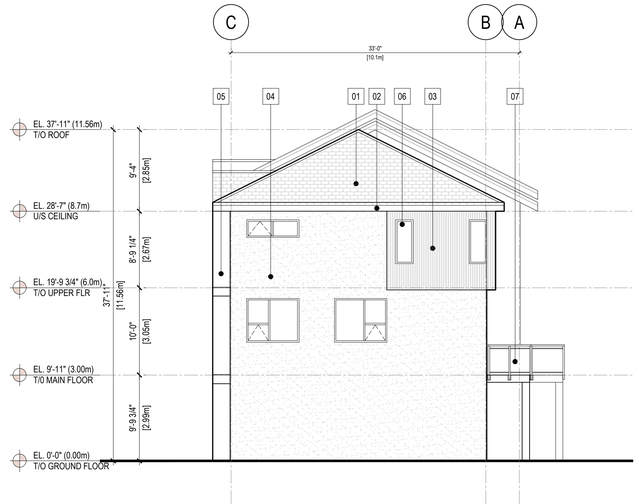
SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 5

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.5	21-1059

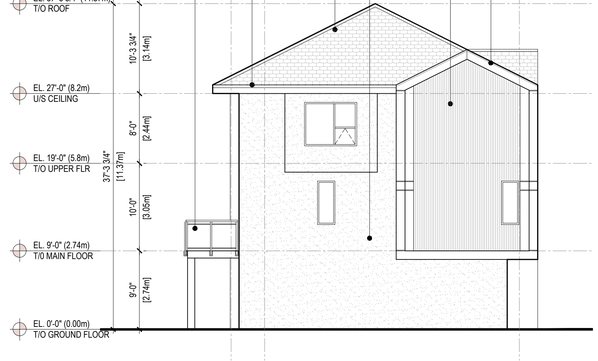
M:\SC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.5 Exterior Elevations - Building 5.dwg, 12/13/2022 9:45:47 AM, DPonoio

1 A4.6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

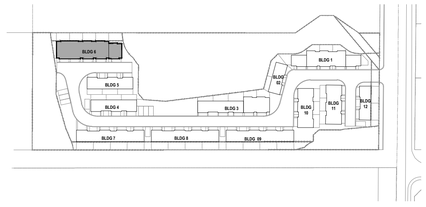


2 A4.6 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

3 A4.6 **SOUTH ELEVATION**
SCALE:1/8" = 1'-0"



4 A4.6 **WEST ELEVATION**
SCALE:1/8" = 1'-0"



- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"

TRUE NORTH

PROJECT NORTH

APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

MATERIALS LEGEND

01	ASPHALT ROOF SHINGLES -SLATE BLACK
02	FASCIA BOARD -(DULUX DLX1001-7 BLACK MAGIC)
03	WALL SIDING; NEW TECH WOOD WALL SIDING -ULTRA SHIELD RED CEDAR
04	STUCCO WALL FINISH -(DULUX DLX 1009-1 TUNDRA FROST)
05	ALUMINUM COMPOSITE PANEL -ALUCOBOND; BLACK ANODIZED
06	VYNIL FRAME DOORS AND WINDOWS -(STARLINE BLACK)
07	ALUMINUM RAILING W/ GLASS PANEL -(ANODIZED BLACK)
08	ENTRANCE DOORS -(STAINED WOOD)
09	GARAGE DOOR -(DULUX DLX1005-2 ELUSION)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP/VP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZG/VP	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS/VP	JH

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

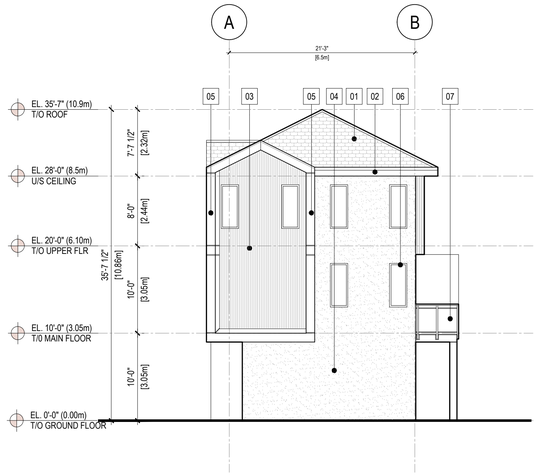
SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 6

SCALE: AS SHOWN	REVISION: 3
DRAWING NO.: A4.6	PROJECT NO.: 21-1059

M:\SCO\2021\21-1059\AM_ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.6 Exterior Elevations - Building 6.dwg, 12/13/2022 9:45:59 AM, DPronoo

1 A4.7 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A4.7 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

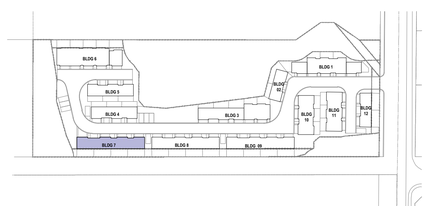
3 A4.7 **SOUTH ELEVATION**
SCALE:1/8" = 1'-0"

4 A4.7 **WEST ELEVATION**
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"



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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

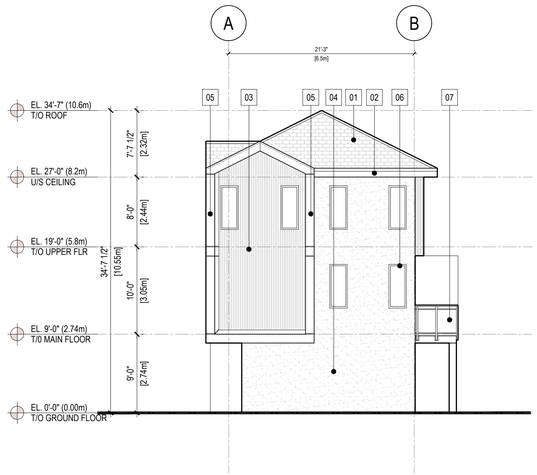
SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 7

SCALE: AS SHOWN	REVISION: 3
DRAWING NO.: A4.7	PROJECT NO.: 21-1059

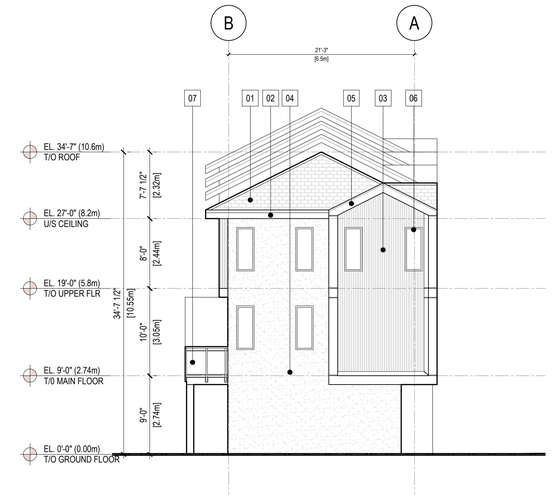
M:\SC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\05 Working Drawings\21-1059 A4.7 Exterior Elevations - Building 7.dwg, 12/13/2022 9:46:10 AM, DPronco

1 A4.8 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A4.8 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

3 A4.8 **SOUTH ELEVATION**
SCALE:1/8" = 1'-0"

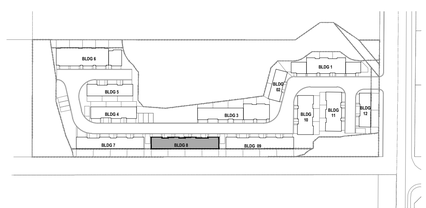


4 A4.8 **WEST ELEVATION**
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - **KEY SITE PLAN**
SCALE: 1/128" = 1'-0"



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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

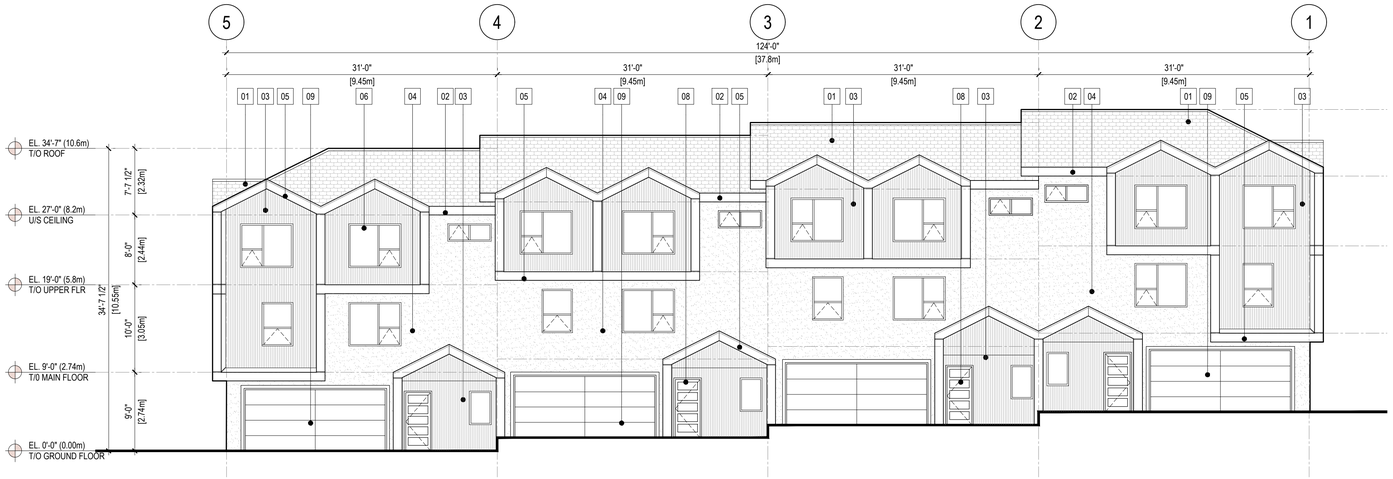
5875 REEF RD
SECHELT, BC

SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 8

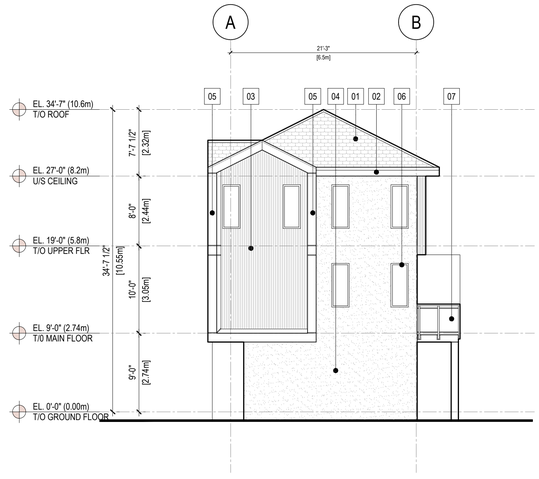
SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.8	21-1059

M:\SC\C\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.8 Exterior Elevations - Building 8.dwg, 12/13/2022 9:46:21 AM, DPonce



1 A4.9 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

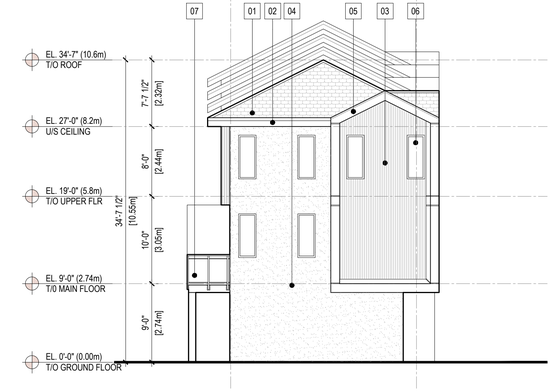


2 A4.9 EAST ELEVATION

SCALE: 1/8" = 1'-0"

3 A4.9 SOUTH ELEVATION

SCALE:1/8" = 1'-0"



4 A4.9 WEST ELEVATION

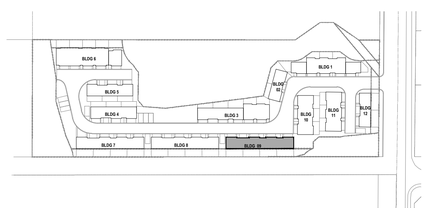
SCALE:1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

- - KEY SITE PLAN

SCALE: 1/128" = 1'-0"



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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

EXTERIOR ELEVATIONS BUILDING 9

SCALE	REVISION
AS SHOWN	3
DRAWING NO.	PROJECT NO.
A4.9	21-1059

M:\SC\C2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A4.9 Exterior Elevations - Building 9.dwg, 12/13/2022 9:46:33 AM, DPonce

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201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

TYPICAL BUILDING PERSPECTIVE

AERIAL VIEW (NORTH EAST)

AERIAL VIEW (SOUTH EAST)

REV	DATE	DESCRIPTION	DR	RV
3	DEC.13.22	RE-ISSUED FOR REZONING & DP SUBMISSION	DP	JH
2	SEP.30.22	ISSUED FOR REZONING & DP SUBMISSION	ZO	JH
1	JAN.07.22	ISSUED FOR REVIEW	RS	JH

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PROJECT:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

5875 REEF RD
SECHELT, BC

SHEET TITLE:

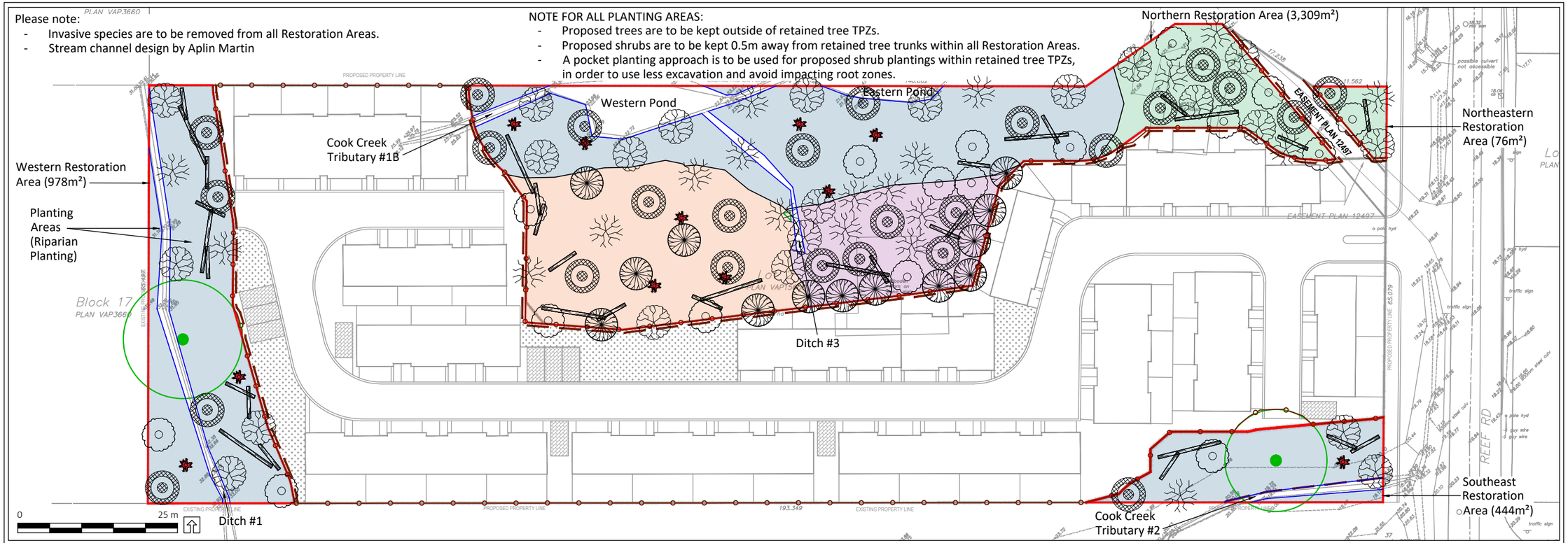
PERSPECTIVES

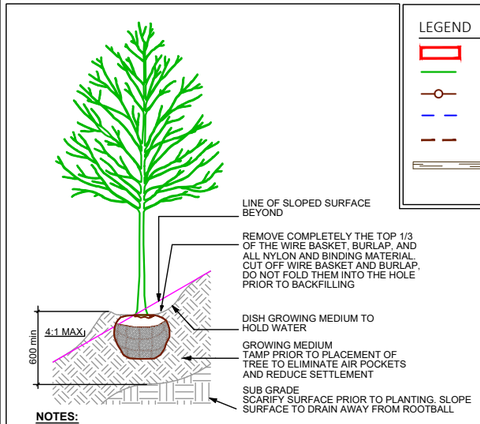
SCALE	REVISION
NTS	3
DRAWING NO.	PROJECT NO.
A9.1	21-1059

M:\SCC\2021\21-1059\AM ARCHITECTURAL\03 Development Permit Drawings\06 Working Drawings\21-1059 A9.1 Perspectives.dwg, 12/13/2022 2:50:00 PM, DPoncio

Please note:
- Invasive species are to be removed from all Restoration Areas.
- Stream channel design by Aplin Martin

NOTE FOR ALL PLANTING AREAS:
- Proposed trees are to be kept outside of retained tree TPZs.
- Proposed shrubs are to be kept 0.5m away from retained tree trunks within all Restoration Areas.
- A pocket planting approach is to be used for proposed shrub plantings within retained tree TPZs, in order to use less excavation and avoid impacting root zones.

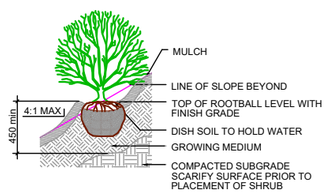




NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 100mm AWAY FROM BASE OF TREE TRUNK.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.

TYPICAL DECIDUOUS TREE PLANTING DETAIL - N.T.S.



NOTES:

1. SHRUB TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES

TYPICAL SHRUB PLANTING DETAIL - N.T.S.

LEGEND

- RESTORATION AREA
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- DRIPLINES (APPROXIMATE)
- SILT FENCING
- 5m LONG COARSE WOODY DEBRIS LOG
- SURVEYED TREE TO BE RETAINED
- PLANTED WILDLIFE TREE
- Douglas-fir (*Pseudotsuga menziesii*)
- 10m LONG COARSE WOODY DEBRIS LOG
- Western Red Cedar (*Thuja plicata*)
- Bigleaf Maple (*Acer macrophyllum*)
- Grand fir (*Abies grandis*)
- Sitka Spruce (*Picea sitchensis*)

NOTES

1. Total area to be restored is approximately 4,807m².
2. The tree protection zone shown is a graphical representation of the critical root zone, measured from the center of the tree.
3. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.
4. All tree protection fencing must be built to the relevant municipal bylaw specifications.
5. All construction activities must stay outside the streamside protection and enhancement areas (SPEA). Any work within the SPEA must be approved by the relevant authorities in consultation with your QEP.
6. Restoration Plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and design drawings.
7. Please refer to accompanying Report for important recommendations regarding invasive species management.

PROPOSED COARSE WOODY DEBRIS

1. Coarse woody debris should be placed within each of the Restoration Areas as shown above. Logs should be greater than 30cm in diameter and 5-10m long. Logs should be of Cedar or another coniferous variety.

PLANTED WILDLIFE TREES

1. Planted wildlife trees should be placed within each of the Restoration Areas as shown above. Planted logs should be a minimum of 50 cm in diameter, 8 m long, a native conifer species and installed at sufficient distance from the development to avoid striking it.

PLANTING STANDARDS

1. All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
2. 30cm of topsoil to be applied to restoration area. 5cm of wood-chip mulch to be applied above topsoil after planting.
3. Plant shrubs in naturalistic groups of between 3-10 number of the same species.
4. All tree/shrub species should be of guaranteed nursery stock.
5. The botanical name should be used when ordering stock to ensure that the desired native species is being purchased. Each specimen should be tagged with the botanical name and the tag should be left attached after planting.
6. Tree stock should be a minimum of 1.2 metres (4 feet) in height when purchased. Ferns should be at least 30 cm tall and shrubs should be at least 50 cm tall.
7. Planting must be successful to an 80% take. If more than 20% die over one year, replanting is necessary.
8. Fall planting is recommended for all planting stock. Planting should take place following the end of the last drought period (September to October). Invasive species should be removed immediately prior to planting.
9. Watering in highly exposed areas is recommended throughout the first summer dry season after planting to increase survivorship.

DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Restoration Plan
Project address: 5875 Reef Road, Sechelt
Client: Grand Excelsior Investment Inc.

REFERENCE DRAWINGS
1. Base Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated November 7, 2021.
2. Site Plan Concept by Aplin & Martin dated 2022-11-17.

PLEASE REFER TO PAGE 2 FOR CORRESPONDING PLANTING SCHEDULES.

Drawing No: 02
Date: 2022/12/07
Drawn by: DBE/NH
Page Size: TABLOID 11"x17"

WESTERN RESTORATION AREA

Western Restoration Area - Riparian Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Very Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
4	*Picea sitchensis*	Sitka Spruce	35	8	55.42	>1.2 m	Plant throughout
4	*Thuja plicata*	Western Red Cedar	30	8	55.42	>1.2 m	Plant throughout
2	*Acer macrophyllum*	Bigleaf Maple	20	8	55.42	>1.2 m	Plant throughout
2	*Abies grandis*	Grand fir	15	8	55.42	>1.2 m	Plant throughout
12							
Shrub Layer			100				
91	*Rubus spectabilis*	Salmonberry	20	1.5	1.95	#1	Plant in groups, closer to water
45	*Acer circinatum*	Vine Maple	10	1.5	1.95	#1	Plant throughout
23	*Polystichum munitum*	Sword Fern	5	1.5	1.95	#1	Plant throughout
45	*Cornus stolonifera*	Red-osier Dogwood	10	1.5	1.95	#1	Plant in groups, closer to water
23	*Athyrium filix-femina*	Lady fern	5	1.5	1.95	#1	Plant closer to water
45	*Lonicera involucrata*	Black twinberry	10	1.5	1.95	#1	Plant closer to water
91	*Salix Sp*	Willow (Pacific, Scouler, Sitka)	20	1.5	1.95	#1	Plant in groups, closer to water
23	*Crataegus douglasii*	Black hawthorn	5	1.5	1.95	#1	Plant throughout
23	*Corylus cornuta*	Beaked hazelnut	5	1.5	1.95	#1	Plant throughout
45	*Oemleria cerasiformis*	Indian Plum	10	1.5	1.95	#1	Plant throughout
454							

SOUTHEAST RESTORATION AREA

Southeast Restoration Area - Riparian Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Very Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
2	*Picea sitchensis*	Sitka Spruce	35	8	55.42	>1.2 m	Plant throughout
1	*Thuja plicata*	Western Red Cedar	30	8	55.42	>1.2 m	Plant throughout
1	*Acer macrophyllum*	Bigleaf Maple	20	8	55.42	>1.2 m	Plant throughout
1	*Abies grandis*	Grand fir	15	8	55.42	>1.2 m	Plant throughout
5							
Shrub Layer			100				
42	*Rubus spectabilis*	Salmonberry	20	1.5	1.95	#1	Plant in groups, closer to water
21	*Acer circinatum*	Vine Maple	10	1.5	1.95	#1	Plant throughout
10	*Polystichum munitum*	Sword Fern	5	1.5	1.95	#1	Plant throughout
21	*Cornus stolonifera*	Red-osier Dogwood	10	1.5	1.95	#1	Plant in groups, closer to water
10	*Athyrium filix-femina*	Lady fern	5	1.5	1.95	#1	Plant closer to water
21	*Lonicera involucrata*	Black twinberry	10	1.5	1.95	#1	Plant closer to water
42	*Salix Sp*	Willow (Pacific, Scouler, Sitka)	20	1.5	1.95	#1	Plant in groups, closer to water
10	*Crataegus douglasii*	Black hawthorn	5	1.5	1.95	#1	Plant throughout
10	*Corylus cornuta*	Beaked hazelnut	5	1.5	1.95	#1	Plant throughout
21	*Oemleria cerasiformis*	Indian Plum	10	1.5	1.95	#1	Plant throughout
208							

NORTHEASTERN RESTORATION AREA

NE Restoration Area - Disturbed Riparian Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Very Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
1	*Picea sitchensis*	Sitka Spruce	25	5	21.65	>1.2 m	Plant throughout
1	*Thuja plicata*	Western Red Cedar	25	5	21.65	>1.2 m	Plant throughout
1	*Acer macrophyllum*	Bigleaf Maple	25	5	21.65	>1.2 m	Plant throughout
1	*Abies grandis*	Grand fir	25	5	21.65	>1.2 m	Plant throughout
4							
Shrub Layer			100				
17	*Rubus spectabilis*	Salmonberry	20	1	0.87	#1	Plant in groups, closer to water
9	*Acer circinatum*	Vine Maple	10	1	0.87	#1	Plant throughout
4	*Polystichum munitum*	Sword Fern	5	1	0.87	#1	Plant throughout
9	*Cornus stolonifera*	Red-osier Dogwood	10	1	0.87	#1	Plant in groups, closer to water
4	*Athyrium filix-femina*	Lady fern	5	1	0.87	#1	Plant closer to water
9	*Lonicera involucrata*	Black twinberry	10	1	0.87	#1	Plant closer to water
17	*Salix Sp*	Willow (Pacific, Scouler, Sitka)	20	1	0.87	#1	Plant in groups, closer to water
4	*Crataegus douglasii*	Black hawthorn	5	1	0.87	#1	Plant throughout
4	*Corylus cornuta*	Beaked hazelnut	5	1	0.87	#1	Plant throughout
9	*Oemleria cerasiformis*	Indian Plum	10	1	0.87	#1	Plant throughout
86							

NORTHERN RESTORATION AREA

Northern Restoration Area - Riparian Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Very Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
7	*Picea sitchensis*	Sitka Spruce	35	8	55.42	>1.2 m	Plant throughout
6	*Thuja plicata*	Western Red Cedar	30	8	55.42	>1.2 m	Plant throughout
4	*Acer macrophyllum*	Bigleaf Maple	20	8	55.42	>1.2 m	Plant throughout
3	*Abies grandis*	Grand fir	15	8	55.42	>1.2 m	Plant throughout
20							
Shrub Layer			100				
123	*Rubus spectabilis*	Salmonberry	20	1.5	1.95	#1	Plant in groups, closer to water
61	*Acer circinatum*	Vine Maple	10	1.5	1.95	#1	Plant throughout
31	*Polystichum munitum*	Sword Fern	5	1.5	1.95	#1	Plant throughout
61	*Cornus stolonifera*	Red-osier Dogwood	10	1.5	1.95	#1	Plant in groups, closer to water
31	*Athyrium filix-femina*	Lady fern	5	1.5	1.95	#1	Plant closer to water
61	*Lonicera involucrata*	Black twinberry	10	1.5	1.95	#1	Plant closer to water
123	*Salix Sp*	Willow (Pacific, Scouler, Sitka)	20	1.5	1.95	#1	Plant in groups, closer to water
31	*Crataegus douglasii*	Black hawthorn	5	1.5	1.95	#1	Plant throughout
31	*Corylus cornuta*	Beaked hazelnut	5	1.5	1.95	#1	Plant throughout
61	*Oemleria cerasiformis*	Indian Plum	10	1.5	1.95	#1	Plant throughout
614							

Northern Restoration Area - Disturbed Riparian Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Very Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
4	*Picea sitchensis*	Sitka Spruce	25	5	21.65	>1.2 m	Plant throughout
5	*Thuja plicata*	Western Red Cedar	30	5	21.65	>1.2 m	Plant throughout
3	*Acer macrophyllum*	Bigleaf Maple	20	5	21.65	>1.2 m	Plant throughout
4	*Abies grandis*	Grand fir	25	5	21.65	>1.2 m	Plant throughout
16							
Shrub Layer			100				
92	*Rubus spectabilis*	Salmonberry	20	1	0.87	#1	Plant in groups, closer to water
46	*Acer circinatum*	Vine Maple	10	1	0.87	#1	Plant throughout
23	*Polystichum munitum*	Sword Fern	5	1	0.87	#1	Plant throughout
46	*Cornus stolonifera*	Red-osier Dogwood	10	1	0.87	#1	Plant in groups, closer to water
23	*Athyrium filix-femina*	Lady fern	5	1	0.87	#1	Plant closer to water
46	*Lonicera involucrata*	Black twinberry	10	1	0.87	#1	Plant closer to water
92	*Salix Sp*	Willow (Pacific, Scouler, Sitka)	20	1	0.87	#1	Plant in groups, closer to water
23	*Crataegus douglasii*	Black hawthorn	5	1	0.87	#1	Plant throughout
23	*Corylus cornuta*	Beaked hazelnut	5	1	0.87	#1	Plant throughout
46	*Oemleria cerasiformis*	Indian Plum	10	1	0.87	#1	Plant throughout
460							

Northern Restoration Area - Upland Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
5	*Pseudotsuga menziesii*	Douglas-fir	35	8	55.42	>1.2 m	Plant throughout
4	*Thuja plicata*	Western Red Cedar	20	8	55.42	>1.2 m	Plant throughout
4	*Acer macrophyllum*	Bigleaf Maple	20	8	55.42	>1.2 m	Plant throughout
3	*Abies grandis*	Grand fir	15	8	55.42	>1.2 m	Plant throughout
2	*Picea sitchensis*	Sitka Spruce	10	8	55.42	>1.2m	Plant throughout
18							
Shrub Layer			100				
50	*Gaultheria shallon*	Salal	10	1.5	1.95	#2	Plant in groups, in outer edges
100	*Acer circinatum*	Vine Maple	20	1.5	1.95	#1	Plant in groups
50	*Polystichum munitum*	Sword Fern	10	1.5	1.95	#1	Plant in groups
25	*Mahonia nervosa*	Dull Oregon grape	5	1.5	1.95	#1	Plant in groups, in outer edges
50	*Oemleria cerasiformis*	Indian Plum	10	1.5	1.95	#1	Plant in groups
75	*Corylus cornuta*	Beaked hazelnut	15	1.5	1.95	#1	Plant in groups
50	*Rosa gymnocarpa*	Baldhip rose	10	1.5	1.95	#1	Plant in groups
50	*Symphicarpos albus*	Snowberry	10	1.5	1.95	#1	Plant in groups
50	*Amelanchier alnifolia*	Saskatoon	10	1.5	1.95	#1	Plant in groups
500							

Northern Restoration Area - Disturbed Upland Planting	PLANT LIST		Percent Cover	Spacing	Space/plant	Size	Comments
Soil Moisture: Moist - **Soil Nutrients:** Rich			%	m	m²		
QTY	**Botanical Name**	**Common Name**					
Tree Layer			100				
8	*Pseudotsuga menziesii*	Douglas-fir	35	5	21.65	>1.2 m	Plant is outer edges
5	*Thuja plicata*	Western Red Cedar	20	5	21.65	>1.2 m	Plant throughout
5	*Acer macrophyllum*	Bigleaf Maple	20	5	21.65	>1.2 m	Plant throughout
3	*Abies grandis*	Grand fir	15	5	21.65	>1.2 m	Plant throughout
2	*Picea sitchensis*	Sitka Spruce	10	5	21.65	>1.2m	Plant in inner edges
23							
Shrub Layer			100				
57	*Gaultheria shallon*	Salal	10	1	0.87	#2	Plant in groups
114	*Acer circinatum*	Vine Maple	20	1	0.87	#1	Plant in groups
57	*Polystichum munitum*	Sword Fern	10	1	0.87	#1	Plant in groups
29	*Mahonia nervosa*	Dull Oregon grape	5	1	0.87	#1	Plant in groups
86	*Oemleria cerasiformis*	Indian Plum	15	1.5	0.87	#1	Plant in groups
57	*Corylus cornuta*	Beaked hazelnut	10	1.5	0.87	#1	Plant in groups
57	*Rosa gymnocarpa*	Baldhip rose	10	1.5	0.87	#1	Plant in groups
57	*Symphicarpos albus*	Snowberry	10	1.5	0.87	#1	Plant in groups
57	*Amelanchier alnifolia*	Saskatoon	10	1.5	0.87	#1	Plant in groups
571							

DIAMOND HEAD

3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Planting Schedules
Project address: 5875 Reef Road, Sechelt
Client: Grand Excelsior Investment Inc.

Drawing No: 02
Date: 2022/12/07
Drawn by: DBE/NH
Page Size: TABLOID 11"x17"

Sustainability Checklist for Development Applications 2019

Purpose of the Checklist:

The checklist has been developed to assist in the assessment of development applications with respect to the District's overall future vision, strategic priorities and policies. The checklist is intended to assist developers/applicants to plan projects that further the sustainability objectives of the OCP and the ICSP.

How is The Checklist Used?

The checklist will be provided to a development applicant at the pre-application meeting and should be submitted as part of a complete application.

Staff will consider the input received from the applicant and the preliminary checklist will form part of the evaluation of the development application. The finalized checklist is prepared by staff, not the applicant, and will be included in the report(s) to Council for their consideration.

Who Needs To Submit A Sustainability Checklist?

This is required for the following types of applications and proposals:

1. OCP Amendment applications
2. Rezoning applications
3. Development Permit applications (Major DPs)
4. Subdivision Applications

Things to Note:

1. Not all elements may be applicable to all applications. If you think a particular element is not applicable, please explain.
2. Statements such as "will consider" and "attempt to be" do not constitute a proposed outcome and are not acceptable. The statements must be realistic and propose attainable results.
3. All applicants shall have regard for the policies of the OCP and planning principles of the District of Sechelt Vision Plan

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
Growth Management					
1	Is the development located within a priority growth area and/or sewer service area?	✓			
2	Is there adequate capacity to support the development? (e.g. water, liquid waste, transportation, geotechnical conditions)	✓			
3	Is the development adjacent to existing development and services to ensure cost-effective extension of services?		✓		
4	Does the development make efficient use of land?	✓			
Sustainable Community Development					
5	Does the development include measures to minimize site disturbance and changes to the existing topography and landscape features?	✓			
6	Does the development balance the scale and massing of buildings in relation to adjoining properties?	✓			
7	Does the development provide opportunities for aging in place or for people with disabilities?		✓		
8	Does the development provide for a diversity of housing types, forms and price levels?	✓			
9	Does the development include seniors housing or supportive housing?		✓		
10	Will the housing units incorporate adaptable features and high levels of accessibility?		✓		
Economic Prosperity					
12	Does the development include a non-residential		✓		

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
	component?		✓		
13	Does the development provide opportunities for affordable space for small business?		✓		
14	Does the development add to the diversity of the local economy?			✓	Proposed development is residential.
Environmental					
15	Is the development sited to preserve sensitive ecosystems on the site and areas adjacent to the site?	✓			The proposed design follows setbacks required for retained watercourses. Two watercourses will be removed, but compensated for through habitat restoration and instream habitat creation elsewhere on the property.
16	If a waterfront development: is it compliant with the 15m foreshore setback?			✓	
17	Does the development preserve significant trees?			✓	To be confirmed when arborist report is updated.
18	Does the development retain or enhance the urban forest?	✓			Retained forests are limited to riparian setbacks. The development includes a restoration plan to enhance these areas.
19	Does the development incorporate Dark Sky Principles? (environmentally responsible outdoor lighting)	✓			
Sustainable Transportation					
20	Is the development accessible by multiple modes of transport, emphasizing walking and transit accessibility?	✓			Close proximity to bus stops
21	Does the development include an interconnected road system? E.g. modified grid, multiple street connections, short block lengths, limited cul-de-sacs.	✓			
22	Are the streets connected with sidewalks and pathways?		✓		
23	Can shops and services be accessed safely and				

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
	within easy walking distance?		✓		
24	Is the development accessible to transit services? E.g. within 400m of an existing or planned route?	✓			
25	Does the development incorporate alternative road standards and/or slope-sensitive road standards?		✓		
Resource Efficiency					
26	Does the development incorporate best management practices in the management of stormwater?	✓			
27	Does the development include efficient on-site stormwater management options? E.g. rain barrels, pervious parking pads, absorbent landscaping?	✓			
28	Does the development employ other water conserving measures that would promote the reuse of captured rainwater and water storage for irrigation?		✓		
29	Does the landscape plan use drought-tolerant plants and non-water dependant materials in the landscape design?	✓			
Climate Adaptation					
30	Does the development include climate-sensitive design features to minimize the impact of flooding, wildfire, wave action and erosion?	✓			
31	Does the development utilize green-shore principles?		✓		
32	Does the development buffer the effects of extreme water flows by retaining adequate riparian zones?	✓			

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
33	Does the development include any renewable energy generation such as solar electricity, wind power, heat recover or district heating?		✓		
Engagement					
34	Is a public information meeting planned for this development?		✓		
35	Was the development modified as a result of public input?		✓		

SECHELT TOWNHOUSE DEVELOPMENT FEASIBILITY REPORT & DESIGN BRIEF – REZONING/DEVELOPMENT PERMIT APPLICATION

Proposed Development: 5875 Reef Road, Sechelt, BC

Project No: 21-1059
October 05, 2022
Aplin & Martin Consultants Ltd.

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA
PERMIT TO PRACTICE # 1001018

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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1.0 INTRODUCTION

Aplin and Martin Consultants Ltd. (A&M) has been retained by 1236809 BC Ltd, to undertake the civil engineering work for the townhouse development project located at 5875 Reef Road, Sechelt, BC. Our work includes site grading, stormwater management and conveyance, storm, sanitary, and water servicing to offsite systems. This report provides an overview of existing onsite and offsite components and outlines the proposed onsite civil components required for the rezoning/development permit application for this project.

This schematic design report was prepared based on information extracted from the following documents and reports:

- Watercourse Assessment Report, Diamond Head, September 2021
- Geotechnical Assessment Report, EXP Services Inc, April 2022

These reports are provided in Appendix A.

1.1 EXISTING SITE CONDITIONS

The overall project site is currently composed of RR-1 zoning area, which has an approximate area of 12,800m². The project site is bounded by Reef Road to the east and by undeveloped lands to the north, south and west. The project site contains two existing buildings comprised of a single residential building and a barn. The remainder of the project site is undeveloped and is covered with grass and trees. Based on the Watercourse Assessment Report, three watercourse systems are present on site, all of which connect to Cook Creek which is offsite to the north. Cook Creek is a fish bearing watercourse. A wetland meadow was identified along the southern limit of the property. Due to the presence of riparian areas, environmental setbacks for development and construction have been placed.

1.2 PROPOSED WORKS

The proposed works include rezoning of the project site to R-4B Residential 4B which will include fourteen (14) 3-story townhouse buildings, allocation for green spaces and amenities, and internal roadways with access to the development from Reef Road.

This report presents proposed road grading and servicing designs for the proposed development. The road grading was completed to ensure positive drainage away from proposed buildings and minimize changes to the existing topography as much as possible. Servicing design includes onsite water, storm, and sanitary services for the project, coordinating the offsite connections for these services with the District of Sechelt, and identifying any conflicts with existing underground utilities, including all third-party utilities.

2.0 GRADING

2.1 EXISTING SITE GRADING

The existing overall grading of the site generally slopes downward from the west limit to the east limit at an approximate grade of 7%, with an approximate average elevation difference of 13m. On site slopes steepen towards the northern limit due to the presence of the onsite watercourses.

2.2 PROPOSED ONSITE GRADING

Generally, the proposed site will grade away from the environmental setbacks and townhouse buildings. Generally, hardscape and landscape areas will be graded toward the roadway, with a slope of 0-2%. Roadway crossfall is generally designed to be 2%

where applicable following MMCD Design Guidelines 2014.Onsite grading is designed such that surface runoff will be conveyed into the storm sewer network using rollover curb & gutters and catch basins.

Proposed onsite grading was completed to minimize changes to the existing topography while providing acceptable slopes between 0-10%. Based on the test pit records completed for the geotechnical investigation, bedrock was not encountered, and the site is generally comprised of clayey silt/sandy silt to till-like material at depths between 3-4m from surface.

The preliminary site grading plan is presented in Appendix B.

3.0 STORM

Stormwater analysis and design for this project was completed based on the following standards and codes:

- District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003
- Metro Vancouver's Stormwater Source Control Guidelines, 2012,
- British Columbia Building Code/Plumbing Code, 2018 (BCBC/BCPC), and
- Master Municipal Construction Documents, Platinum Edition, 2009 (MMCD).

3.1 EXISTING STORM SERVICING

The Sunshine Coast Regional District GIS database does not provide storm servicing information. Based on the presence of the eastern ditch along Reef Road, it is assumed that current stormwater conveyance from this project site is captured by the ditch, which then discharges into Cook Creek.

3.2 PROPOSED ONSITE STORM SERVICING

The proposed storm servicing will maintain the outflow to the existing ditch east of the project site. A headwall is proposed to prevent soil erosion and scour protection. Based on our storm sewer analysis, the estimated maximum stormwater flow at the storm servicing connection will be at 48.5 L/s.

3.3 PROPOSED ONSITE STORM MAIN

Storm sewer analysis was completed based on the District of Sechelt Subdivision and Development Control Servicing Standards. Rainfall intensity values for the design were determined using the 2100 IDF Curve, considering a 10-year return period, and runoff coefficients for onsite area usage were extracted from LEED Canada-NC-1.0 (Stormwater management: Rate and Quantity). It is anticipated that a detention storm water system will be required to provide sufficient capacity.

Based on the current design, the approximate lengths of proposed pipe required are presented below.

- 54.50m of 250mm Ø
- 162.79m of 200mm Ø
- 72.56m of 150mm Ø

The proposed storm network is designed for rezoning/development permit application and will be refined based on the District of Sechelt's review and comments.

The proposed onsite servicing works can be seen in Appendix C.

3.4 PROPOSED OFFSITE STORM UPGRADES

No offsite upgrades are anticipated in this project. Discussions with the District of Sechelt are ongoing at the time of issuance of this report.

3.5 STORMWATER MANAGEMENT PLAN

The Stormwater Management Plan was prepared based on District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 and requirements. Pre- and post- development site conditions and peak flows have been analyzed to determine appropriate management of stormwater conveyance and storage.

The District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003 requires runoff controls to limit post-development peak discharge to pre-development rates for 5-year storms. Based on the requirements, the post-development peak discharge will be limited to pre-development rates for a 5-year return storm. The flow rates will be calculated using the Rational Method per District of Sechelt Subdivision and Development Control Servicing Standards.

Post-development stormwater catchment areas were determined based on the provided landscaping drawings and proposed site grading. The stormwater catchment areas were retained for calculating pre & post-development flows to determine the change in flows. To calculate pre & post -development discharge rates, we used District of Sechelt Rainfall Intensity Duration Frequency (IDF) curves for 1-in-5-year storms per the District of Sechelt Subdivision and Development Control Servicing Standards. The runoff coefficients for onsite area usage were extracted from LEED Canada-NC-1.0 (Stormwater management: Rate and Quantity). A time of concentration of 10 minutes was used per District of Sechelt Subdivision and Development Control Servicing Standards. Therefore, the detention sizes required to limit post-development peak flows to pre-development peak flows for a 5-year event storm is 63.7 m^3

3.6 ONSITE STORMWATER QUALITY TREATMENT

The District of Sechelt requires that water quality treatment units be installed for stormwater systems before discharging from the site. An appropriate water treatment unit will be selected for this project site during the detailed design stage.

4.0 SANITARY

Sanitary analysis and design for this project was completed based on the following Standards and Codes:

- District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003
-
- British Columbia Building Code/Plumbing Code, 2018 (BCBC/BCPC), and
- Master Municipal Construction Documents, Platinum Edition, 2009 (MMCD).

4.1 EXISTING SANITARY SERVICING

Publicly available information for existing sanitary servicing information was present in the Sunshine Coast Regional District GIS database. The existing residential building may be serviced with a sanitary sewer connection or a sceptic system. This information will need to be confirmed during detailed design.

4.2 PROPOSED ONSITE SANITARY SERVICING

The proposed sanitary servicing will outflow to the existing sanitary main east of the project site along Reef Road. Based on our sanitary sewer analysis, the estimated sanitary flow at sanitary servicing connection will be at 19.91 L/s.

4.3 PROPOSED ONSITE SANITARY MAIN

Sanitary sewer analysis was completed based on the District of Sechelt Subdivision and Development Control Servicing Standards. Design flow rates and pipe capacities were calculated with the average daily flow of 410 liters/capita/day for the residential zone per the District of Sechelt Subdivision and Development Control Servicing Standards. The population density was calculated with an assumed 2.5 persons per unit from the Architectural Plan.

Based on the current design, there will be approximately 294.27m of 150mm Ø sanitary pipe proposed onsite. The proposed sanitary network is designed for rezoning/development permit application and will be refined based on the District of Sechelt's review and comments.

The proposed onsite servicing works is presented in Appendix C.

4.4 PROPOSE OFFSITE SANITARY UPGRADES

No offsite upgrades are anticipated in this project. Discussions with the District of Sechelt are ongoing at the time of issuance of this report.

5.0 WATER

Water servicing and design for this project was completed based on the following Standards and Codes:

- District of Sechelt Subdivision and Development Control Servicing Standards Bylaw No. 430, 2003,
- British Columbia Building Code/Plumbing Code, 2018 (BCBC/BCPC), and
- Master Municipal Construction Documents, Platinum Edition, 2009 (MMCD).

5.1 EXISTING WATER SERVICING

It is anticipated that the existing water servicing connects to the existing residential single house at this project site. The Sunshine Coast Regional District GIS database does not provide the size of the existing water service connection. The size of the existing water servicing connection will need to be confirmed for the detailed design stage of the project.

5.2 PROPOSED ONSITE WATER SERVICING

Based on preliminary water demand calculations, it is anticipated that 150mm ø water service connection is adequate to supply drinking water for fourteen (14) townhouse buildings in this project. Further coordination with the mechanical consultant and District of Sechelt will be required to confirm the details as the design progresses. The water servicing analysis application process per Sunshine Coast Regional District requirements has been initiated and revisions to the design may be required during detailed design stage.

At the time of this report, the proposed water service connection 150mm ø will be connected to the existing water main 150mm ø at Reef Road.

5.3 PROPOSED ONSITE WATER MAIN

The proposed onsite water system will use a 150mm Ø water pipe network for the project site. Further coordination with the mechanical consultant and District of Sechelt will be required to confirm the details as the design progresses

Our proposed onsite servicing works is presented in Appendix C.

5.4 PROPOSED OFFSITE WATER UPGRADES

No offsite upgrades are anticipated in this project. Discussions with the District of Sechelt are ongoing at the time of issuance of this report.

6.0 COST ESTIMATE

A cost estimate is provided based on the proposed grading and servicing designs. The cost estimate will include the following considerations:

- Minimal bedrock is encountered based on the geotechnical investigation
- Increased unit rates to account for inflation and labour/material shortages
- Increased unit rates to account for travel times to suppliers and vendors
- Seeding and landscaping behind back of curb to be accounted for by landscape architecture.

The cost estimate is presented in Appendix D.

7.0 SUMMARY

Onsite Grading

The existing grading generally slopes downwards from the west site limit to the east site limit, with an approximate slope of 7%. The proposed onsite grading will minimize topography changes while allowing for slopes of 0-10% for access.

Further grading detail design will require careful coordination with architecture and the landscape architect. Pavement structures will be specified based on recommendations from the Geotechnical Engineer.

Proposed Onsite Storm Main and Servicing

A 250mm Ø storm service connection is proposed for this project site. There will be approximately 54.50m of 250mm Ø, 162.79m of 200mm Ø, and 72.56m of 150mm Ø storm pipes proposed onsite.

Proposed Offsite Storm Upgrades

No offsite storm upgrades are expected or anticipated at this stage of the design.

Proposed Onsite Sanitary Main and Servicing

The 150mm Ø sanitary service connection will be proposed for this project site. There will be approximately 294.27m of 150mm Ø sanitary pipe proposed onsite.

Proposed Offsite Sanitary Upgrades

No offsite sanitary upgrades are expected or anticipated at this stage of the design.

Proposed Onsite Water Main and Servicing

The proposed water service connection 150mm ø will be connected to the existing water main 150mm ø at Reef Road. The proposed onsite water network will use 150mm Ø water pipe for the project site. Further coordination with the mechanical consultant and District of Sechelt will be required to confirm the details as the design progresses

Proposed Offsite Water Upgrades

No offsite water upgrades are expected or anticipated at this stage of the design.

We trust that the above information is helpful in outlining the indicative design for the Sechelt Townhouse Development. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Report prepared by:

APLIN & MARTIN CONSULTANTS LTD.

Professional Certification

Chris Cheng, E.I.T.
Engineering designer

Reviewed by:
Todd Stewart, P. Eng., MBA
Senior Project Advisor/ Principal

Kelvin Yip, P.Eng.
Project Engineer

Enclosures
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APPENDIX A

BACKGROUND REPORTS

Watercourse Assessment Report

5875 Reef Road, Sechelt, BC

October 5, 2022

Submitted to:

Jimmy Yang
1236809 BC Ltd.
Jimmyzy38@gmail.com

Submitted by:

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886

SAFE CERTIFIED

The following Diamond Head Consulting staff performed the site visit and prepared the report. All general and professional liability insurance and individual accreditations have been provided below for reference.

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Restoration Biologist
MSc. Ecological Restoration

Mike Coulthard, R.P.Bio., R.P.F.
Senior Forester, Biologist
Certified Tree Risk Assessor (46)

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Website: www.diamondheadconsulting.com

Insurance Information

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, $10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, $1,000,000

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1.0 Introduction

The property located at 5875 Reef Road is proposed for redevelopment. The property is currently used as a single-family home and is zoned as rural (RR-1). Cook Creek, a fish bearing watercourse flows north of the property. An assessment is required by the District of Sechelt to review and identify existing watercourses, and determine the minimum riparian setbacks required to comply with municipal and provincial regulations. Diamond Head Consulting Ltd. (Diamond Head) was retained to determine the riparian setbacks for the creek and any other watercourses found on site.

Civic address:	5875 Reef Road, Sechelt BC
PID:	007-645-520
Client name:	1236809 BC Ltd.
Date of site visit:	August 31st, 2021

Figure 1. Assessment site location

2.0 Legal Requirements

Regulations exist for works in and about streams and the ocean. These regulations are contained within municipal bylaws and the Development Permit Area (DPA) process, the provincial *Riparian Areas Protection Regulation* (2019), the *Water Sustainability Act* (2016) , and the federal *Fisheries Act* (1985, updated 2019).

2.1 SCRD & Sechelt

The District of Sechelt has outlined a development permit area (DPA) to protect watercourses within the District. This DPA includes provisions for protecting riparian habitat along all watercourse and their tributaries (inclusive of seasonal and ephemeral flows). This DPA also designates several watercourses as hazardous and requiring additional protections. A 30 m Riparian Assessment Area (RAA) has been established along all mapped watercourses. Any development on a property within the RAA requires a Streamside Enhancement and Protection Area be determined by a Qualified Environmental Professional (QEP).

2.2 Provincial (FLNRORD)

The primary provincial statute regulating water resources is the *Water Sustainability Act* (WSA) and associated *Riparian Areas Protection Regulation* (RAPR). Any work proposed that may affect the integrity of a watercourse channel requires a notification or approval application be submitted under Section 11 of the WSA. Watercourse realignment and instream works are required for this project. The RAPR identifies minimum streamside protection and enhancement areas (SPEAs) that must be protected. Additional measures may be required to protect these SPEAs, including but not limited to identifying a windfirm forest edge. The RAPR identifies minimum riparian setback distances that must be met by municipal policy.

2.3 Fisheries and Oceans Canada (DFO)

The *Fisheries Act* (1985, updated 2019) protects all fish and fish habitat in Canadian waters. Section 35 of the federal *Fisheries Act* prohibits serious harm to fish. This harm includes the death of fish or any permanent alternation to, or destruction of, fish habitat. Fisheries and Oceans Canada (DFO) is responsible for regulatory enforcement of works in and around streams and the ocean. Subsection 35(2) of the *Fisheries Act* contains provisions for the DFO to authorize works where the harmful alteration, disruption, or destruction (HADD) of fish habitat is expected. No requirements for this project are expected under this legislation.

3.0 Project Description

3.1 Project Location

The lot currently has no land use zoning and is 1.26 hectares. The lot currently has one residential building and one outbuilding. The majority of the lot is forested. The lots to the north, south and east are mostly natural and forested. There is a well-established subdivision to the southeast. A significant, fish bearing stream (Cook Creek) flows north of the property. Several smaller tributaries to Cook Creek can be found flowing east across the subject property.

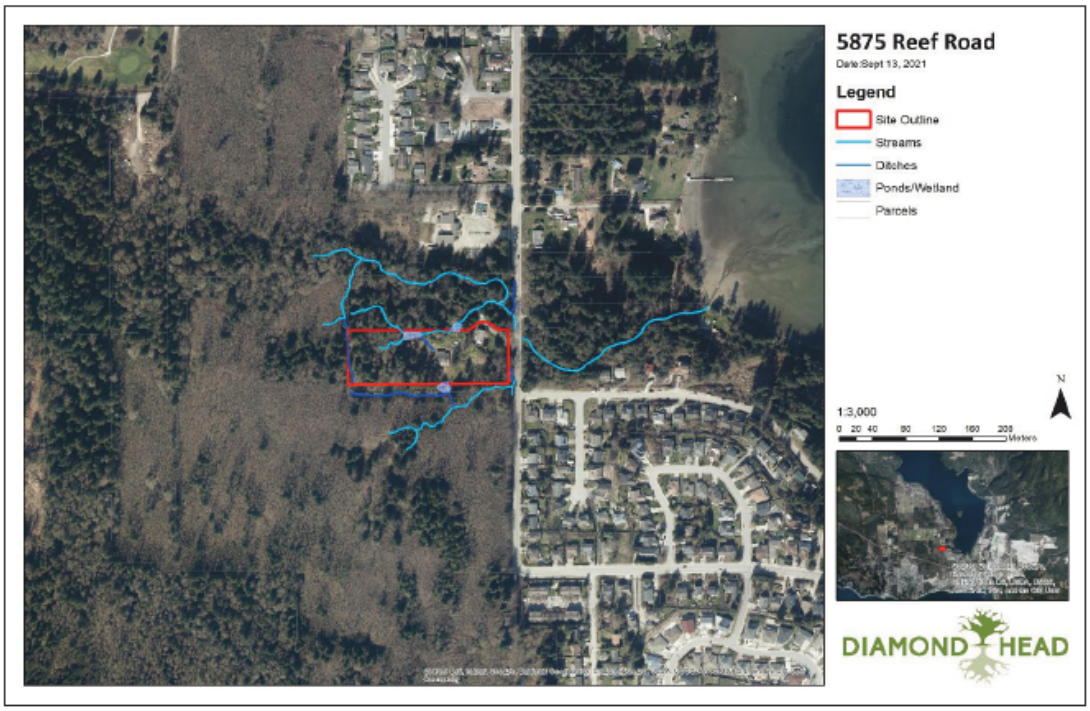


Figure 2. Project location – 5875 Reef Road, Sechelt BC.

4.0 Existing Conditions

A field assessment was completed by Diamond Head biologist(s) on May 21st and August 31st, 2021, to identify the existing watercourses and significant environmental features on and adjacent to the property. These findings will be used to determine the minimum provincial and federal riparian setbacks and corresponding measures to protect these setbacks. Existing conditions that were assessed include:

- Topography
- Biogeoclimatic Classification
- Plant Communities
- Invasive Plant Species
- Watercourse(s)
- Species at Risk

4.1 Topography

The property is generally sloping to the east, with a flatter terrace in the center of the lot. Ground elevation varies between 20 and 36 m above sea level. The height of land occurs in the southwest corner of the lot, and the lowest point in the northeast corner. A deeply incised roadside ditch exists along the eastern edge of the lot.

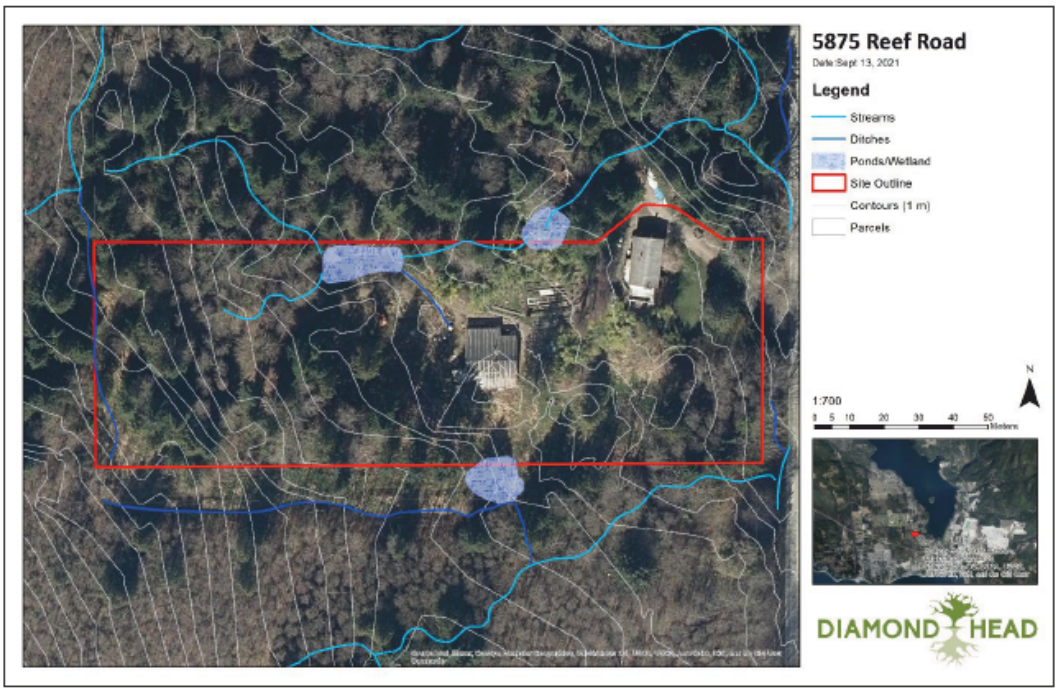


Figure 3. Site location, 1 m topographic lines and watercourses within and adjacent to the project area.

4.2 Biogeoclimatic Classification

The project site is situated in the Coastal Western Hemlock Very Dry Maritime (CWHxm1) Subzone, as defined by the Biogeoclimatic Ecosystem Classification (BEC) System of BC. This zone experiences warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites.

Site level classification (Site Series) is defined by soil moisture and nutrient availability and describes the late seral or climax plant community that will develop through natural succession. The site is classified as site series 05 in upland areas, and 07 in wetter and richer areas such as along stream banks, gullies and depressions. There are scattered areas that are very wet, such as at groundwater seeps and slow-moving watercourse edges that are classified as site series 12.

4.3 Plant Communities

Much of the property has been developed or disturbed from a natural condition. The forest in the westernmost third of the lot is a mature second growth stand of western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*). Lesser components of bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*) and Sitka spruce (*Picea sitchensis*) can be found throughout. Several dense stands of red alder exist along more recently disturbed areas on the property.

Understory vegetation was diverse, and variable across the site. Abundant native plants include sword fern (*Polystichum munitum*), salmonberry (*Rubus spectabilis*), lady fern (*Athyrium filix-femina)* and salal (*Gaultheria shallon*) within natural forested areas. Skunk cabbage (*Lysichiton americanus*) is also present throughout the site in depressions and along drainage features. Open areas with very high soil moisture are dominated by horsetail (*Equisteum arvense*), sedges (*carex sp.*), skunk cabbage and sweet coltsfoot (*Petasites frigidus*). Invasive and nonnative species were abundant on site (see Section 4.4).

Photo: Typical forest and understory composition within the project area.

Photo: Alder dominated stand.

4.4 Invasive Plant Species

Invasive plant species are found throughout the study area and dominate historically disturbed areas and ornamental garden space. Himalayan blackberry (*Rubus armeniacus*) is the most abundant invaive plant species that has established. The densest growth of blackberry is found along an old access road along the southern property edge and in a dense alder stand west of the accessory building. Japanese Knotweed (*Fallopia japonica*) is present on the eastern side of the property and in the riparian area of an onsite pond. Other invasive species present include English ivy (*Hedera helix*), common periwinkle (*vinca minor*), purple loosestrife (*Lythrum salicaria*), English holly (*Ilex aquifolium*), spurge laurel (*Daphne laureola*) and cherry laurel (*prunus laurocerasus*).

A large grove of various bamboo species (*Bambusoideae*) has been planted immediately west of the house. Bamboos are generally not considered invasive in BC, however they are known for their vigorous growth and difficulty of removal. This bamboo grove is well established and has spread into the adjacent natural area.

Photo: A large bamboo grove has established on site and expanded into natural areas.

Photo: Japanese knotweed in the east side of the property.

4.5 Watercourses

Three watercourse systems were identified during the survey, all of which connect to Cook Creek which is a fish bearing watercourse. Cook Creek flows off site north of the northern property line on 5895 Reef Road in a small, natural gully. This watercourse is fed by a small ditch that flows along the westernmost property boundary of the subject site, as well as a small, heavily modified watercourse which flows along the northern property boundary of the subject site. There is a small stream which drains from the west into the westernmost ditch. It is expected that prior to any disturbances on site, this stream would have connected through across the site to the modified channel along the northern property boundary.

The heavily modified channel along the northern property boundary originates at a groundwater seep off site to the northwest which channelizes and flows east into a pond. This pond is constructed, featuring nearly square banks. An additional small seep connects to the pond flowing north-east as well

as a small ditch draining northwest from the barn. An outflow for the pond passes through a recently constructed ditch through a driveway, and through a gullied channel before connecting to a second constructed pond. The second pond features an island. This second pond then connects to Cook Creek through a small, ephemeral channel and culvert under an offsite driveway immediately to the north.

A small natural stream (Cook creek tributary #2) exists off site adjacent to the southeast of the property. This flows northeast ultimately connecting to a roadside ditch and passes through a culvert under Reef Road and converging with Cook Creek. An offsite ditch (ditch #2) has been constructed along the southern edge of the site along an old access road. This ditch veers south though a narrow channel, ultimately connecting to Cook creek tributary #2.

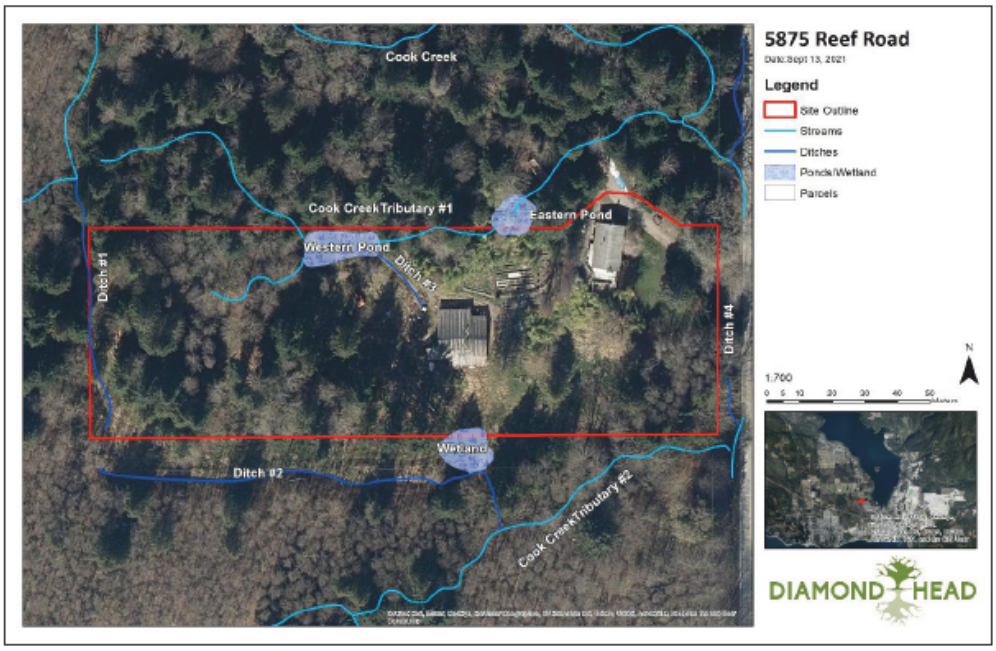


Figure 4 Locations of watercourses on and around the project site.

4.5.1 Cook Creek

Cook Creek is a small, fish bearing watercourse flowing east, north of the property. This creek enters Sechelt Inlet approximately 260 m downstream of the subject property. The stream is approximately 2.5 m in width, and 70 cm in depth across the surveyed area. Substrates are 10 % soils and sediments, 80% gravels, and 10% boulders. No fish presence records are available in Habitat Wizard, however road signs and onsite observations confirm salmonid presence in the creek. It is considered a class A watercourse.

Photo: A large bamboo grove has established on site and expanded into natural areas.

Photo: Japanese knotweed in the east side of the property.

4.5.2 Cook Creek Tributary #1

Cook Creek Tributary #1 is a small channel, roughly following the northern property line. This stream averages 100 cm in width, and 15 cm in depth. The channel is likely the remnant of a historic channel which has been diverted into the western perimeter ditch. The remaining channel has been highly modified, and still carries some flow, but is now fed by a ground water seep off site to the northwest. The watercourse includes two constructed pond features, both of which have steep, regular banks. During the first site visit these ponds were connected by a culvert passing under a driveway, however this culvert has since been removed, and replaced with an open channel. The easternmost pond has a 10 cm pvc overflow pipe which connects to an ephemeral channel on the northern property, passing under another culvert and into a small gully before draining into Cook Creek. The steep grade of this gully, and ephemeral flows present a significant barrier to fish movement. It is considered a class B watercourse.

A small, short tributary to this watercourse begins at a groundwater seep on site. This tributary flows for approximately 35 m, before entering the western constructed pond. This tributary is considered not fish bearing and a class B watercourse.

Photo: Typical section of Cook Creek Tributary #1.

Photo: Cook Creek Tributary #1 flows under a truck trailer off site.

Photo: A recently dug ditch connecting the ponds along Cook Creek Tributary #1.

Photo: A dock was installed on the eastern most pond.

4.5.3 Cook Creek Tributary #2

A small tributary is located south of the property. This tributary flows towards the northeast through a natural area. The tributary is passes under Reef Road through a 90 cm corrugated steel culvert. The culvert outflows into a riprap apron, down a steep bank and connects to Cook Creek approximately 30 m from Reef Road. This rock apron and steep slope are a barrier to fish passage upstream. The Tributary is approximately 150 cm in width, and 30 cm in depth across the study area. Stream bed is an average of 50% sands, 30% gravels, 15% cobbles and 5% boulders. This tributary is considered not fish bearing and a class B watercourse.

Photo: Cook Creek Tributary #2 east of Reef Road.

Photo: Typical makeup of Cook Creek Tributary #2 along the western property edge.

4.5.4 Ditch #1

This ditch is a perimeter and roadside ditch, flowing north roughly along the western property line beside an old access road. The ditch passes under a wooden culvert at an old access road north of the property, before flowing into Cook Creek north of the property. Several small natural streams are intercepted by the ditch along its length. One of these natural streams is likely the disconnected headwaters of Cook Creek #1. The ditch is strait, averaging approximately 150 cm in width and 30 cm in depth. Much of the ditch has become naturalized over time with significant riparian vegetation along the western/left bank in particular. Some sections of the ditch were cleared of vegetation and deepened between the two site visits (approximately 10 m). This ditch is considered not fish bearing and a class B watercourse.

Photo: Recently deepened section of Ditch #1.

Photo: Typical view of ditch #1 along an old access road.

Photo: A natural stream is intercepted by Ditch #1.

4.5.5 Ditch #2

Ditch #2 is a small, ephemeral ditch that is adjacent to an access driveway to the barn. This ditch is approximately 25 m in length and flows northwest into the western pond of Cook Creek Tributary #1. The ditch is approximately 50 cm in width, 20 cm in depth and lined with gravels and fine sediments. It has little evidence of any significant flows. It is considered a class C feature.

4.5.6 Ditch #3

This ditch flows east along an old access road on the southern property line, until it is diverted south at the wetland into Cook Creek Tributary #2. The ditch is expected to flow most of the year, fed by groundwater seeps and several small streams flowing from the west and south. Average width is 130 cm, and 30 cm in depth. This ditch is considered not fish bearing and a class B watercourse.

Photo: Typical makeup of Ditch #3.

Photo: Drainage ditch to Cook Creek Tributary #2.

4.5.7 Ditch #4

There are several ditches along the western side of Reef Road. These roadside ditches are variable in width, depth and direction of flow due to the changing topography of the surrounding area. Average width is 175 cm and 60 cm in depth. Generally, these ditches are steep banked and lined with sediments and gravels. These ditches are considered not fish bearing and class B watercourses.

4.5.8 Wetland

An ephemeral wetland meadow exists immediately south of the barn, which connected to and drained by Ditch #3. This wetland is not natural and appears to be the product of historic earthworks on site resulting in groundwater retention in this area. Wetland adapted species such as skunk cabbage (*Lysichiton americanus*), sedges (*Cyperaceae*), rushes (*Juncaceae*), and common horsetail (*Equisetum arvense*) are abundant in this area. Much of this area is dominated by the invasive species Reed Canary grass (*Phalaris arundinacea*). A hydrogen sulphide smell was emitted when sediments were disturbed indicating anoxic conditions.

Photo: Typical vegetation coverage in the wetland meadow.

Photo: Standing water within the wetland meadow.

4.6 Species and Ecological Communities at Risk

The BC Conservation Data Centre (BCCDC) records BC's most vulnerable vertebrate animals and vascular plants, each of which is assigned to a provincial Red or Blue list according to their provincial conservation status rank. Species or populations at high risk of extinction or extirpation are placed on the Red list and are candidates for formal endangered species status. Blue-listed species are considered vulnerable to human activity and natural events.

Areas classified as site series 08 (Sitka Spruce/ Salmonberry high bench floodplain) of the CWHxm1 are considered red listed by the BCCDC. Known occurrences are along the riparian areas of Cook Creek. This ecological community was not observed on site, but likely exists in along riparian areas to the north and south of the property.

There is also suitable habitat for a number of species at risk. A preliminary list of red and blue listed animal (excluding insects) species that could potentially inhabit this area is provided in Table 2. Red Legged Frogs (*Rana* aurora), which are blue listed were observed throughout the site in Cook Creek Tributary #1 and Cook Creek Tributary #2, as well as Ditch #1. In addition to this list there is a range of insect and plant species that could inhabit this area.

Table 1. Species at Risk that could potentially inhabit the areas in and adjacent to the study area.

Common Name	Scientific Name	B.C. Status
Keen's Long-eared Myotis	*Myotis keenii*	Blue
Pacific Water Shrew	*Sorex bendirii*	Red
Great blue heron	*Ardea herodias*	Blue
Townsend's Big-eared Bat	*Corynorhinus townsendii*	Blue
Red-legged Frog	*Rana aurora*	Blue
Olive-sided Flycatcher	*Contopus cooperi*	Blue
Barn Swallow	*Hirundo rustica*	Blue
Band-tailed Pigeon	*Patagioenas fasciata*	Blue

5.0 Riparian Protection & Recommendations

5.1 Provincial Riparian Areas Protection Regulation

Riparian setbacks within the District of Sechelt are to be determined by a QEP, though they must meet or exceed those of RAPR. Due to the heavily modified nature of many watercourses on site, riparian protections beyond those required under RAPR are not recommended. All streams on site meet the requirements of a minimum 10 m setback from the stream boundary. All ditches, except Ditch #2 have natural headwaters as they intercept natural streams and are therefore considered constructed watercourses under RAPR. As such, these ditches require the minimum 10 m setback to comply with RAPR.

Under RAPR, ponds and wetlands are afforded additional protections due to the sensitivities of these ecosystems. A 15-meter buffer must be established around wetlands and ponds with an additional buffer extending directly south. This added buffer provides shade necessary for temperature regulation within the pond and is calculated as 3X the width of the wetland. For the rectangular pond, this is approximately 24 meters and 26 meters for the easternmost pond. For the wetland along the southern property edge, these added buffers are to the south and outside of the subject site.

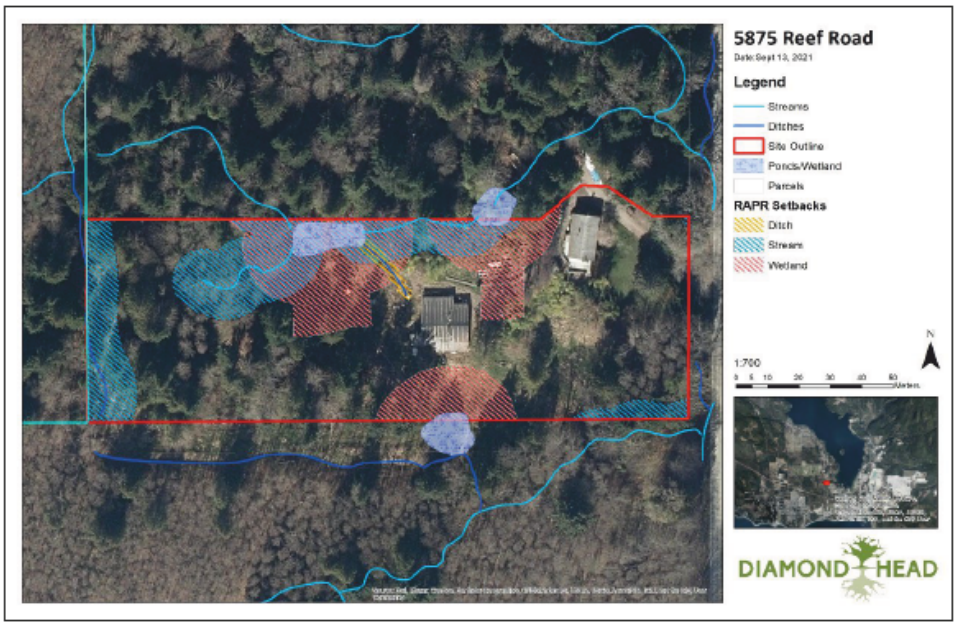


Figure 5. Setbacks on site required under RAPR.

5.2 Recommendations

Historic land uses have changed the natural hydrological processes of the watercourses in this area. This is in large part due to the extensive ditching and rerouting of watercourses on and adjacent to the site. The remaining watercourses on site are altered and degraded. There are two constructed ponds that exist in the northern part of the property that are not native natural features.

The redevelopment of this property is constrained by the riparian setbacks identified, many of which are along ditches which are providing poor aquatic habitat. A watercourse management strategy is being developed that will provide a net benefit of overall aquatic habitat value through restoration and enhancement while allowing the site to be redeveloped in an efficient way.

This proposed strategy includes the reconstruction and restoration of watercourses and habitat along Cook Creek Tributary #1 to compensate for the removal of the wetland meadow and the seepage channel that drains into the western most pond. Enhancement of this watercourse includes the removal of invasive species including blackberry and bamboo and replanting with native species. The constructed connections between the ponds and to Cook creek will be enhanced to wider and more natural channels. A new channel connection from the eastern pond will be constructed along the northern property boundary. This will provide a more consistent and improved connection to Cook Creek.

This area should be considered for the stormwater management planning on site. Clean stormwater could be directed to the existing ponds before draining to Cook creek. This would enhance the flows of this watercourse and take advantage of this natural infrastructure.

Ditch #2 is off site and runs adjacent to an old road which is proposed to be used for the access to the development site. The planning for this road will require the relocation of this ditch to the south ensuring a no net loss of habitat. This work will require a provincial approval through the Water Sustainability Act but is offsite and must be coordinated with the adjacent landowner.

The mapping of these watercourses is based on GPS coordinates and is not accurate. The high water mark and top of banks of these features has been flagged in the field. Once these are surveyed, an accurate map will be produced illustrating the riparian setbacks, features to be removed and compensation areas.

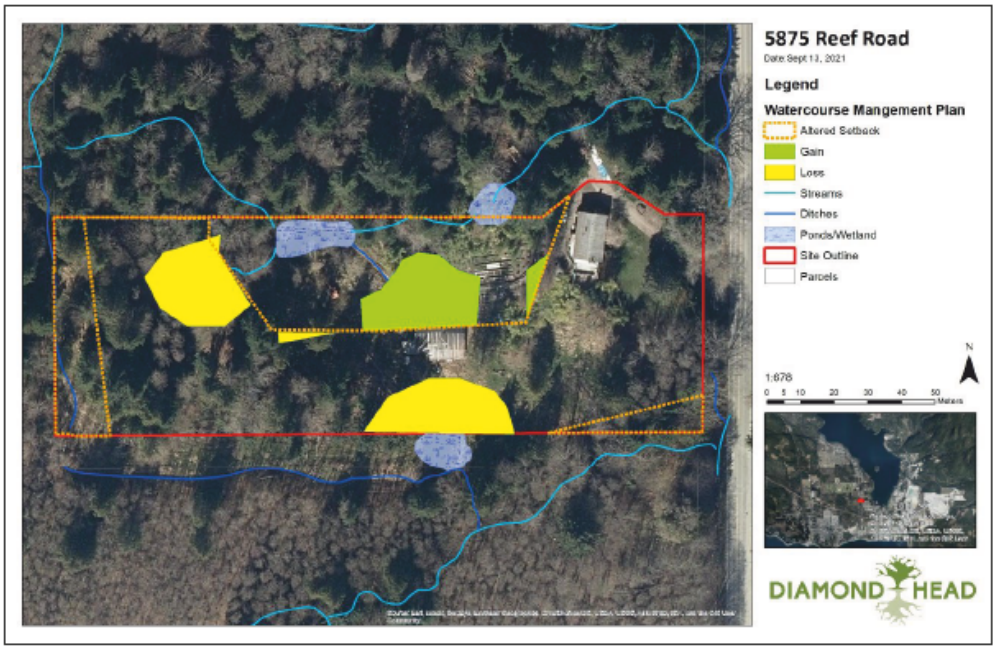


Figure 6 Concept plan illustrating the proposed watercourse management strategy.

5.3 Water Sustainability Act

All work in and around a stream must comply with the *Water Sustainability Act* (WSA). If a ditch crossing/driveway is upgraded for development, the WSA be triggered. This includes the culverting of a ditch, or the maintenance of an existing one. The province must be notified of the planned construction activities at least 45 days prior to construction starts by a QEP under Section 11 of the WSA and meet minimum standards. This process is to ensure the integrity of the ditch is not compromised during installation, and the province has a record of all instream work.

More complicated works such as infilling ditches, wetlands or other instream works will require an approval under the WSA. This process is longer than a notification and may require additional studies.

6.0 Erosion and Sediment Control Requirements

The riparian setback area for this creek must be protected at all stages of construction. The creek channel is located downslope and away from the construction area. It is recommended that a silt fence be installed as close to the top of bank as feasible at the edge of the planned development area. These fences must remain in place for the duration of the project. This fencing can be installed in the same location as the tree protection fencing.

The Contractor shall comply with all applicable laws governing sediment and erosion control. Care shall be exercised during all phases of the Work to control the release of sediments and other debris or deleterious substances into the watercourse. Specifically, the discharge of substances deleterious to fish or other aquatic life is prohibited.

Construction and excavation wastes, overburden, soil, or other substances deleterious to aquatic life must be disposed of or placed in such a manner by the Contractor to prevent their entry into any watercourse. All excavated material shall be stockpiled as far as possible away from the watercourses. Excavated soils should be covered and protected with polyethylene sheeting, and/or silt fencing installed and maintained along the toe of excavated slopes.

Sediment and erosion control measures (silt fence/hay bales) must be installed adjacent to work areas to control potential release of soils or sediment-laden water from entering the creek or the ocean.

The Contractor shall determine in consultation with the Owner's representative a monitoring program, with a schedule, test points and methodology to be used to measure the concentration of total suspended solids (TSS) in the runoff water discharged during the construction work. TSS concentrations shall be compared against criteria specified in the *Land Development Guidelines for the Protection of Aquatic Habitat* (DFO and MELP 1993) and the *B.C. Approved Water Quality Guidelines (Criteria) 1998 Edition*. Specifically, total suspended solids in runoff water shall not exceed 25 mg/litre above background suspended solid concentrations during normal dry weather operation, and shall not exceed 75 mg/litre of suspended solids above background levels during design storm events.

If sediment or other deleterious materials enter the creeks during any of the work activities, the Contractor shall immediately take remedial steps to control and contain the release. The Owner and its representatives shall have authority to immediately suspend without compensation to the Contractor, all activities which are resulting, or which could imminently result, in the release of sediment or other deleterious materials to any adjacent fish bearing water bodies.

7.0 General Environmental Construction Specifications

The Contractor shall conduct all operations in a manner which minimizes disturbances to environmental resources, and which complies with the requirements of all authorities having jurisdiction, including federal and provincial legislation, regulations, permits, approvals, authorizations, and guidelines applicable to the Project. In undertaking the Work, the Contractor shall be responsible for the actions of its agents, employees, subcontractors and everyone else engaged by or through the Contractor. Accordingly, the Contractor shall undertake all reasonable actions to ensure that environmental protection measures are in place and working effectively throughout all areas affected by the Project.

In the event that an activity which contravenes these Environmental Construction Specifications occurs, the Owner may issue a Stop Work Order directing the immediate suspension of all or a portion of the activity(ies) causing the environmental impact and may order or at the Contractor's cost undertake remedial measures to be conducted as deemed necessary. The Contractor shall be solely responsible for all costs of all work stoppages and/or remedial works necessary, which result from the foregoing.

The Contractor shall notify the Owner in writing, immediately upon discovery, of the existence of any hazardous conditions, property, or equipment within or immediately adjacent to the Site. However, it shall be the Contractor's responsibility to take all necessary precautions against injury to the environment and to persons or damage to property from such hazards until corrected by the responsible party.

The Contractor shall comply with all applicable law, including all federal and provincial legislation. In the event of a discrepancy between any of the clauses of these Environmental Construction Specifications and the provisions of any applicable law, including any legislation, regulations, or municipal bylaws, the more stringent provisions resulting in the higher protection of the environment, the lower discharges of contaminants and the higher degree of environmental protection and safety shall prevail.

Impacts from construction activities to the existing riparian habitat will be minimized through the use of best management practices (BMP) and guidelines, including those found in the following documents:

- *"Users' Guide to working In and Around Water" 2005* - B.C. Ministry of Environment http://www.env.gov.bc.ca/wsd/water_rights/cabinet/working_around_water_v5_2013.pdf
- "*Standards and Best Practices for Instream Works*" 2004 - B.C. Ministry of Water, Land and Air Protection http://env.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf
- "Land Development Guidelines for the Protection of Aquatic Habitat" 1993 - Department of Fisheries and Oceans, http://www.landfood.ubc.ca/sxd/9_resources/fed_files/fed_land_development_guidelines.pdf - search=%2211.%09Land%20Development%20Gui
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia. 2014 - B.C. Ministry of Environment http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/

These BMP will be implemented to avoid, limit or mitigate impacts to water quality and quantity, aquatic and riparian habitats. The following is a summary of BMPs to be implemented that will ensure that practices comply with legislation. These are not comprehensive, however a qualified environmental

monitor will use adaptive management to monitor construction activities and implemented additional measures where necessary.

Mitigation measures recommended for this project to ensure minimal or no impacts to aquatic resources and no net loss of habitat include but are not limited to the following:

- Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refuelling or servicing should be undertaken within 30m of any watercourse or surface water drainage.
- All construction materials must be clean, non-eroding and non-toxic to aquatic life. Ensure that all works involving the use of concrete, cement, mortars, and other Portland cement or lime-containing construction materials will not deposit, directly or indirectly, sediments, debris, concrete, concrete fines, wash or contact water into or about any watercourse. Concrete materials cast in place must remain inside sealed formed structures.
- Any materials that inadvertently fall into the stream or the ocean must be removed immediately.
- Sediment control measures are to be put in place prior to any work activities and remain in place until work is complete and the site is stable.

7.1 Environmental Monitoring

It is recommended that a qualified Environmental Monitor inspect, oversee, and report on the project with respect to environmental legislation, regulatory approvals, and best management practices (BMPs). During Construction, the Environmental Monitor will have the primary responsibility to evaluate the effectiveness of the environmental mitigation measures to achieve compliance with the terms and conditions of all regulatory permits, approvals, and environmental legislation. Environmental monitoring reports will be completed to document construction activities, mitigation measures, problems encountered, if any, and how they were managed. Following construction, the Environmental Monitor will prepare and submit an environmental monitoring completion report.

The role of the Environmental Monitor will be to inspect, evaluate and report on the performance of the construction activities and effectiveness of environmental control methods and mitigation measures with respect to applicable legislation, permits and approvals, and BMPs.

The key responsibilities of the Environmental Monitor include:

- Liaison with regulatory agencies, and other key stakeholders;
- Holding a pre-construction meeting with the Contractor to review and discuss the project approvals and the required environmental BMPs;
- Providing technical assistance on environmental matters to construction personnel and regulatory agencies;
- Inspecting activities during construction to evaluate and report on compliance with terms and conditions of environmental approvals and permits;
- Providing recommendations for modifying and/or improving environmental mitigation measures, as necessary;
- Documenting construction activities by field notes and photographs;
- Suspending construction activities that are causing, or potentially causing, risk of environmental damage;

- Preparing factual environmental monitoring summary reports throughout the duration of construction, to summarize activities and actions taken to minimize potential effects during each of the construction activities;
- Monitoring levels of turbidity and/or total suspended solids (TSS) relative to criteria established in the *Land Development Guidelines for the Protection of Aquatic Habitat* (25 mg/L above background levels and 75 mg/L above background levels during storm events); and
- Monitoring levels of pH to relative to criteria established by the Canadian Council of Ministers of the Environment for the protection of aquatic habitat.

The Environmental Monitor will have the authority to suspend construction activities if, in their opinion, the Contractor's actions contravene, or potentially contravene, the recommended BMPs or applicable legislation, permits, and approvals.

Appendix A: Statement of Limitations

This document was prepared by Diamond Head Consulting Ltd. Should this report contain an error or omission then the liability, if any, of Diamond Head Consulting Ltd. should be limited to the fee received by Diamond Head Consulting Ltd. for the preparation of this document. Recommendations contained in this report reflect Diamond Head Consulting Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided by Diamond Head Consulting Ltd. is not guaranteed. This report is valid for 6 months from the date of submission. Additional site visits and report revisions are required after this point to ensure accuracy of the report.

Neither all nor part of the contents of this report should be used by any party, other than the client, without the express written consent of Diamond Head Consulting Ltd. This report was prepared for the client for the client's own information and for presentation to the approving government agencies. The report may not be used or relied upon by any other person unless that person is specifically named by Diamond Head Consulting Ltd as a beneficiary of the report, in which case the report may be used by the additional beneficiary Diamond Head Consulting Ltd has named. If such consent is granted, a surcharge may be rendered. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other person. If the client directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend and hold Diamond Head Consulting Ltd harmless if any third party brings a claim against Diamond Head Consulting Ltd relating to the report.

April 27, 2022

1236809 BC Ltd.
7985 Granville Street
Vancouver, BC V6P 4Z3

Email : jimmyzy38@gmail.com

Attention: Jimmy Yang

Re: **EXP Reference No: VAN-21011959-A0**
Geotechnical Assessment Report
Proposed Sechelt Development (3.14 Acre Lot)
5875 Reef Road, Sechelt, BC

1.0 INTRODUCTION

As requested, EXP Services Inc. ("EXP") has carried out a geotechnical assessment at the above-referenced site. The objective of this assessment was to characterize the subsurface conditions at the site in order to develop preliminary recommendations for the proposed development as described in Section 2. The work was completed in general accordance with the EXP proposal dated June 21, 2021.

This report summarizes the results of the geotechnical exploration and presents geotechnical recommendations for the above-noted project. The geotechnical assessment has been completed in accordance with the widely-accepted standards and geotechnical engineering principles and practices for similar projects in this region. It should be noted that the assessment of environmental aspects of the site or chemical assessment of soil and groundwater are beyond the scope of this report.

Review and use of this report should be completed in accordance with the attached *"Interpretation & Use of Study and Report"* document. It is included as an integral part of this report and should be included with any copies of the report that are made.

2.0 PROJECT DESCRIPTION

It is EXP's understanding that the project design is currently in the conceptual stages. Conceptual site plan showed 10 townhouse buildings. The development will also include green spaces and internal roadway. It is further understood that the proposed townhouse buildings would consist of up to 3-storey wood framed buildings with no basement level.

3.0 SITE DESCRIPTION

The site is generally semi rectangular in shape with a total area of approximately 1.28 ha. and mostly covered with grass and trees/mature trees, as shown on the attached Test Pit Location Plan (Figure 1).

Based on topographic survey plan provided to us, the subject site is slope down from west toward the east with an elevation difference of about 13m, in average, between the west and east sides of the site, with an average slope of approximately 7%. The site is accessible from Reef Road. The site is bounded by Reef Road to the east and by undeveloped lands to the north, south and west.

4.0 FIELD EXPLORATION AND LABORATORY WORK

A geotechnical subsurface exploration was conducted on March 25, 2022, using a 35G John Deere excavator owned and operated by Hemstreet Contracting Ltd. Eight (8) test pits, designated as TP22-01 to TP22-08, were advanced to depths ranging between approximately 3.0m and 4.0m below existing ground surface. The test pits were advanced to refusal or maximum reachable depth. The approximate locations of the test pits are shown on Figure 1, Test Pit Location Plan.

A representative of EXP supervised the test pit subsurface exploration programs, logged the encountered subsurface conditions, and collected representative soil samples. Upon completion, the test pits were backfilled with the excavated materials and compacted with bucket and tracks.

The collected soil samples were returned to EXP's Burnaby laboratory for further visual examination, classifications, and testing. Detailed descriptions of the encountered subsurface conditions are presented in the attached test pit logs.

It should be noted that the test pits describe the subsurface conditions at discrete test pit locations. The precision of the assumed general subsurface conditions indicated depends on the methods used, frequency of sampling, and the uniformity of the subsurface conditions. The spacing of the test pits, frequency of sampling and the method of exploration have been selected to meet the needs of the project within constraints of the budget and schedule. The subsurface conditions may vary between and beyond the test pit locations and below the depths explored, and this variability should be expected.

5.0 SOIL AND GROUNDWATER CONDITIONS

Interpretation of the subsurface soil and groundwater conditions at the site is based on available published surficial geological maps, EXP's relevant experience within the vicinity, and the field exploration work completed on March 25, 2022, as mentioned above.

Based on our review of the available subsurface information, a generalized stratigraphy of the site can be described in Table 1. The detailed descriptions of soils encountered at various depths are shown on individual soil logs attached to this report.

Table 1: Summary of Soil Stratigraphy

Soil Unit	Thickness	Depth to Top of Unit	Description
TS	0.1 – 0.4m	At Surface	TOPSOIL • Organics and silty sand/sandy silt with trace rootlets.
A	0.8m	0.2m	FILL (TEST PIT TP22-01 ONLY) • This unit generally consists of moist, loose to compact, brown sand and gravel with trace silt and occasional cobbles. This layer was encountered in TP22-01 only.
B	0.5 – 1.2m	0.1 – 0.4m	SAND to SILTY SAND • This unit generally consists of moist, loose to compact, grey to brown sand with trace silt to silty sand. This layer was not encountered in TP22-01 and TP22-06. • Occasional cobbles was encountered in TP22-07.
C	0.5 – 1.7m	0.3 – 1.2m	SANDY SILT • This unit generally consists of moist, firm to stiff, grey to brownish grey sandy silt. This layer was not encountered in TP22-03, TP22-04 and TP22-08. • Sandy silt to silty sand with trace gravel and clay was encountered in TP22-01, occasional coarse grained sand seams was encountered in TP22-06 and occasional cobbles and boulders was encountered in TP22-07.
D	1.1 – 1.2m	1.2 – 1.4m	CLAYEY SILT (TP22-07 & TP22-08 ONLY) • This unit generally consists of moist, very soft to soft, grey clayey silt with trace to some sand and trace gravel.
E	0.7 – 2.1m	0.8 – 2.4m	SILTY SAND to SAND • This unit generally consists of moist, compact to dense, grey to brownish grey silty sand to sand with trace silt. Occasionally with trace gravel. This layer was not encountered in TP22-01 and TP22-08.
F	Unknown	2.0 – 2.7m	CLAYEY SILT to SANDY SILT • This unit generally consists of moist, stiff to very stiff, grey clayey silt with some sand to sandy silt with trace clay and gravel.
G	Unknown	3.5m	TILL-LIKE • This unit generally consists of moist, dense, grey silty sand with some gravel (till-like).

Moderate to minor groundwater seepage was encountered in all test pits. The groundwater seepage generally ranged from about 0.4m to 1.0m below existing ground surface. Perched groundwater is expected to be encountered above the contact between the more permeable granular soils and underlying less permeable to impermeable soils. It is suspected that the encountered shallow seepage was perched groundwater condition. It should be noted that groundwater level would fluctuate seasonally, with precipitation and with adjacent land use.

It is important to note that the soil and groundwater conditions described above and encountered at the specific test pit location are representative of the soil conditions in the immediate vicinity of each test pit. Interpretation of the soil profile at the site is formulated on the basis of an assumed horizontal continuity of subsurface conditions at the site. Therefore, the soil units described above are generalized and based on the available test pit information only. Variation in stratigraphic conditions should be expected.

6.0 SEISMIC DESIGN CONSIDERATIONS

Liquefaction Assessment: Significant ground motions due to a major seismic event can cause the shear strength of loose to compact and saturated granular soils to abruptly drop, causing the soil to behave like a liquid, or liquefy. This phenomenon can result in sudden and large volumetric strains in the subgrade soils (i.e., vertical and lateral displacements) during a design major earthquake.

Generally, the subsurface conditions at the site are considered not susceptible to liquefaction during the design earthquake event (i.e., 1 in 2475 earthquake event) except for a localized 0.5m to 1.5m thick zone. However, the limited thickness of liquefaction is considered unlikely to impose seismic design issues. In particular, the design seismic event is expected to result in some non-uniform settlement, perhaps in the order of 20 – 40mm total settlement and little or no permanent lateral displacement. For this site, punching type failures of the foundation as a result of a major earthquake is not expected.

Site Class and Seismic Ground Response: For preliminary design purposes, the subject site may be classified as Site Class D in accordance with the British Columbia Building Code (BCBC 2018) and the 2015 National Building Code of Canada (2015 NBCC), Table 4.1.8.4.A.

7.0 DISCUSSION AND RECOMMENDATIONS

7.1 General

Based on the results of the site exploration, the site is considered suitable, from a geotechnical engineering perspective, for the proposed development utilizing shallow foundations and slab-on-grade construction provided that the recommendations pertaining to foundation design and site preparation as presented in this report are followed and implemented.

Site preparation should generally consist of removal of unsuitable soils to adequate depths prior to establishing design grades with Structural Fill. Additional information regarding site preparation is provided in the following section.

Structural Fill placed over the Geotechnical Engineer approved subgrade as described in this report is considered suitable for supporting the footing and floor loads associated with the proposed lightly-loaded building structures designed with conventional shallow foundations without appreciable settlement.

Recommendations for site preparation, foundation design, and other pertinent geotechnical issues are provided in the subsequent sections of this report.

7.2 Site Preparation

Building Footprint: The proposed buildings footprint and immediate surrounding hard surfaces such as concrete sidewalks should be stripped of topsoil, organic soils, soft/saturated and loose material with high fines content to expose undisturbed soils comprised of Silty Sand to Sand/Sand and Gravel or stiff sandy silt which is encountered at approximate depths of 0.3 to 1.0m below existing site grades. The excavation area should generally extend horizontally by a distance equal to or greater than the thickness of Structural Fill placed. The exposed subgrade of loose sand/silty sand should be re-compacted with a heavy ride-on type compactor with at least 4 to 6 passes under review of the Geotechnical Engineer. Localized over-excavation may be necessary to remove unsuitable soils. Grade restoration below proposed buildings should be conducted using structural fill. The structural fill's material and compaction recommendations are provided in Section 7.4.

The Geotechnical Engineer should be given an opportunity to review the exposed subgrade prior to compaction of the subgrade and prior to structural fill placement. Any soft/disturbed soils identified during the subgrade review should be over-excavated and replaced with compacted structural fill. Depending on weather and footing depth, approximately 100-150mm thick layer of 19mm clear crushed gravel or compacted 25mm minus road base may be required to protect the footing subgrade.

Any increase in the site grades should be limited to a maximum of 1.0m to avoid additional settlements of the sandy silt/clayey silt layers.

It should be noted that the in-situ soils encountered at this site are considered moisture sensitive and prone to softening and disturbance. Proper drainage will also be required to minimize ponding of water on the exposed subgrade during construction. Water-softened or disturbed material should be stripped and removed from the subgrade. Soft/disturbed soils identified during the subgrade review should be over-excavated and replaced with compacted structural fill.

Parking and Paved Areas: The footprint of parking and paved areas should be stripped and cleared of all soft, organic, saturated, or unsuitable materials to a minimum of 0.8m below finished grade. Local over-excavation may be necessary to remove soft/disturbed soils. The excavation area should be extended horizontally by a distance at least equal to the thickness of the Structural Fill. The exposed subgrade of loose sand/silty sand should be re-compacted with a heavy ride-on type compactor with at least 4 to 6 passes under review of the Geotechnical Engineer and then proof rolled to ensure that no soft spots are present prior to construction of pavement structure.

7.3 Foundations

The proposed buildings would be founded on compacted new structural fill. Strip and pad footings placed on new compacted structural fill may be designed using a Serviceability Limit State ("SLS") bearing resistance of 80 kPa and a factored ultimate bearing resistance ("ULS") of 120 kPa. For the area covered with TP22-07 and TP22-08, a minimum of 1.0m thick well compacted soils or stiff native soils from the underside of footings to the top of the very soft to soft clayey silt layer (soil unit D) is required to be achieved to avoid additional settlement. If required, some over-excavation and backfilling with structural fill can be completed to achieve the required 1.0m between the underside of footings and the clayey silt layer.

Using the recommended SLS bearing resistance, it is estimated that the long-term total settlement would be less than 25mm, with a differential settlement of about 15mm over a horizontal distance of 10m.

For confinement purposes and frost protection, the underside of footings should be placed at least 0.45m below final grade. Strip and pad footings should be a minimum of 0.45m and 0.6m width, respectively.

When footings are supported on Structural Fill, the Structural Fill should be placed on approved subgrade and extend laterally past the footing perimeter a distance equal to the depth of Structural Fill beneath the footing. Structural fill built up above existing grade should extend laterally past the footing perimeter by a distance equal to the depth of Structural Fill.

Footings founded at different elevations should be positioned such that the lower footing is located outside of a 2H:1V (Horizontal: Vertical) projection down from the bottom of the upper footing. Also, footings should be positioned below a line that is projected up at a 2H:1V slope from the toe of an adjacent excavation for utilities and sumps.

The exposed subgrade should be reviewed prior to construction of footings or placement of Structural Fill to confirm the recommended bearing resistance. No loose, disturbed, organic, or sloughed materials should be allowed on the foundation subgrade. Over-excavation of disturbed or loosened materials within the bearing surface may be required as directed by the Geotechnical Engineer.

7.4 Structural Fill

Where required, Structural Fill should consist of imported granular material such as well-graded, 75mm minus sand or sand and gravel containing less than 5 % fines (material passing the 0.075mm sieve size) by weight, or a material reviewed and approved by the Geotechnical Engineer. Structural Fill placement below grade should extend horizontally beyond the edges of the proposed building and adjacent concrete sidewalks by a distance at least equal to the thickness of the fill placed below grade.

The Structural Fill should be placed in discrete lifts not exceeding 300mm in loose thickness and be compacted to at least 95% of the material's Modified Proctor maximum dry density ("MPMDD") in accordance with ASTM D 1557. A quality-control system for the placement of the Structural Fill should be implemented to confirm that the granular fill is consistent with the recommendations provided above and

that adequate compaction is achieved. In-place soil density testing should be conducted during fill placement to confirm that adequate compaction is achieved.

7.5 Foundation Drainage

For structures supported at/near grade, and based on the groundwater conditions encountered, it is not considered necessary to implement a perimeter groundwater drainage system if the interior slab is raised by at least 150mm higher than the exterior grades and the area around the building is finished with solid surface (i.e. asphalt or concrete).

If required, the perimeter drainage system should consist of 150mm diameter rigid perforated PVC pipe. The invert of the pipe should be located near the bottom, but not below, adjacent footing level and at least 300mm below the top of the slab-on-grade. The pipe should be covered with not less than 150mm of drain rock, and the drain rock covered with a non-woven geotextile. The pipe should drain by gravity flow to the storm sewer.

The roof drainage system should be separate from the perimeter footing drains. The finished grade surrounding the building should be sloped away from the building to direct surface water flow away from the foundations to suitable catch basins for storm water disposal.

7.6 Slab-on-Grade

Slabs-on-grade should be constructed on a minimum 150mm thick layer of 19mm clear crushed gravel to act as a capillary break. It is recommended that a vapor barrier consisting of polyethylene sheeting be placed between the slab and the bedding material to limit further migration of moisture. Additionally, the surrounding grade should be sloped to facilitate positive surface drainage away from the completed building.

Grade re-instatement below the slab should be conducted using structural fill as described above in Section 7.4. In-place density testing should be completed on the under-slab fills to confirm that the fill placed below the slab has been compacted to a minimum of 95% of the material's MPMDD. The Geotechnical Engineer should review the subgrade prior to fill placement.

7.7 Temporary Excavations and Dewatering

All excavations should be conducted in accordance with WorkSafeBC guidelines and regulations for safe and stable excavations to ensure a safe and stable working area.

Temporary excavation in excess of 1.2m deep should be sloped no steeper than 1H:1V (Horizontal: Vertical), subject to review during construction. The slope cuts may need to be protected with polyethylene sheeting to protect slopes against erosion and sloughing. Excavations within loose/soft soils or in areas of groundwater seepage would need to be trimmed back to a flatter inclination, subject to review during construction.

Perched groundwater or groundwater 'pockets' may be encountered at shallow depths. Traditional sump and pump dewatering method will likely be adequate to manage water seepage. However, temporary dewatering and erosion and sedimentation control measures are outside the scope of EXP's work and the site contractor should make their own assessment of subsurface conditions and select the dewatering methods most appropriate for the site condition and to allow subgrade preparation and backfilling in dry conditions.

Surface water runoff should be diverted away from excavations and any standing water accumulated at the base of excavations should be appropriately dewatered. A minimum offset distance of 1m between adjacent building foundation wall (outer face of existing footing) and the top of excavation slope (i.e., slope crest) should be maintained.

7.8 Underground Utility Trenches and Backfills

Temporary service trench excavation should conform to requirements of the industrial health and safety regulations of the WorkSafeBC. Where utility trenches cross the proposed buildings areas, the trench backfill should consist of structural fill. Trench backfills should meet MMCD requirements for Pipe Bedding and Surround Materials. All underground utilities should be installed in accordance with the standard detail drawing in the MMCD specifications.

8.0 FUTURE GEOTECHNICAL SERVICES

EXP should be provided the opportunity to review detailed site development plans, site grading plans, architectural and structural engineering drawings for the project, when they become available, so that the recommendations provided in this report can be confirmed or modified as required.

During site preparation and construction, it is recommended that the Geotechnical Engineer be provided with the opportunity to review the following:

- Review of exposed subgrade after removal of unsuitable material and before structural fill placement;
- Review of structural fill placement and compaction during site grade raising;
- Review of soil conditions at footing subgrade elevations prior to formwork installation; and;
- Monitor compaction and proof-rolling of the existing soils where required.

9.0 CLOSURE

The recommendations contained in this report pertain to the proposed project as described in this report. In the event that unexpected conditions are encountered, or there are significant changes in the project design, EXP should be provided with an opportunity to review the contents of this report. Please be advised that this report was prepared for the exclusive use of Grand Excelsior Investments and their designated consultants and representatives. Any use of the materials contained in this report for other than its intended purpose or by any other party must first be verified in writing by EXP. EXP does not

accept any responsibility or damages as a result of any other party relying on or using the information and recommendations contained in this report.

Site Contractors should make their own assessment of site subsurface conditions and select the construction means and methods most appropriate to the site conditions. This geotechnical report should not be included in contract specifications without suitable qualifications and prior review by EXP Services Inc. However, the geotechnical report may be used as an attachment to contract specifications, for information purposes only.

Please call if you have any questions or if further assistance is required.

Sincerely,

EXP Services Inc.

Reviewed by:

Khidhir Jorj, M.Sc., P.Eng.
Geotechnical Project Manager

Rajesh Manandhar, M.Sc., P.Eng.
Geotechnical Engineer

Attachments: Interpretation & Use of Study and Report
Test Pit Location Plan: Figure 1
Test Pit Logs: TP22-01 to TP22-08

Attachments

Interpretation & Use of Study and Report

Test Pit Location Plan

Figure 1

Test Pit Logs

TP22-01 to TP22-08

INTERPRETATION & USE OF STUDY AND REPORT

1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental consulting unless specifically stated in the engineering report.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5. INTERPRETATION OF THE REPORT

a. Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

b. Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

c. To avoid misunderstandings, EXP Services Inc. (EXP) should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by EXP. Further, EXP should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with EXP's recommendations. Any reduction from the level of services normally recommended will result in EXP providing qualified opinions regarding adequacy of the work.

6. ALTERNATE REPORT FORMAT

When EXP submits both electronic file and hard copies of reports, drawings and other documents and deliverables (EXP's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by EXP shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by EXP shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of EXP's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EXP. The Client warrants that EXP's instruments of professional service will be used only and exactly as submitted by EXP.

The Client recognizes and agrees that electronic files submitted by EXP have been prepared and submitted using specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

EXP Services Inc. 275–3001 Wayburne Drive Burnaby, British Columbia V5G 4W3 Telephone: 604–874–1245 Fax: 604–874–2358 exp.com	DFTR. JL DSGN. JL CHK. KJ	ISSUE/REVISION No. / DESCRIPTION / DATE	CLIENT: 1236809 BC Ltd. PROJECT: PROPOSED SECHELT DEVELOPMENT (3.14 ACRE LOT) 5875 REEF ROAD, SECHELT, BC PROJECT NO.: VAN-21011959-A0	TITLE: LOCATION PLAN DATE: 2022-03-31	SCALE: 1:500	DWG NO.: FIGURE 1

RECORD OF TEST PIT : TP22-01

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481632.475 E: 444166.73
ELEVATION 20.70m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 1.00m (Seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (20 40 60 80) / DYNAMIC CONE BLOWS/0.3m (20 40 60 80)	POCKET PEN. (kPa) (100 200 300 400) / FIELD VANE SHEAR (kPa) Peak Remold (40 80 120 160)	FINES CONTENT (%) (20 40 60 80) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL (20 40 60 80)
		SILTY SAND, trace rootlets, brown, moist, fine grained sand, (very loose), [TOPSOIL]	20.5	S1	GB				28
		SAND and GRAVEL, trace silt, occaional cobbles (up to 150mm), brown, moist, medium to coarse grained sand, fine to coarse grained and rounded to subrounded gravel, (loose to compact), [FILL]	0.2	S2	GB				12
1		▼	19.7						
		SANDY SILT to SILTY SAND, trace gravel and clay, brownish grey, moist, fine grained sand, fine to medium grained and subangular gravel, (stiff/compact)	1.0	S3	GB				30
2				S4	GB				32
			18.0						
		CLAYEY SILT, some sand, grey, moist, fine grained sand, (stiff to very stiff)	2.7						
3			17.5	S5	GB				37

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-02

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd..
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481608.808 E: 444134.308
ELEVATION 22.50m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 0.40m (Seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (▲) 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m (▨) 20 40 60 80	POCKET PEN. (kPa) (⊙) 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak (●) Remold (○) 40 80 120 160	FINES CONTENT (%) (□) 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS and SILT, some sand, trace gravel, trace rootlets, dark brown, wet, fine to medium grained sand, fine grained and subrounded gravel, (soft), [TOPSOIL]	22.1	S1	GB				9.1
		SAND, trace silt, brownish grey, moist, fine grained sand, (loose to compact)	0.4	S2	GB				2.4
1			21.3						
		SANDY SILT, grey, moist, fine to medium grained sand, (stiff)	1.2	S3	GB				2.9
			20.7						
2		SILTY SAND, grey, moist, fine to medium grained sand, (compact)	1.8	S4	GB				2.5
		- at 2.4m, becomes fine to coarse grained sand, trace fine grained gravel		S5	GB				1.8
3			19.5						
		SAND, trace silt, grey, moist, fine to medium grained sand, (compact)	3.0	S6	GB				2.3
			19.0						
		SILTY SAND, some gravel, moist, grey, fine to coarse grained sand, fine to coarse and round to subrounded gravel, (dense), [TILL-LIKE]	3.5	S7	GB				1.2
4			18.5						
		Refusal at 4.0m.							

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-03

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd..
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481641.23 E: 444119.561
ELEVATION 23.00m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 0.70m (minor seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m ▲ 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m ▨ 20 40 60 80	POCKET PEN. (kPa) ⊙ 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak ● Remold ○ 40 80 120 160	FINES CONTENT (%) □ 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS and SILTY SAND, trace rootlets, dark brown, moist, fine to mernium grained sand, (soft/very loose), [TOPSOIL]	22.9	S1	GB				
		SAND, trace silt, trace rootlets, brown, moist, fine grained sand, (loose to compact)	0.1						
				S2	GB				26
			22.1						
1		SAND, trace silt and gravel, grey, moist, fine grained sand, fine grained and subangular gravel, (compact)	0.9						
				S3	GB				24
2									
				S4	GB				23
			20.6						
		SILTY SAND, grey, moist, fine grained sand, (compact)	2.4						
				S5	GB				30
3			19.8						

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-04

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481621.426 E: 444086.934
ELEVATION 24.40m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 0.70m (Minor seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m ▲ 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m ▨ 20 40 60 80	POCKET PEN. (kPa) ⊙ 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak ● Remold ○ 40 80 120 160	FINES CONTENT (%) □ 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS snd SILTY SAND, trace rootlets, dark brown, moist, fine to medium sand, (soft/very loose), [TOPSOIL]	24.1	S1	GB				52
		SAND, trace silt, dark brown to brown, moist, fine to medium grained sand, (loose to compact)	0.3	S2	GB				33
1				S3	GB				25
			22.9						
		SAND, trace silt, grey, moist, fine grained sand, (compact to dense)	1.5	S4	GB				27
2									
				S5	GB				25
3			21.4						

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-05

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481599.425 E: 444085.235
ELEVATION 26.00m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 0.40m (Minor seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m ▲ 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m ▨ 20 40 60 80	POCKET PEN. (kPa) ⊙ 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak ● Remold ○ 40 80 120 160	FINES CONTENT (%) □ 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS and SILT, trace rootlet, dark brown, wet, (soft), [TOPSOIL]	25.7	S1	GB				86
		▼ SILTY SAND, trace organics, grey, moist, fine grained sand, (loose to compact)	0.3	S2	GB				28
1			25.0						
		SANDY SILT, trace gravel, grey, moist, fine grained sand, fine grained and subrounded to subangular gravel, (firm to stiff)	1.0	S3	GB				31
2			24.0						
		SAND, trace silt, brownish grey, moist, fine to medium grained sand, (compact)	2.0	S4	GB				22
			23.3						
		CLAYEY SILT, some sand, grey, moist, fine to medium sand, (stiff to very stiff)	2.7	S5	GB				35
3			23.0						

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-06

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481595.902 E: 444024.218
ELEVATION 30.70m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 1.00m (Minor seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (▲) 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m (▨) 20 40 60 80	POCKET PEN. (kPa) (⊙) 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak (●) Remold (○) 40 80 120 160	FINES CONTENT (%) (□) 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS and SILTY SAND, trace gravel, trace rootlets, dark brown, moist, fine to medium grained sand, fine grained and subangular gravel, (soft/very loose). [TOPSOIL]	30.4	S1	GB				7.1
		SANDY SILT, brownish grey, moist, fine grained sand, occasional coarse grained sand seams, (firm to stiff)	0.3	S2	GB				24
1		SAND, trace silt, brownish grey, moist, fine grained sand, (compact) ▼	29.9 / 0.8	S3	GB				22
2			28.7						
		SANDY SILT, trace clay, grey, moist, fine grained sand, (stiff)	2.0	S4	GB				34
				S5	GB				33
3			27.7						

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-07

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481639.111 E: 444005.633
ELEVATION 29.70m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 1.00m (Minor seepage observed)
▼ **AFTER EXCAVATION** —

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (▲) / DYNAMIC CONE BLOWS/0.3m (▨)	POCKET PEN. (kPa) (⊙) / FIELD VANE SHEAR (kPa) Peak (●) Remold (○)	FINES CONTENT (%) (□) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL
		SILTY SAND, trace rootlets, dark brown, moist, fine to medium grained sand, (very loose), [TOPSOIL]	29.6				20 40 60 80	100 200 300 400	20 40 60 80
		SILTY SAND, occasional cobbles (up to 100mm), brownish grey, moist, fine grained sand, (compact)	0.1	S1	GB				19
			29.1						
		SANDY SILT, occasional cobbles and boulders (up to 500mm), brownish grey, moist, fine grained sand, (stiff)	0.6	S2	GB		20 40 60 80	40 80 120 160	35
1			28.5						
		CLAYEY SILT, trace sand and gravel, grey, moist, medium to coarse grained sand, fine grained and subangular gravel, (very soft to soft)	1.2	S3	GB				31
2				S4	GB				37
			27.3						
		SAND, trace silty, brownish grey, moist, fine grained sand, (compact to dense)	2.4	S5	GB				22
3			26.5						

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-08

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481617.711 E: 444031.389
ELEVATION 28.20m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** —
▼ **AT END OF EXCAVATION** 0.40m (Seepage observed)
▼ **AFTER EXCAVATION** —

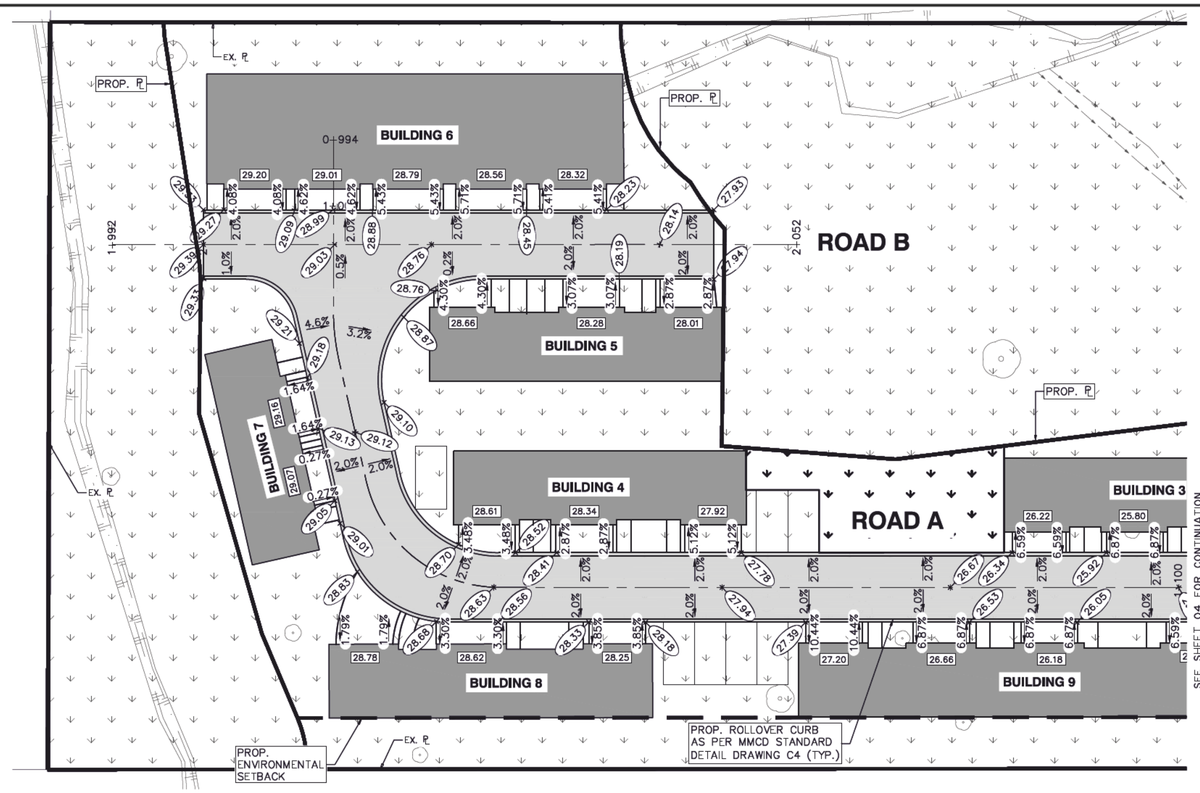
DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (▲) 20 40 60 80 / DYNAMIC CONE BLOWS/0.3m (▨) 20 40 60 80	POCKET PEN. (kPa) (⊙) 100 200 300 400 / FIELD VANE SHEAR (kPa) Peak (●) Remold (○) 40 80 120 160	FINES CONTENT (%) (□) 20 40 60 80 / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL 20 40 60 80
		ORGANICS and SILTY SAND, trace rootlets, dark brown, moist, (soft/very loose), [TOPSOIL]	27.8	S1	GB				50
		SILTY SAND, grey, moist, fine grained sand, (loose to compact)	0.4	S2	GB				20
1			27.2						
		SAND, trace silt, grey, moist, fine grained sand, (compact)	1.0	S3	GB				23
			26.7						
2		CLAYERY SILT, some sand, trace gravel, grey, moist, medium to coarse grained sand, fine to coarse grained and subangular gravel, (very soft to soft)	1.5	S4	GB				30
			25.7						
		SANDY SILT, trace gravel and clay, grey, moist, fine to medium grained sand, fine to medium grained and subangular gravel, (stiff)	2.5						
3				S5	GB				20
				S6	GB				23
4			24.2						

Refusal at 4.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

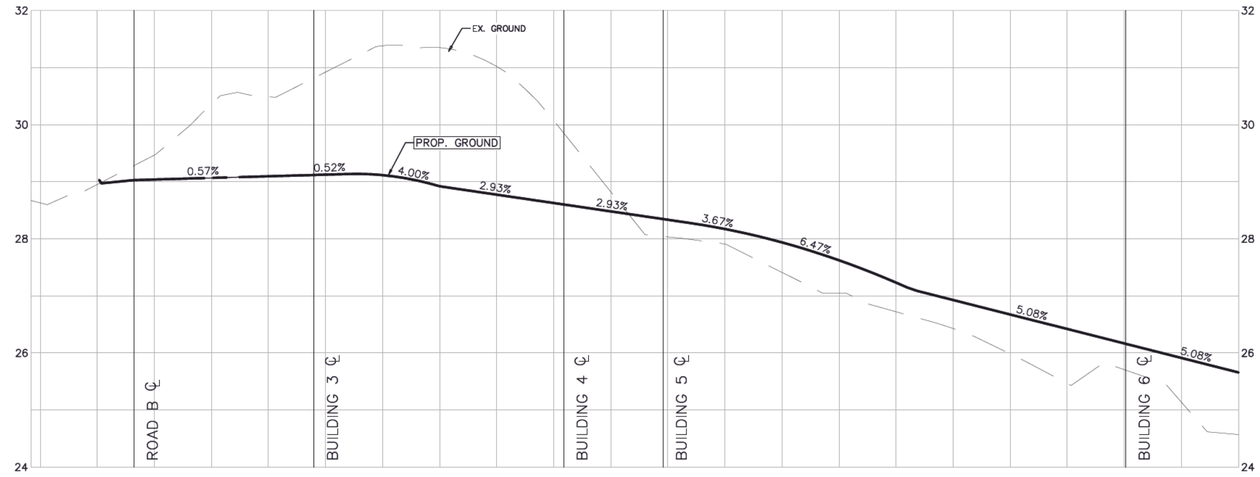
APPENDIX B

SITE GRADING



LEGEND

- PROP CONC C&G
- PROP ENV. SETBACK
- PROP GREEN SPACE
- PROP BUILDING
- PROP ROAD
- 20.58 — PROP ELEVATION
- M 76.96 — PROP ELEVATION TO MATCH EXISTING
- 28.80 — PROP DRIVEWAY ELEVATION



ROAD A – 1H:5V PROFILE
STA: 1+000 TO 1+100
1:250

CENTRELINE ROAD ELEVATIONS	EXISTING	28.67		28.95				30.92				30.07			27.41			25.98			24.67
	PROPOSED			28.97				29.12				28.63			27.94			26.67			25.66
CHAINAGE		0+994.18		1+000				1+020				1+040			1+060			1+080			1+100

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR SCHEMATIC DESIGN	HYC/KYP	ABG	JUN/30/22	TMJS
2	ISSUED FOR REVIEW	THL	ABG	SEP/06/22	TMJS
3	ISSUED FOR COORDINATION	KYP	ABG	SEP/16/22	TMJS
4	ISSUED FOR COORDINATION	KYP	TMJS	OCT/03/22	TMJS

LEGAL DESCRIPTION: LOT 2 BLOCK 18 DL 1471 PLAN VAP15606

B.M. MONUMENT NO. OCM 09H2562 ELEVATION: 6.478 METRES
NORTH SIDE OF EBBTIDE STREET

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
#1818 – 1177 West Hastings Street Vancouver, B.C. V6E 2K3
Tel: (604) 678-8434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **1236809 BC LTD.**
7985 GRANVILLE STREET, VANCOUVER, BC

PROJECT: **SECHELT TOWNHOUSE FEASIBILITY**
5875 REEF ROAD, SECHELT, BC

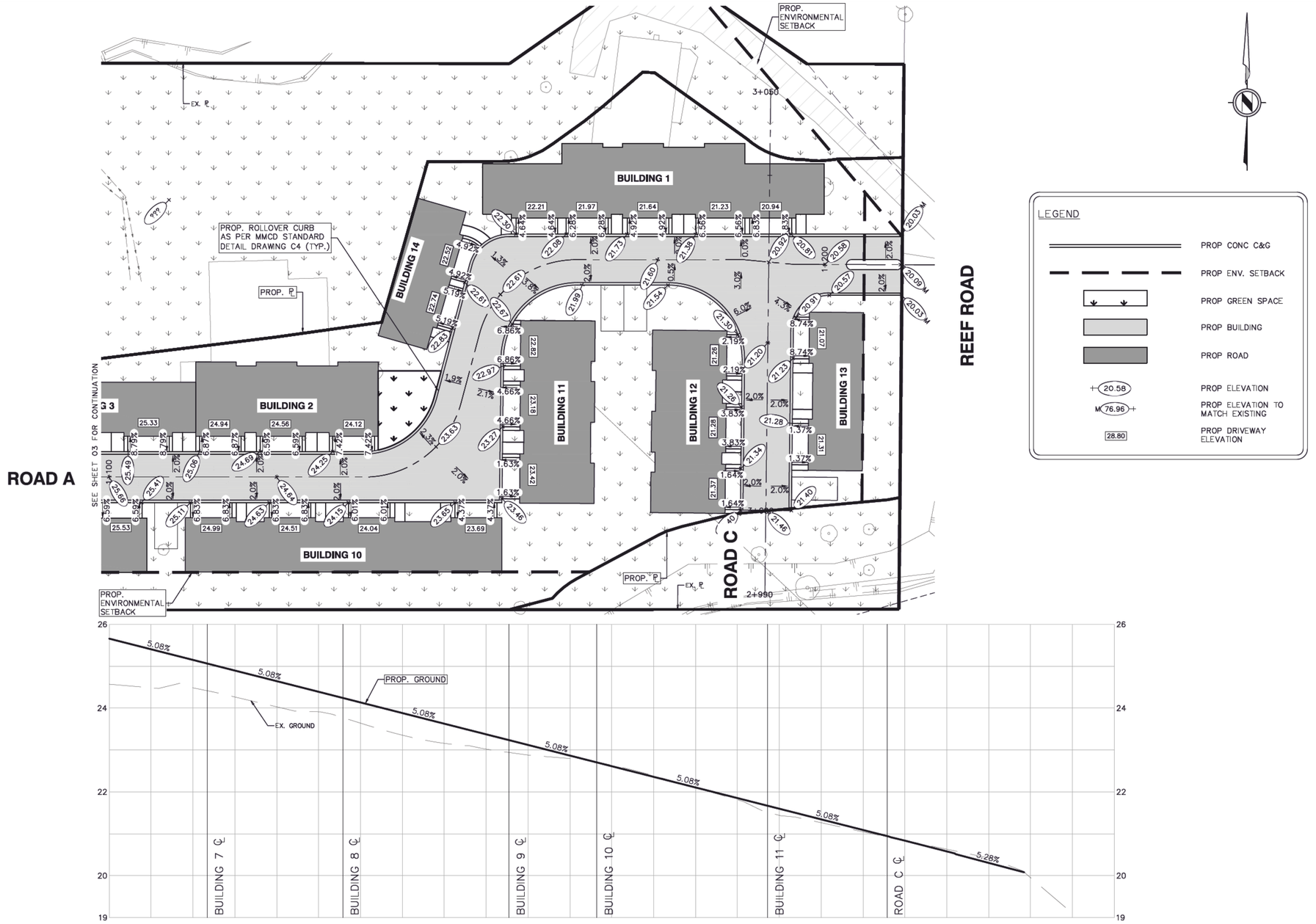
The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: **GRADING PLAN 01**

DESIGN: HYC/KYP CHECK: ABG
DRAWN: THL APPR: RSL

A & M FILE: **21-1059**

PROJECT NO. **21-1059**
SCALE : HORZ. 1:250 VERT. 1:50
DRAWING DATE: **JUNE 2022**
DRAWING NO. **21-1059-02**
A & M DRAWING NO. **21-1059- 02**
SHEET NO. **02 OF 05**
REV. **04**



ROAD A – 1H:5V PROFILE
STA: 1+100 TO 1+209
1:250

LEGAL DESCRIPTION: LOT 2 BLOCK 18 DL 1471 PLAN VAP15606

B.M. MONUMENT NO. OCM 09H2562 NORTH SIDE OF EBBTIDE STREET ELEVATION: 6.478 METRES

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR SCHEMATIC DESIGN	HYC/KYP	ABG	JUN/30/22	TMJS
2	ISSUED FOR REVIEW	THL	ABG	SEP/06/22	TMJS
3	ISSUED FOR COORDINATION	KYP	ABG	SEP/16/22	TMJS
4	ISSUED FOR COORDINATION	KYP	TMJS	OCT/03/22	TMJS

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
#1818 – 1177 West Hastings Street Vancouver, B.C. V6E 2K3
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **1236809 BC LTD.**
7985 GRANVILLE STREET, VANCOUVER, BC

PROJECT: **SECHELT TOWNHOUSE FEASIBILITY**
5875 REEF ROAD, SECHELT, BC

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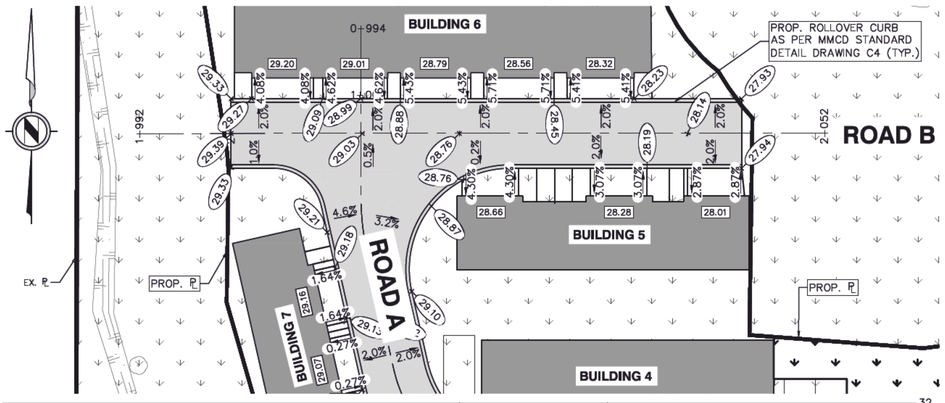
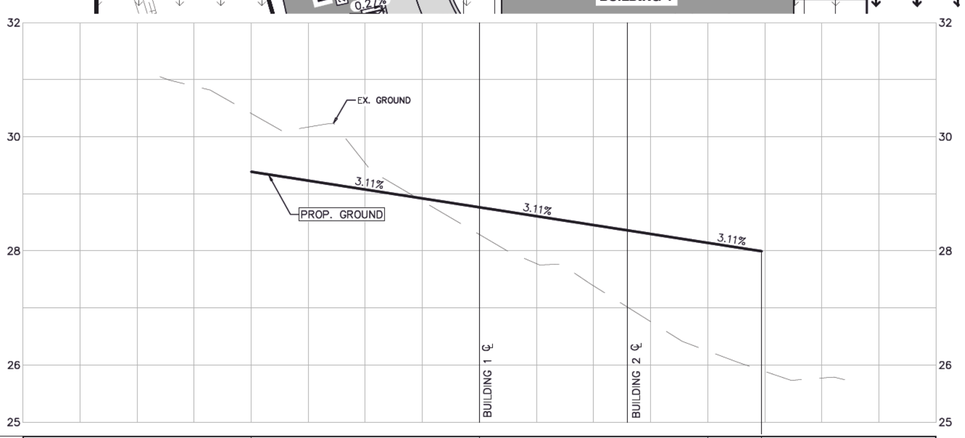
TITLE: **GRADING PLAN - 02**

DESIGN: HYC/KYP CHECK: ABG
DRAWN: THL APPR: RSL

A & M FILE: **21-1059**

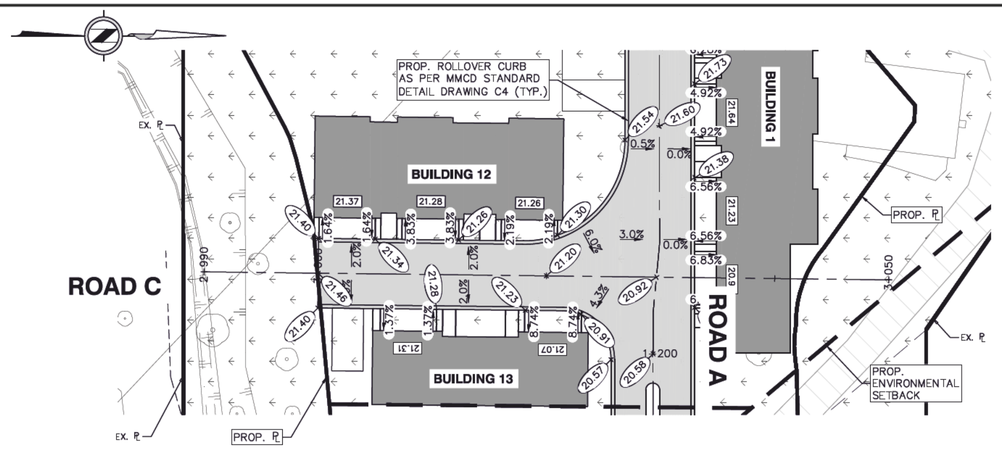
PROJECT NO. **21-1059**
SCALE : HORZ. 1:250 VERT. 1:50
DRAWING DATE: **JUNE 2022**
DRAWING NO. **21-1059-03**
A & M DRAWING NO. **21-1059- 03**
SHEET NO. **03 OF 05**
REV. **04**

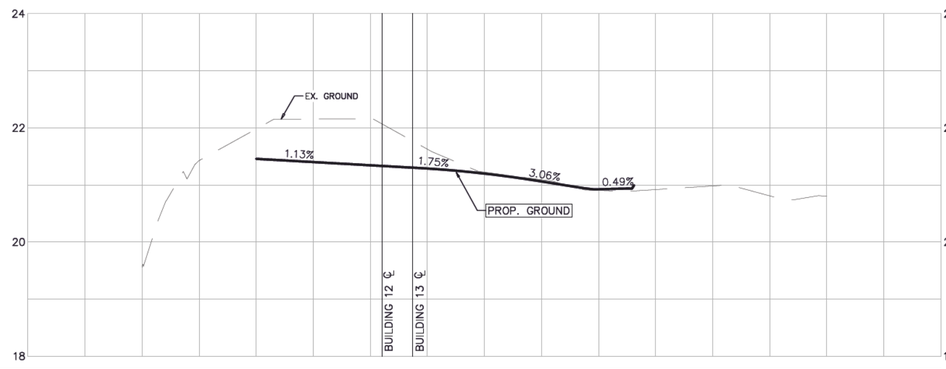




CENTRELINE ROAD ELEVATIONS	EXISTING		30.44		28.29		26.25	25.91
	PROPOSED		29.39		28.76		28.14	27.99
CHAINAGE	1+980	2+000		2+020		2+040	2+044.73	2+060

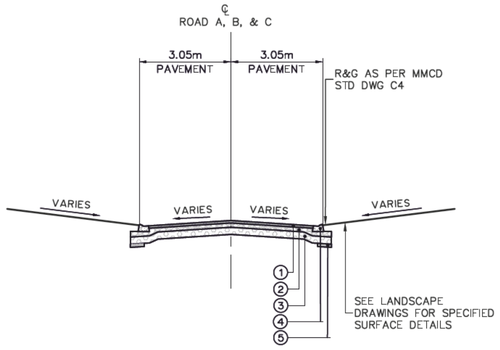
ROAD B – 1H:5V PROFILE
STA: 1+980 TO 2+060
1:250





CENTRELINE ROAD ELEVATIONS	EXISTING		21.98		21.22	20.89	20.98
	PROPOSED		21.46		21.20	20.93	
CHAINAGE	2+980	3+000		3+020		3+033.14	3+040	3+060

ROAD C – 1H:5V PROFILE
STA: 2+980 TO 3+060
1:250



TYPICAL SECTION – ROAD A,B, & C
SCALE = 1:100H
1:50V

LEGEND

1. 85mm HOT MIX ASPHALTIC CONCRETE IN TWO LIFTS
   - 35mm – 12.5mm UPPER COURSE #2
   - 50mm – 19.0mm LOWER COURSE #2
2. 150mm – 19mm MINUS CRUSHED GRANULAR BASE COMPACTED TO 95% M.P.D.
3. 250mm – 75mm MINUS GRAVEL SUB-BASE COMPACTED TO 95% M.P.D
4. CONCRETE ROLLOVER CURB AND GUTTER AS PER MMCD STD DWG C4
5. VERIFY ADEQUACY OF SUBGRADE AND CONSULT WITH GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF GRAVEL BASE COURSE

LEGEND

- PROP CONC C&G
- PROP ENV. SETBACK
- PROP GREEN SPACE
- PROP BUILDING
- PROP ROAD
- 20.58 — PROP ELEVATION
- M 76.96 — PROP ELEVATION TO MATCH EXISTING
- 28.80 — PROP DRIVEWAY ELEVATION

LEGAL DESCRIPTION: LOT 2 BLOCK 18 DL 1471 PLAN VAP15606

B.M. MONUMENT NO. OCM 09H2562 NORTH SIDE OF EBBTIDE STREET ELEVATION: 6.478 METRES

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR SCHEMATIC DESIGN	HYC/KYP	ABG	JUN/30/22	TMJS
2	ISSUED FOR REVIEW	THL	ABG	SEP/06/22	TMJS
3	ISSUED FOR COORDINATION	KYP	ABG	SEP/16/22	TMJS
4	ISSUED FOR COORDINATION	KYP	TMJS	OCT/03/22	TMJS

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
#1818 – 1177 West Hastings Street Vancouver, B.C. V6E 2K3
Tel: (604) 678-8434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: 1236809 BC LTD.
7985 GRANVILLE STREET, VANCOUVER, BC

PROJECT: SECHELT TOWNHOUSE FEASIBILITY
5875 REEF ROAD, SECHELT, BC

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TITLE: GRADING PLAN 03 & DETAIL

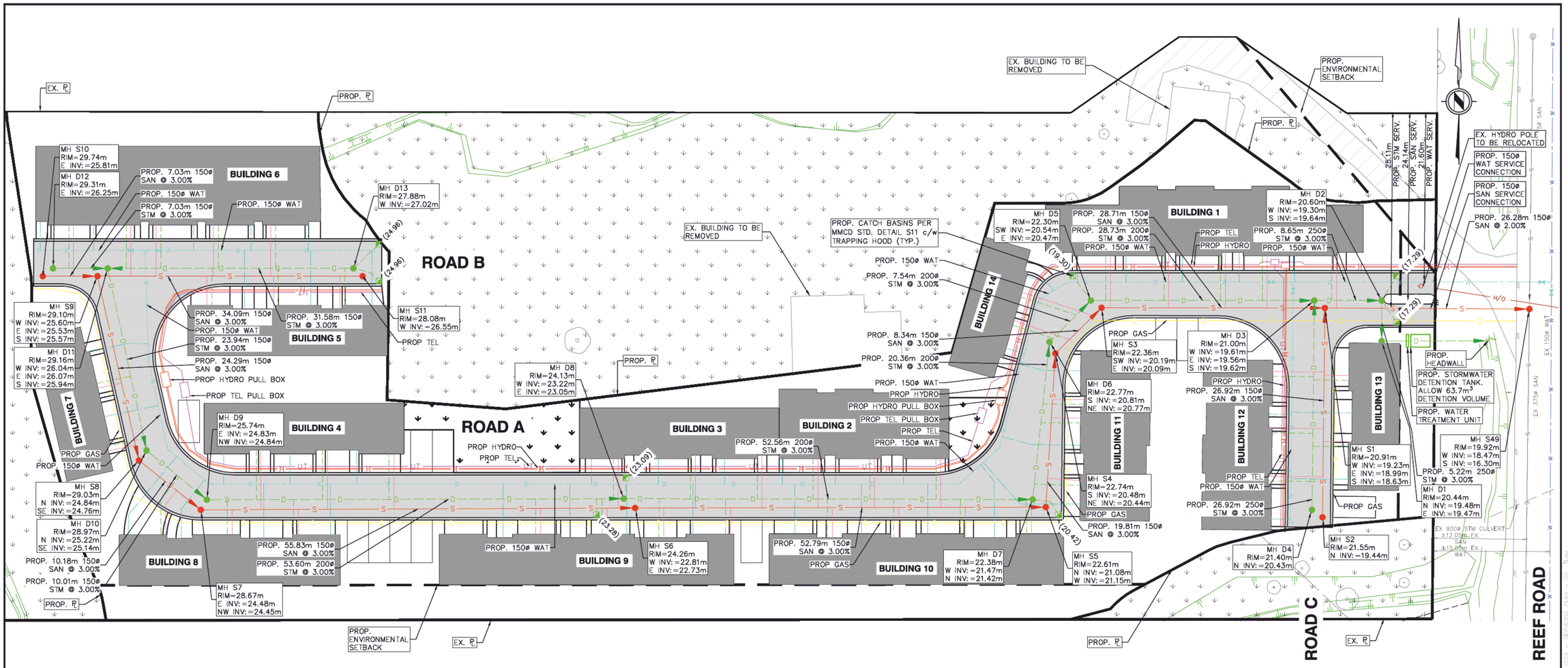
DESIGN: HYC/KYP CHECK: ABG
DRAWN: THL APPR: RSL

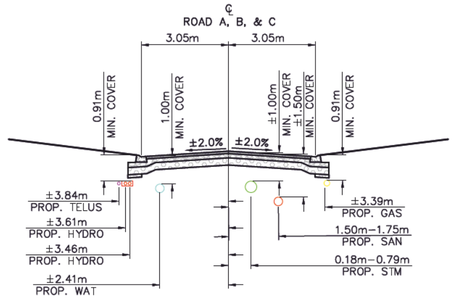
A & M FILE: 21-1059

PROJECT NO. 21-1059
SCALE : HORZ. 1:250 VERT. 1:50
DRAWING DATE: JUNE 2022
DRAWING NO. 21-1059-04
A & M DRAWING NO. 21-1059- 04
SHEET NO. 04 OF 05
REV. 04

APPENDIX C

ONSITE SERVICING





TYPICAL SECTION – ROAD A,B, & C
SCALE = 1:100H
1:100V

LEGEND

- PROP CONC C&G
- PROPOSED STORM SEWER
- PROPOSED STORM SERVICE CONNECTION
- PROPOSED STORM CATCH BASIN LEAD
- EXISTING STORM DITCH
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE CONNECTION
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED TELUS LINE
- PROPOSED GAS LINE
- PROPOSED HYDRO LINE
- EXISTING O/H HYDRO LINE
- EXISTING SANITARY MH
- PROPOSED STORM/ SANITARY MH
- PROPOSED CATCH BASIN
- PROPOSED VALVE
- PROPOSED TELUS JB / HYDRO JB
- PROPOSED TELUS PULLBOX / HYDRO PULL BOX
- EXISTING POWER POLE
- PROPOSED ENV. SETBACK
- PROPOSED GREEN SPACE
- PROPOSED BUILDINGS
- PROPOSED ROAD
- EXISTING TREE

LEGAL DESCRIPTION: LOT 2 BLOCK 18 DL 1471 PLAN VAP15606

B.M. MONUMENT NO. OCM 09H2562 NORTH SIDE OF EBBTIDE STREET ELEVATION: 6.478 METRES

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR SCHEMATIC DESIGN	HYC/KYP	ABG	JUN/30/22	TMJS
2	ISSUED FOR REVIEW	THL	ABG	SEP/06/22	TMJS
3	ISSUED FOR COORDINATION	THL	KYP	SEP/29/22	TMJS

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Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **1236809 BC LTD.**
7985 GRANVILLE STREET, VANCOUVER, BC

PROJECT: **SECHELT TOWNHOUSE FEASIBILITY**
5875 REEF ROAD, SECHELT, BC

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TITLE: **SERVICING PLAN**

DESIGN: HYC/KYP CHECK: ABG
DRAWN: THL APPR: TMJS

A & M FILE: **21-1059**

PROJECT NO. **21-1059**
SCALE : HORZ. 1:250 VERT. –
DRAWING DATE: **JUNE 2022**
DRAWING NO. **21-1059-05**
A & M DRAWING NO. **21-1059- 05**
SHEET NO. **05 OF 05**
REV. **03**

APPENDIX D

COST ESTIMATES

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. **21-1059**

CONSTRUCTION COST ESTIMATE SUMMARY

STORM SEWER			$316,200
SANITARY SEWER			$364,900
WATERWORKS			$243,736
ROADWORKS			$985,600
ELECTRICAL & COMM. DUCT BANK			$150,600
TOTAL COSTS			***$2,061,036***
	GST	5%	$103,052
	Contingency**	15%	$309,155
		TOTAL	**$2,473,243**

Note: These preliminary costs are based on specific assumptions and requirements and must be read in conjunction with the feasibility notes of which they form an integral part.

21-1059 - Cost Estimate - 2022-10-03.xlsm\Summary

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. **21-1059**

STORM SEWER

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	MANHOLES and APPURTENANCES				
	Bases & Tops				
02725	1050 mm	each	13.0	$7,104.24	$92,355.00
	Riser Sections				
02725	1050 mm	v.m.	8.3	$1,247.29	$10,330.00
	CATCH BASINS & LAWN DRAINS				
	Catch Basins				
02725	Double CB	each	8.0	$5,426.85	$43,415.00
	Leads				
02721	200 mm Lead - Imported Backfill	lin.m.	28.4	$435.16	$12,344.00
	SERVICE CONNECTIONS & INSPECTION CHAMBERS				
	Inspection Chambers				
02725	600mm for 250mm to 375mm Service Connection	each	45.0	$3,084.07	$138,783.00
	DITCHES, SWALES & HEADWALLS				
	Headwalls				
02723	Concrete Block Headwall	sq.m.	1.1	$2,097.37	$2,312.00
	RIPRAP				
02271	200mm Dia. (M.O.T.I. Std Spec Class 10)	cu.m.	1.0	$435.16	$435.00
	MISCELLANEOUS				
	Video Inspection - Main Pipes	lin.m.	290.8	$10.12	$2,943.00
	Video Inspection - Service Connections	lin.m.	243.8	$25.30	$6,169.00
02721	Tie-in to Existing Storm Sewer	each	1.0	$7,056.17	$7,056.00
	STORM WATER				
	Detention Tank	cu.m.	63.7	$450.00	$28,665.00
	TOTAL STORM SEWER				$316,142.00

ASSUMPTIONS/NOTES:

- Storm sewer & service connection installation includes all surface restoration per MMCD Section 02223 - Sub-section 3.6, except permanent pavement restoration.
- Permanent asphalt restoration prices based on $119/Tonne for machine placed and $200/Tonne for hand placed.
- Measurement of Storm Sewer is from MH C/L to MH C/L.
- A ratio is applied to Common Trench Installation price totals, in order to separate Storm and Sanitary costs.

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. 21-1059

SANITARY SEWER

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	COMMON TRENCH INSTALLATION - IMPORTED BACKFILL				
	150 san & 200 mm diameter storm [50/50]				
	0 - 2 m	lin.m	97.1	$500.94	$24,317.00
	2 - 3 m	lin.m	114.8	$688.16	$39,488.00
	3 - 4 m	lin.m	36.6	$935.99	$17,142.00
	4 - 5 m	lin.m	36.3	$1,624.15	$29,464.00
	MANHOLES and APPURTENANCES				
	Bases & Tops				
02725	1050 mm	each	11.0	$6,557.76	$72,135.00
	Riser Shafts				
02725	1050 mm	v.m.	17.0	$1,151.15	$19,570.00
	Appurtenances				
02725	Cleanout	each	1.0	$7,514.10	$7,514.00
	SERVICE CONNECTIONS				
	Service Connections				
02731	150 mm Single - Imported Backfill	lin.m	257.8	$346.61	$89,362.00
02725	200mm for 100mm to 200mm Service Connection	each	45.0	$1,001.88	$45,085.00
	MISCELLANEOUS				
	Video Inspection - Main Pipes	lin.m.	290.8	$10.12	$2,943.00
	Video Inspection - Service Connections	lin.m.	257.8	$22.77	$5,870.00
02731	Tie-in to Existing Sanitary Sewer	each	1.0	$6,512.22	$6,512.00
	Shoring Depth 3 - 4m	lin.m.	158.4	$25.30	$4,008.00
	Shoring Depth 4 - 5m	lin.m.	36.3	$40.48	$1,469.00
	TOTAL SANITARY SEWER				**$364,879.00**

ASSUMPTIONS/NOTES:
- Sanitary sewer & service connection installation includes all surface restoration per MMCD Section 02223 - Sub-section 3.6, except permanent pavement restoration.
- Permanent asphalt restoration prices based on $119/Tonne for machine placed and $200/Tonne for hand placed.
- Measurement of Sanitary Sewer is from MH C/L to MH C/L.
- A ratio is applied to Common Trench Installation price totals, in order to separate Storm and Sanitary costs.

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. **21-1059**

WATERWORKS

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	WATER MAINS				
	Imported Backfill				
02666	150mm	lin.m.	296.3	$278.30	$82,473.00
	APPURTENANCES				
	Tees				
02666	150mm	each	3.0	$885.50	$2,657.00
	Bends				
02666	150mm	each	7.0	$963.93	$6,748.00
	Gate Valves				
02666	150mm	each	6.0	$1,424.39	$8,546.00
	Check Valves				
	Caps / Blind Flanges				
02666	150mm	each	3.0	$412.39	$1,237.00
	Field Couplings to Main				
	150mm	each	1.0	$268.18	$268.00
	BLOW-OFFS, AIR VALVES, BLOW-DOWNS, TEST POINTS				
	Blow-offs				
02666	Permanent c/w Chamber	each	1.0	$4,743.75	$4,744.00
	Test Points				
02666	19mm	each	1.0	$442.75	$443.00
	SERVICE CONNECTIONS				
	Residential				
02666	Average Complete Conn.	each	45.0	$1,265.00	$56,925.00
02666	38mm (Imp. Backfill)	lin.m.	255.8	$116.38	$29,768.00
02666	Corporation Stop & Valve Box	each	1.0	$394.68	$395.00
02666	Curb Stop & Valve Box	each	15.0	$394.68	$5,920.00
	#37 Concrete Box c/w Steel Lid for C.S. in Driveway	each	30.0	$174.57	$5,237.00
	MISCELLANEOUS				
02666	Fire Hydrants - Complete	each	3.0	$8,698.14	$26,094.00
02666	Concrete Thrust Blocks	each	10.0	$442.75	$4,428.00
	Poly Wrap	lin.m.	8.0	$32.89	$263.00
	Wet Tap Connections				
02666	150mm x 150mm	each	1.0	$7,590.00	$7,590.00
	TOTAL WATER WORKS				**$243,736.00**

21-1059 - Cost Estimate - 2022-10-03.xlsm\Water Works

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. **21-1059**

WATERWORKS

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE

ASSUMPTIONS/NOTES:

- W/M & service connection installation includes all surface restoration per MMCD Section 02223 - Sub-section 3.6 except permanent pavement restoration.
- Permanent asphalt restoration prices based on $119/Tonne for machine placed and $200/Tonne for hand placed
- Unit price for hydrants includes hydrant assembly, lateral connection from w/m, & valve per MMCD std dwg W4.

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. 21-1059

ROADWORKS

MMCD	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	CLEARING and GRUBBING				
02111	Grubbing	Ha	0.72	$27,607.36	$19,891.00
02111	Clearing	Ha	0.72	$36,067.68	$25,987.00
02111	Close-Cut Clearing	Ha	0.72	$53,433.60	$38,499.00
	EXCAVATION, EMBANKMENT & COMPACTION				
02221	Rock Removal (Provisional)	ea.	1.0	$100,000.00	$100,000.00
	Common Excavation				
02224	Waste Material - Disposal Off-Site, 10 km Haul	cu.m.	3597.5	$97.41	$350,414.00
02224	Imported Embankment Fill (Gran Fill up to SG Elev)	cu.m.	340.0	$83.49	$28,387.00
02224	Subgrade Preparation	sq.m.	1852.0	$2.78	$5,154.00
	Pavement Structure				
02233	Granular Base	cu.m.	393.0	$150.28	$59,061.00
02234	Select Granular Sub-base	cu.m.	615.0	$111.32	$68,462.00
	HOT-MIX ASPHALT CONCRETE PAVING				
02546	Asphalt Prime	sq.m.	1852.0	$5.57	$10,308.00
02547	Asphalt Tack Coat	sq.m.	1852.0	$2.78	$5,154.00
	Surface Course - Machine Placed				
02512	40mm lift	sq.m.	2125.6	$27.83	$59,155.00
	Base Course - Machine Placed				
02512	50mm lift	sq.m.	2126.0	$36.18	$76,917.00
	SIDEWALKS, CURBS and GUTTERS				
	Concrete - Curbs				
02522	Rollover Curb with Gutter - Wide Base with gravel & prep.	lin.m	533.7	$256.04	$136,648.00
02523	Extruded Median Curb	lin.m	14.6	$105.75	$1,541.00
	TOTAL ROADWORKS				**$985,578.00**

ASSUMPTIONS/NOTES:
- Asphalt prices based on $119/Tonne for machine placed and $200/Tonne for hand placed.

APLIN MARTIN

Date	27-Sep-22
Printed	4-Oct-22
Estimator	THL
Checked	KYP

Sechelt Townhouse Feasibility
5875 Reef Road, Sechelt, BC

A&M Project No. **21-1059**

HYDRO /TEL CIVIL WORKS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	Hydro/Tel Civil Works - Common Trench	lin.m	236.0	$303.60	$71,650.00
	Hydro Works				
	4 - 100mm Duct Bank	lin.m.	236.0	$159.39	$37,616.00
	Junction Box	each	2.0	$2,567.95	$5,136.00
	Pull Box	each	4.0	$3,668.50	$14,674.00
	Telus Works				
	1 - 100mm Duct Bank	lin.m.	236.0	$91.08	$21,495.00
	TOTAL HYDRO/TEL				**$150,571.00**

ASSUMPTIONS/NOTES:
- Restoration work determined in Roadworks.

APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

APLIN & MARTIN CONSULTANTS LTD.

1818 – 1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2K3 | WWW.APLINMARTIN.COM | (604) 678-9434

Watercourse Assessment Report

5875 Reef Road, Sechelt, BC

October 5, 2022

Submitted to:

Jimmy Yang
1236809 BC Ltd.
Jimmyzy38@gmail.com

Submitted by:

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886

SAFE CERTIFIED

The following Diamond Head Consulting staff performed the site visit and prepared the report. All general and professional liability insurance and individual accreditations have been provided below for reference.

Aubrey Butcher, R.P.Bio	Mike Coulthard, R.P.Bio., R.P.F.
Restoration Biologist	Senior Forester, Biologist
MSc. Ecological Restoration	Certified Tree Risk Assessor (46)

Contact Information

Phone:	604-733-4886
Fax:	604-733-4879
Email:	Aubrey@diamondheadconsulting.com; Mike@diamondheadconsulting.com
Website:	www.diamondheadconsulting.com

Insurance Information

WCB:	# 657906 AQ (003)
General Liability:	Northbridge General Insurance Corporation - Policy #CBC1935506, $10,000,000
Errors and Omissions:	Lloyds Underwriters – Policy #1010615D, $1,000,000

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1.0 Introduction

The property located at 5875 Reef Road is proposed for redevelopment. The property is currently used as a single-family home and is zoned as rural (RR-1). Cook Creek, a fish bearing watercourse flows north of the property. An assessment is required by the District of Sechelt to review and identify existing watercourses, and determine the minimum riparian setbacks required to comply with municipal and provincial regulations. Diamond Head Consulting Ltd. (Diamond Head) was retained to determine the riparian setbacks for the creek and any other watercourses found on site.

Civic address:	5875 Reef Road, Sechelt BC
PID:	007-645-520
Client name:	1236809 BC Ltd.
Date of site visit:	August 31st, 2021

Figure 1. Assessment site location

2.0 Legal Requirements

Regulations exist for works in and about streams and the ocean. These regulations are contained within municipal bylaws and the Development Permit Area (DPA) process, the provincial *Riparian Areas Protection Regulation* (2019), the *Water Sustainability Act* (2016) , and the federal *Fisheries Act* (1985, updated 2019).

2.1 SCRD & Sechelt

The District of Sechelt has outlined a development permit area (DPA) to protect watercourses within the District. This DPA includes provisions for protecting riparian habitat along all watercourse and their tributaries (inclusive of seasonal and ephemeral flows). This DPA also designates several watercourses as hazardous and requiring additional protections. A 30 m Riparian Assessment Area (RAA) has been established along all mapped watercourses. Any development on a property within the RAA requires a Streamside Enhancement and Protection Area be determined by a Qualified Environmental Professional (QEP).

2.2 Provincial (FLNRORD)

The primary provincial statute regulating water resources is the *Water Sustainability Act* (WSA) and associated *Riparian Areas Protection Regulation* (RAPR). Any work proposed that may affect the integrity of a watercourse channel requires a notification or approval application be submitted under Section 11 of the WSA. Watercourse realignment and instream works are required for this project. The RAPR identifies minimum streamside protection and enhancement areas (SPEAs) that must be protected. Additional measures may be required to protect these SPEAs, including but not limited to identifying a windfirm forest edge. The RAPR identifies minimum riparian setback distances that must be met by municipal policy.

2.3 Fisheries and Oceans Canada (DFO)

The *Fisheries Act* (1985, updated 2019) protects all fish and fish habitat in Canadian waters. Section 35 of the federal *Fisheries Act* prohibits serious harm to fish. This harm includes the death of fish or any permanent alternation to, or destruction of, fish habitat. Fisheries and Oceans Canada (DFO) is responsible for regulatory enforcement of works in and around streams and the ocean. Subsection 35(2) of the *Fisheries Act* contains provisions for the DFO to authorize works where the harmful alteration, disruption, or destruction (HADD) of fish habitat is expected. No requirements for this project are expected under this legislation.

3.0 Project Description

3.1 Project Location

The lot currently has no land use zoning and is 1.26 hectares. The lot currently has one residential building and one outbuilding. The majority of the lot is forested. The lots to the north, south and east are mostly natural and forested. There is a well-established subdivision to the southeast. A significant, fish bearing stream (Cook Creek) flows north of the property. Several smaller tributaries to Cook Creek can be found flowing east across the subject property.

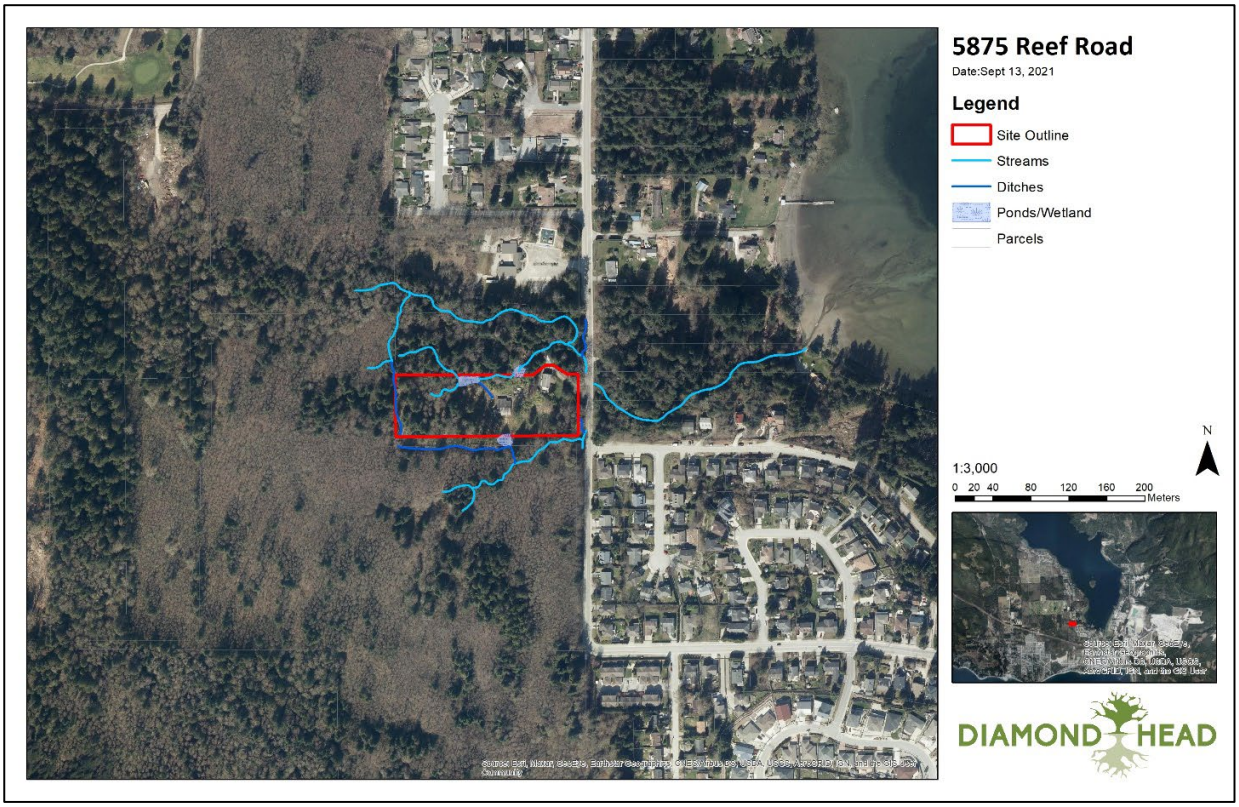


Figure 2. Project location – 5875 Reef Road, Sechelt BC.

4.0 Existing Conditions

A field assessment was completed by Diamond Head biologist(s) on May 21st and August 31st, 2021, to identify the existing watercourses and significant environmental features on and adjacent to the property. These findings will be used to determine the minimum provincial and federal riparian setbacks and corresponding measures to protect these setbacks. Existing conditions that were assessed include:

- Topography
- Biogeoclimatic Classification
- Plant Communities
- Invasive Plant Species
- Watercourse(s)
- Species at Risk

4.1 Topography

The property is generally sloping to the east, with a flatter terrace in the center of the lot. Ground elevation varies between 20 and 36 m above sea level. The height of land occurs in the southwest corner of the lot, and the lowest point in the northeast corner. A deeply incised roadside ditch exists along the eastern edge of the lot.

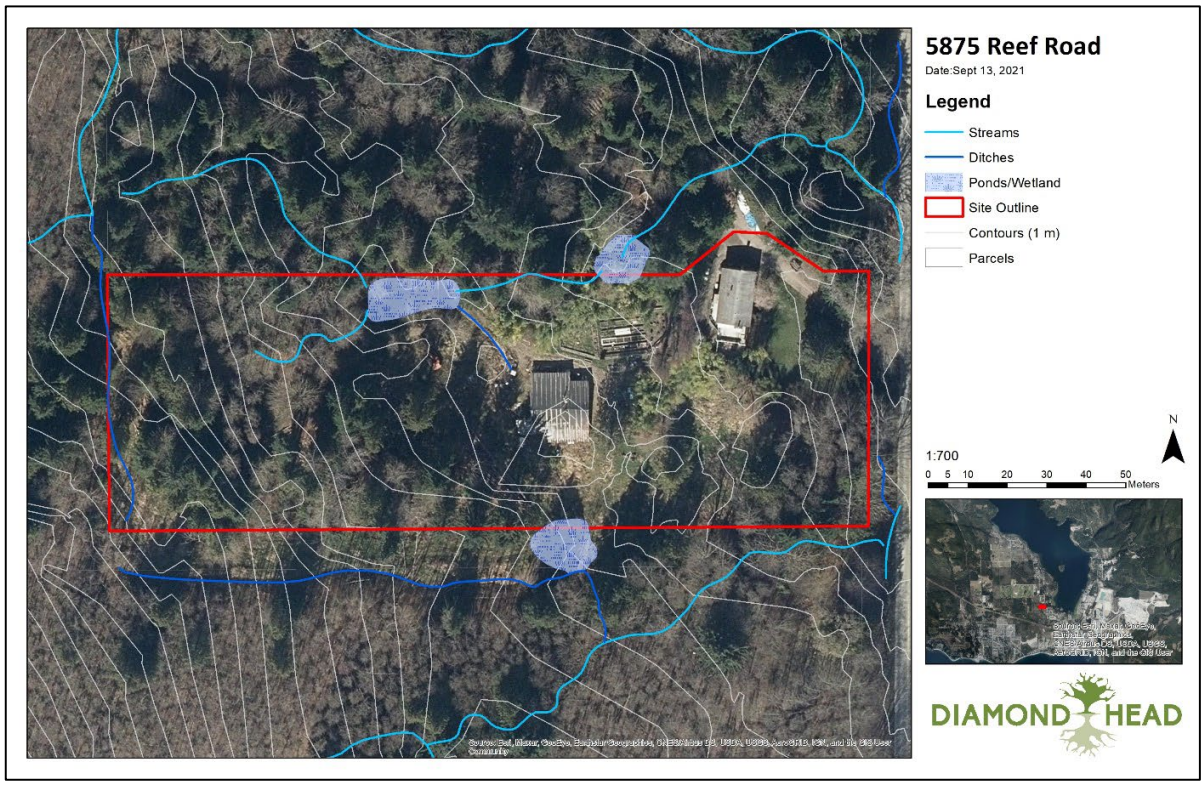


Figure 3. Site location, 1 m topographic lines and watercourses within and adjacent to the project area.

4.2 Biogeoclimatic Classification

The project site is situated in the Coastal Western Hemlock Very Dry Maritime (CWHxm1) Subzone, as defined by the Biogeoclimatic Ecosystem Classification (BEC) System of BC. This zone experiences warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites.

Site level classification (Site Series) is defined by soil moisture and nutrient availability and describes the late seral or climax plant community that will develop through natural succession. The site is classified as site series 05 in upland areas, and 07 in wetter and richer areas such as along stream banks, gullies and depressions. There are scattered areas that are very wet, such as at groundwater seeps and slow-moving watercourse edges that are classified as site series 12.

4.3 Plant Communities

Much of the property has been developed or disturbed from a natural condition. The forest in the westernmost third of the lot is a mature second growth stand of western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*). Lesser components of bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*) and Sitka spruce (*Picea sitchensis*) can be found throughout. Several dense stands of red alder exist along more recently disturbed areas on the property.

Understory vegetation was diverse, and variable across the site. Abundant native plants include sword fern (*Polystichum munitum*), salmonberry (*Rubus spectabilis*), lady fern (*Athyrium filix-femina)* and salal (*Gaultheria shallon*) within natural forested areas. Skunk cabbage (*Lysichiton americanus*) is also present throughout the site in depressions and along drainage features. Open areas with very high soil moisture are dominated by horsetail (*Equisteum arvense*), sedges (*carex sp.*), skunk cabbage and sweet coltsfoot (*Petasites frigidus*). Invasive and nonnative species were abundant on site (see Section 4.4).

Photo: Typical forest and understory composition within the project area.

Photo: Alder dominated stand.

4.4 Invasive Plant Species

Invasive plant species are found throughout the study area and dominate historically disturbed areas and ornamental garden space. Himalayan blackberry (*Rubus armeniacus*) is the most abundant invaive plant species that has established. The densest growth of blackberry is found along an old access road along the southern property edge and in a dense alder stand west of the accessory building. Japanese Knotweed (*Fallopia japonica*) is present on the eastern side of the property and in the riparian area of an onsite pond. Other invasive species present include English ivy (*Hedera helix*), common periwinkle (*vinca minor*), purple loosestrife (*Lythrum salicaria*), English holly (*Ilex aquifolium*), spurge laurel (*Daphne laureola*) and cherry laurel (*prunus laurocerasus*).

A large grove of various bamboo species (*Bambusoideae*) has been planted immediately west of the house. Bamboos are generally not considered invasive in BC, however they are known for their vigorous growth and difficulty of removal. This bamboo grove is well established and has spread into the adjacent natural area.

Photo: A large bamboo grove has established on site and expanded into natural areas.

Photo: Japanese knotweed in the east side of the property.

4.5 Watercourses

Three watercourse systems were identified during the survey, all of which connect to Cook Creek which is a fish bearing watercourse. Cook Creek flows off site north of the northern property line on 5895 Reef Road in a small, natural gully. This watercourse is fed by a small ditch that flows along the westernmost property boundary of the subject site, as well as a small, heavily modified watercourse which flows along the northern property boundary of the subject site. There is a small stream which drains from the west into the westernmost ditch. It is expected that prior to any disturbances on site, this stream would have connected through across the site to the modified channel along the northern property boundary.

The heavily modified channel along the northern property boundary originates at a groundwater seep off site to the northwest which channelizes and flows east into a pond. This pond is constructed, featuring nearly square banks. An additional small seep connects to the pond flowing north-east as well

as a small ditch draining northwest from the barn. An outflow for the pond passes through a recently constructed ditch through a driveway, and through a gullied channel before connecting to a second constructed pond. The second pond features an island. This second pond then connects to Cook Creek through a small, ephemeral channel and culvert under an offsite driveway immediately to the north.

A small natural stream (Cook creek tributary #2) exists off site adjacent to the southeast of the property. This flows northeast ultimately connecting to a roadside ditch and passes through a culvert under Reef Road and converging with Cook Creek. An offsite ditch (ditch #2) has been constructed along the southern edge of the site along an old access road. This ditch veers south though a narrow channel, ultimately connecting to Cook creek tributary #2.

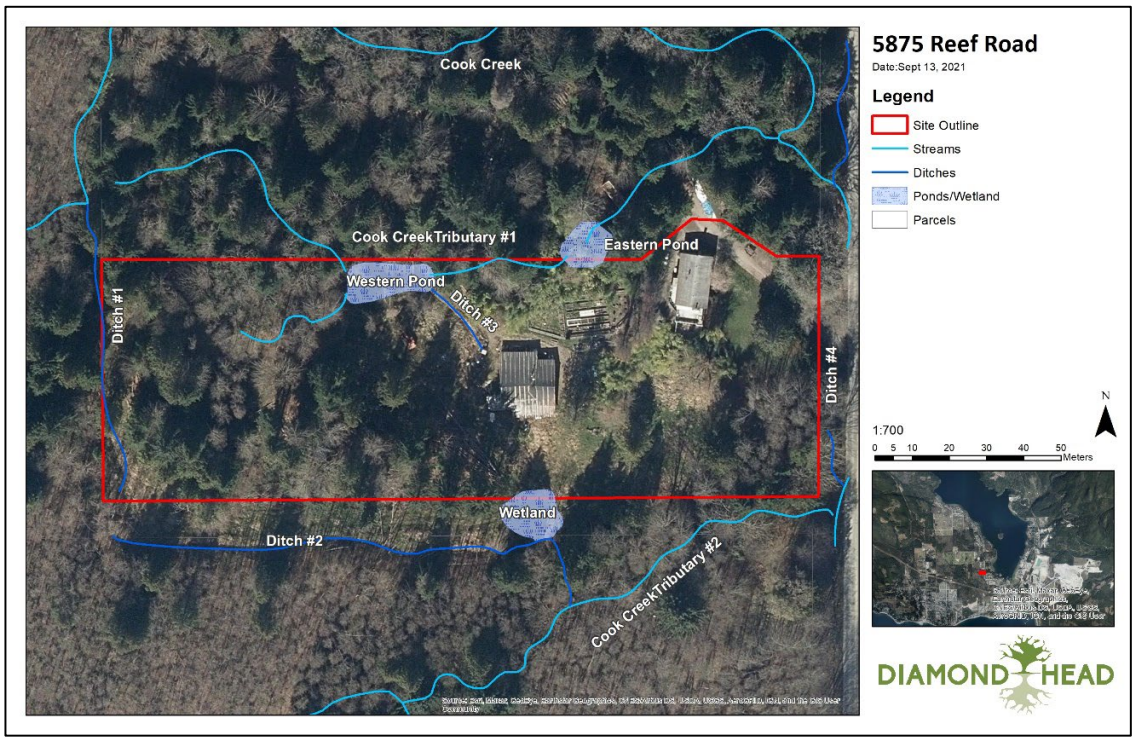


Figure 4 Locations of watercourses on and around the project site.

4.5.1 Cook Creek

Cook Creek is a small, fish bearing watercourse flowing east, north of the property. This creek enters Sechelt Inlet approximately 260 m downstream of the subject property. The stream is approximately 2.5 m in width, and 70 cm in depth across the surveyed area. Substrates are 10 % soils and sediments, 80% gravels, and 10% boulders. No fish presence records are available in Habitat Wizard, however road signs and onsite observations confirm salmonid presence in the creek. It is considered a class A watercourse.

Photo: A large bamboo grove has established on site and expanded into natural areas.

Photo: Japanese knotweed in the east side of the property.

4.5.2 Cook Creek Tributary #1

Cook Creek Tributary #1 is a small channel, roughly following the northern property line. This stream averages 100 cm in width, and 15 cm in depth. The channel is likely the remnant of a historic channel which has been diverted into the western perimeter ditch. The remaining channel has been highly modified, and still carries some flow, but is now fed by a ground water seep off site to the northwest. The watercourse includes two constructed pond features, both of which have steep, regular banks. During the first site visit these ponds were connected by a culvert passing under a driveway, however this culvert has since been removed, and replaced with an open channel. The easternmost pond has a 10 cm pvc overflow pipe which connects to an ephemeral channel on the northern property, passing under another culvert and into a small gully before draining into Cook Creek. The steep grade of this gully, and ephemeral flows present a significant barrier to fish movement. It is considered a class B watercourse.

A small, short tributary to this watercourse begins at a groundwater seep on site. This tributary flows for approximately 35 m, before entering the western constructed pond. This tributary is considered not fish bearing and a class B watercourse.

Photo: Typical section of Cook Creek Tributary #1.

Photo: Cook Creek Tributary #1 flows under a truck trailer off site.

Photo: A recently dug ditch connecting the ponds along Cook Creek Tributary #1.

Photo: A dock was installed on the eastern most pond.

4.5.3 Cook Creek Tributary #2

A small tributary is located south of the property. This tributary flows towards the northeast through a natural area. The tributary is passes under Reef Road through a 90 cm corrugated steel culvert. The culvert outflows into a riprap apron, down a steep bank and connects to Cook Creek approximately 30 m from Reef Road. This rock apron and steep slope are a barrier to fish passage upstream. The Tributary is approximately 150 cm in width, and 30 cm in depth across the study area. Stream bed is an average of 50% sands, 30% gravels, 15% cobbles and 5% boulders. This tributary is considered not fish bearing and a class B watercourse.

Photo: Cook Creek Tributary #2 east of Reef Road.

Photo: Typical makeup of Cook Creek Tributary #2 along the western property edge.

4.5.4 Ditch #1

This ditch is a perimeter and roadside ditch, flowing north roughly along the western property line beside an old access road. The ditch passes under a wooden culvert at an old access road north of the property, before flowing into Cook Creek north of the property. Several small natural streams are intercepted by the ditch along its length. One of these natural streams is likely the disconnected headwaters of Cook Creek #1. The ditch is strait, averaging approximately 150 cm in width and 30 cm in depth. Much of the ditch has become naturalized over time with significant riparian vegetation along the western/left bank in particular. Some sections of the ditch were cleared of vegetation and deepened between the two site visits (approximately 10 m). This ditch is considered not fish bearing and a class B watercourse.

Photo: Recently deepened section of Ditch #1.

Photo: Typical view of ditch #1 along an old access road.

Photo: A natural stream is intercepted by Ditch #1.

4.5.5 Ditch #2

Ditch #2 is a small, ephemeral ditch that is adjacent to an access driveway to the barn. This ditch is approximately 25 m in length and flows northwest into the western pond of Cook Creek Tributary #1. The ditch is approximately 50 cm in width, 20 cm in depth and lined with gravels and fine sediments. It has little evidence of any significant flows. It is considered a class C feature.

4.5.6 Ditch #3

This ditch flows east along an old access road on the southern property line, until it is diverted south at the wetland into Cook Creek Tributary #2. The ditch is expected to flow most of the year, fed by groundwater seeps and several small streams flowing from the west and south. Average width is 130 cm, and 30 cm in depth. This ditch is considered not fish bearing and a class B watercourse.

Photo: Typical makeup of Ditch #3.

Photo: Drainage ditch to Cook Creek Tributary #2.

4.5.7 Ditch #4

There are several ditches along the western side of Reef Road. These roadside ditches are variable in width, depth and direction of flow due to the changing topography of the surrounding area. Average width is 175 cm and 60 cm in depth. Generally, these ditches are steep banked and lined with sediments and gravels. These ditches are considered not fish bearing and class B watercourses.

4.5.8 Wetland

An ephemeral wetland meadow exists immediately south of the barn, which connected to and drained by Ditch #3. This wetland is not natural and appears to be the product of historic earthworks on site resulting in groundwater retention in this area. Wetland adapted species such as skunk cabbage (*Lysichiton americanus*), sedges (*Cyperaceae*), rushes (*Juncaceae*), and common horsetail (*Equisetum arvense*) are abundant in this area. Much of this area is dominated by the invasive species Reed Canary grass (*Phalaris arundinacea*). A hydrogen sulphide smell was emitted when sediments were disturbed indicating anoxic conditions.

Photo: Typical vegetation coverage in the wetland meadow.

Photo: Standing water within the wetland meadow.

4.6 Species and Ecological Communities at Risk

The BC Conservation Data Centre (BCCDC) records BC's most vulnerable vertebrate animals and vascular plants, each of which is assigned to a provincial Red or Blue list according to their provincial conservation status rank. Species or populations at high risk of extinction or extirpation are placed on the Red list and are candidates for formal endangered species status. Blue-listed species are considered vulnerable to human activity and natural events.

Areas classified as site series 08 (Sitka Spruce/ Salmonberry high bench floodplain) of the CWHxm1 are considered red listed by the BCCDC. Known occurrences are along the riparian areas of Cook Creek. This ecological community was not observed on site, but likely exists in along riparian areas to the north and south of the property.

There is also suitable habitat for a number of species at risk. A preliminary list of red and blue listed animal (excluding insects) species that could potentially inhabit this area is provided in Table 2. Red Legged Frogs (*Rana* aurora), which are blue listed were observed throughout the site in Cook Creek Tributary #1 and Cook Creek Tributary #2, as well as Ditch #1. In addition to this list there is a range of insect and plant species that could inhabit this area.

Table 1. Species at Risk that could potentially inhabit the areas in and adjacent to the study area.

Common Name	Scientific Name	B.C. Status
Keen's Long-eared Myotis	*Myotis keenii*	Blue
Pacific Water Shrew	*Sorex bendirii*	Red
Great blue heron	*Ardea herodias*	Blue
Townsend's Big-eared Bat	*Corynorhinus townsendii*	Blue
Red-legged Frog	*Rana aurora*	Blue
Olive-sided Flycatcher	*Contopus cooperi*	Blue
Barn Swallow	*Hirundo rustica*	Blue
Band-tailed Pigeon	*Patagioenas fasciata*	Blue

5.0 Riparian Protection & Recommendations

5.1 Provincial Riparian Areas Protection Regulation

Riparian setbacks within the District of Sechelt are to be determined by a QEP, though they must meet or exceed those of RAPR. Due to the heavily modified nature of many watercourses on site, riparian protections beyond those required under RAPR are not recommended. All streams on site meet the requirements of a minimum 10 m setback from the stream boundary. All ditches, except Ditch #2 have natural headwaters as they intercept natural streams and are therefore considered constructed watercourses under RAPR. As such, these ditches require the minimum 10 m setback to comply with RAPR.

Under RAPR, ponds and wetlands are afforded additional protections due to the sensitivities of these ecosystems. A 15-meter buffer must be established around wetlands and ponds with an additional buffer extending directly south. This added buffer provides shade necessary for temperature regulation within the pond and is calculated as 3X the width of the wetland. For the rectangular pond, this is approximately 24 meters and 26 meters for the easternmost pond. For the wetland along the southern property edge, these added buffers are to the south and outside of the subject site.

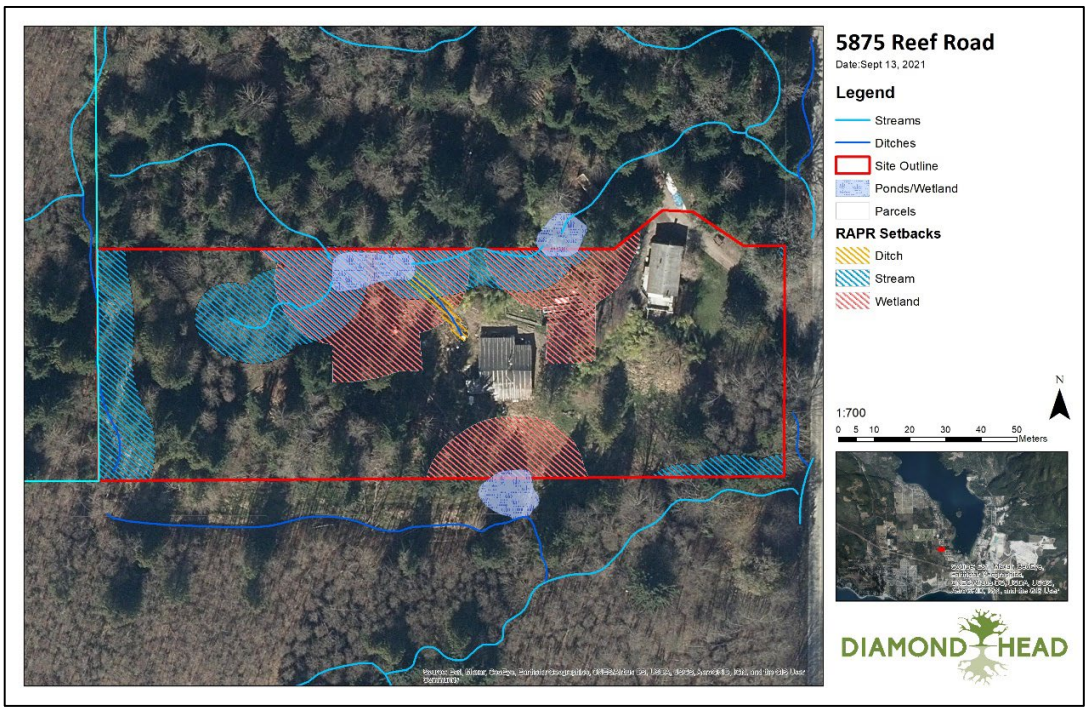


Figure 5. Setbacks on site required under RAPR.

5.2 Recommendations

Historic land uses have changed the natural hydrological processes of the watercourses in this area. This is in large part due to the extensive ditching and rerouting of watercourses on and adjacent to the site. The remaining watercourses on site are altered and degraded. There are two constructed ponds that exist in the northern part of the property that are not native natural features.

The redevelopment of this property is constrained by the riparian setbacks identified, many of which are along ditches which are providing poor aquatic habitat. A watercourse management strategy is being developed that will provide a net benefit of overall aquatic habitat value through restoration and enhancement while allowing the site to be redeveloped in an efficient way.

This proposed strategy includes the reconstruction and restoration of watercourses and habitat along Cook Creek Tributary #1 to compensate for the removal of the wetland meadow and the seepage channel that drains into the western most pond. Enhancement of this watercourse includes the removal of invasive species including blackberry and bamboo and replanting with native species. The constructed connections between the ponds and to Cook creek will be enhanced to wider and more natural channels. A new channel connection from the eastern pond will be constructed along the northern property boundary. This will provide a more consistent and improved connection to Cook Creek.

This area should be considered for the stormwater management planning on site. Clean stormwater could be directed to the existing ponds before draining to Cook creek. This would enhance the flows of this watercourse and take advantage of this natural infrastructure.

Ditch #2 is off site and runs adjacent to an old road which is proposed to be used for the access to the development site. The planning for this road will require the relocation of this ditch to the south ensuring a no net loss of habitat. This work will require a provincial approval through the Water Sustainability Act but is offsite and must be coordinated with the adjacent landowner.

The mapping of these watercourses is based on GPS coordinates and is not accurate. The high water mark and top of banks of these features has been flagged in the field. Once these are surveyed, an accurate map will be produced illustrating the riparian setbacks, features to be removed and compensation areas.

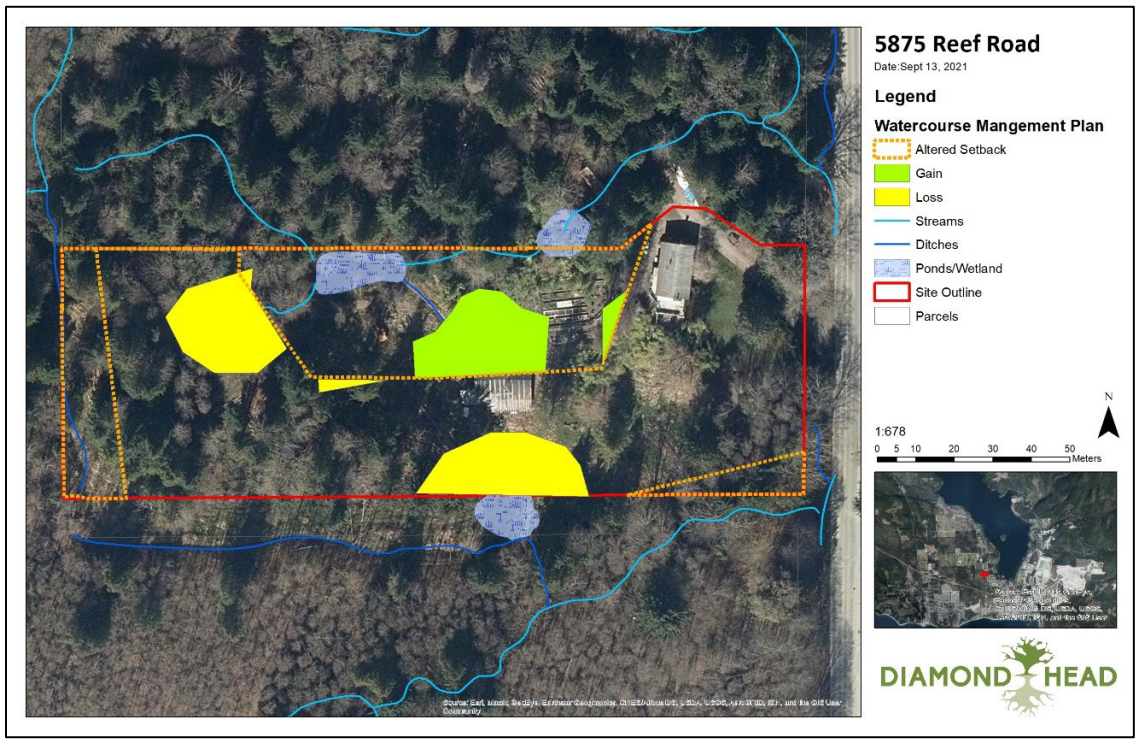


Figure 6 Concept plan illustrating the proposed watercourse management strategy.

5.3 Water Sustainability Act

All work in and around a stream must comply with the *Water Sustainability Act* (WSA). If a ditch crossing/driveway is upgraded for development, the WSA be triggered. This includes the culverting of a ditch, or the maintenance of an existing one. The province must be notified of the planned construction activities at least 45 days prior to construction starts by a QEP under Section 11 of the WSA and meet minimum standards. This process is to ensure the integrity of the ditch is not compromised during installation, and the province has a record of all instream work.

More complicated works such as infilling ditches, wetlands or other instream works will require an approval under the WSA. This process is longer than a notification and may require additional studies.

6.0 Erosion and Sediment Control Requirements

The riparian setback area for this creek must be protected at all stages of construction. The creek channel is located downslope and away from the construction area. It is recommended that a silt fence be installed as close to the top of bank as feasible at the edge of the planned development area. These fences must remain in place for the duration of the project. This fencing can be installed in the same location as the tree protection fencing.

The Contractor shall comply with all applicable laws governing sediment and erosion control. Care shall be exercised during all phases of the Work to control the release of sediments and other debris or deleterious substances into the watercourse. Specifically, the discharge of substances deleterious to fish or other aquatic life is prohibited.

Construction and excavation wastes, overburden, soil, or other substances deleterious to aquatic life must be disposed of or placed in such a manner by the Contractor to prevent their entry into any watercourse. All excavated material shall be stockpiled as far as possible away from the watercourses. Excavated soils should be covered and protected with polyethylene sheeting, and/or silt fencing installed and maintained along the toe of excavated slopes.

Sediment and erosion control measures (silt fence/hay bales) must be installed adjacent to work areas to control potential release of soils or sediment-laden water from entering the creek or the ocean.

The Contractor shall determine in consultation with the Owner's representative a monitoring program, with a schedule, test points and methodology to be used to measure the concentration of total suspended solids (TSS) in the runoff water discharged during the construction work. TSS concentrations shall be compared against criteria specified in the *Land Development Guidelines for the Protection of Aquatic Habitat* (DFO and MELP 1993) and the *B.C. Approved Water Quality Guidelines (Criteria) 1998 Edition.* Specifically, total suspended solids in runoff water shall not exceed 25 mg/litre above background suspended solid concentrations during normal dry weather operation, and shall not exceed 75 mg/litre of suspended solids above background levels during design storm events.

If sediment or other deleterious materials enter the creeks during any of the work activities, the Contractor shall immediately take remedial steps to control and contain the release. The Owner and its representatives shall have authority to immediately suspend without compensation to the Contractor, all activities which are resulting, or which could imminently result, in the release of sediment or other deleterious materials to any adjacent fish bearing water bodies.

7.0 General Environmental Construction Specifications

The Contractor shall conduct all operations in a manner which minimizes disturbances to environmental resources, and which complies with the requirements of all authorities having jurisdiction, including federal and provincial legislation, regulations, permits, approvals, authorizations, and guidelines applicable to the Project. In undertaking the Work, the Contractor shall be responsible for the actions of its agents, employees, subcontractors and everyone else engaged by or through the Contractor. Accordingly, the Contractor shall undertake all reasonable actions to ensure that environmental protection measures are in place and working effectively throughout all areas affected by the Project.

In the event that an activity which contravenes these Environmental Construction Specifications occurs, the Owner may issue a Stop Work Order directing the immediate suspension of all or a portion of the activity(ies) causing the environmental impact and may order or at the Contractor's cost undertake remedial measures to be conducted as deemed necessary. The Contractor shall be solely responsible for all costs of all work stoppages and/or remedial works necessary, which result from the foregoing.

The Contractor shall notify the Owner in writing, immediately upon discovery, of the existence of any hazardous conditions, property, or equipment within or immediately adjacent to the Site. However, it shall be the Contractor's responsibility to take all necessary precautions against injury to the environment and to persons or damage to property from such hazards until corrected by the responsible party.

The Contractor shall comply with all applicable law, including all federal and provincial legislation. In the event of a discrepancy between any of the clauses of these Environmental Construction Specifications and the provisions of any applicable law, including any legislation, regulations, or municipal bylaws, the more stringent provisions resulting in the higher protection of the environment, the lower discharges of contaminants and the higher degree of environmental protection and safety shall prevail.

Impacts from construction activities to the existing riparian habitat will be minimized through the use of best management practices (BMP) and guidelines, including those found in the following documents:

- *"Users' Guide to working In and Around Water" 2005* - B.C. Ministry of Environment http://www.env.gov.bc.ca/wsd/water_rights/cabinet/working_around_water_v5_2013.pdf
- "*Standards and Best Practices for Instream Works*" 2004 - B.C. Ministry of Water, Land and Air Protection http://env.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf
- "Land Development Guidelines for the Protection of Aquatic Habitat" 1993 - Department of Fisheries and Oceans, http://www.landfood.ubc.ca/sxd/9_resources/fed_ files/fed land development guidelines.pdf - search=%2211.%09Land%20Development%20Gui
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia. 2014 - B.C. Ministry of Environment http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/

These BMP will be implemented to avoid, limit or mitigate impacts to water quality and quantity, aquatic and riparian habitats. The following is a summary of BMPs to be implemented that will ensure that practices comply with legislation. These are not comprehensive, however a qualified environmental

monitor will use adaptive management to monitor construction activities and implemented additional measures where necessary.

Mitigation measures recommended for this project to ensure minimal or no impacts to aquatic resources and no net loss of habitat include but are not limited to the following:

- Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refuelling or servicing should be undertaken within 30m of any watercourse or surface water drainage.
- All construction materials must be clean, non-eroding and non-toxic to aquatic life. Ensure that all works involving the use of concrete, cement, mortars, and other Portland cement or lime-containing construction materials will not deposit, directly or indirectly, sediments, debris, concrete, concrete fines, wash or contact water into or about any watercourse. Concrete materials cast in place must remain inside sealed formed structures.
- Any materials that inadvertently fall into the stream or the ocean must be removed immediately.
- Sediment control measures are to be put in place prior to any work activities and remain in place until work is complete and the site is stable.

7.1 Environmental Monitoring

It is recommended that a qualified Environmental Monitor inspect, oversee, and report on the project with respect to environmental legislation, regulatory approvals, and best management practices (BMPs). During Construction, the Environmental Monitor will have the primary responsibility to evaluate the effectiveness of the environmental mitigation measures to achieve compliance with the terms and conditions of all regulatory permits, approvals, and environmental legislation. Environmental monitoring reports will be completed to document construction activities, mitigation measures, problems encountered, if any, and how they were managed. Following construction, the Environmental Monitor will prepare and submit an environmental monitoring completion report.

The role of the Environmental Monitor will be to inspect, evaluate and report on the performance of the construction activities and effectiveness of environmental control methods and mitigation measures with respect to applicable legislation, permits and approvals, and BMPs.

The key responsibilities of the Environmental Monitor include:

- Liaison with regulatory agencies, and other key stakeholders;
- Holding a pre-construction meeting with the Contractor to review and discuss the project approvals and the required environmental BMPs;
- Providing technical assistance on environmental matters to construction personnel and regulatory agencies;
- Inspecting activities during construction to evaluate and report on compliance with terms and conditions of environmental approvals and permits;
- Providing recommendations for modifying and/or improving environmental mitigation measures, as necessary;
- Documenting construction activities by field notes and photographs;
- Suspending construction activities that are causing, or potentially causing, risk of environmental damage;

- Preparing factual environmental monitoring summary reports throughout the duration of construction, to summarize activities and actions taken to minimize potential effects during each of the construction activities;
- Monitoring levels of turbidity and/or total suspended solids (TSS) relative to criteria established in the *Land Development Guidelines for the Protection of Aquatic Habitat* (25 mg/L above background levels and 75 mg/L above background levels during storm events); and
- Monitoring levels of pH to relative to criteria established by the Canadian Council of Ministers of the Environment for the protection of aquatic habitat.

The Environmental Monitor will have the authority to suspend construction activities if, in their opinion, the Contractor's actions contravene, or potentially contravene, the recommended BMPs or applicable legislation, permits, and approvals.

Appendix A: Statement of Limitations

This document was prepared by Diamond Head Consulting Ltd. Should this report contain an error or omission then the liability, if any, of Diamond Head Consulting Ltd. should be limited to the fee received by Diamond Head Consulting Ltd. for the preparation of this document. Recommendations contained in this report reflect Diamond Head Consulting Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided by Diamond Head Consulting Ltd. is not guaranteed. This report is valid for 6 months from the date of submission. Additional site visits and report revisions are required after this point to ensure accuracy of the report.

Neither all nor part of the contents of this report should be used by any party, other than the client, without the express written consent of Diamond Head Consulting Ltd. This report was prepared for the client for the client's own information and for presentation to the approving government agencies. The report may not be used or relied upon by any other person unless that person is specifically named by Diamond Head Consulting Ltd as a beneficiary of the report, in which case the report may be used by the additional beneficiary Diamond Head Consulting Ltd has named. If such consent is granted, a surcharge may be rendered. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other person. If the client directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend and hold Diamond Head Consulting Ltd harmless if any third party brings a claim against Diamond Head Consulting Ltd relating to the report.

April 27, 2022

1236809 BC Ltd.
7985 Granville Street
Vancouver, BC V6P 4Z3

Email : jimmyzy38@gmail.com

Attention: Jimmy Yang

Re: **EXP Reference No: VAN-21011959-A0**
Geotechnical Assessment Report
Proposed Sechelt Development (3.14 Acre Lot)
5875 Reef Road, Sechelt, BC

1.0 INTRODUCTION

As requested, EXP Services Inc. ("EXP") has carried out a geotechnical assessment at the above-referenced site. The objective of this assessment was to characterize the subsurface conditions at the site in order to develop preliminary recommendations for the proposed development as described in Section 2. The work was completed in general accordance with the EXP proposal dated June 21, 2021.

This report summarizes the results of the geotechnical exploration and presents geotechnical recommendations for the above-noted project. The geotechnical assessment has been completed in accordance with the widely-accepted standards and geotechnical engineering principles and practices for similar projects in this region. It should be noted that the assessment of environmental aspects of the site or chemical assessment of soil and groundwater are beyond the scope of this report.

Review and use of this report should be completed in accordance with the attached *"Interpretation & Use of Study and Report"* document. It is included as an integral part of this report and should be included with any copies of the report that are made.

2.0 PROJECT DESCRIPTION

It is EXP's understanding that the project design is currently in the conceptual stages. Conceptual site plan showed 10 townhouse buildings. The development will also include green spaces and internal roadway. It is further understood that the proposed townhouse buildings would consist of up to 3-storey wood framed buildings with no basement level.

3.0 SITE DESCRIPTION

The site is generally semi rectangular in shape with a total area of approximately 1.28 ha. and mostly covered with grass and trees/mature trees, as shown on the attached Test Pit Location Plan (Figure 1).

Based on topographic survey plan provided to us, the subject site is slope down from west toward the east with an elevation difference of about 13m, in average, between the west and east sides of the site, with an average slope of approximately 7%. The site is accessible from Reef Road. The site is bounded by Reef Road to the east and by undeveloped lands to the north, south and west.

4.0 FIELD EXPLORATION AND LABORATORY WORK

A geotechnical subsurface exploration was conducted on March 25, 2022, using a 35G John Deere excavator owned and operated by Hemstreet Contracting Ltd. Eight (8) test pits, designated as TP22-01 to TP22-08, were advanced to depths ranging between approximately 3.0m and 4.0m below existing ground surface. The test pits were advanced to refusal or maximum reachable depth. The approximate locations of the test pits are shown on Figure 1, Test Pit Location Plan.

A representative of EXP supervised the test pit subsurface exploration programs, logged the encountered subsurface conditions, and collected representative soil samples. Upon completion, the test pits were backfilled with the excavated materials and compacted with bucket and tracks.

The collected soil samples were returned to EXP's Burnaby laboratory for further visual examination, classifications, and testing. Detailed descriptions of the encountered subsurface conditions are presented in the attached test pit logs.

It should be noted that the test pits describe the subsurface conditions at discrete test pit locations. The precision of the assumed general subsurface conditions indicated depends on the methods used, frequency of sampling, and the uniformity of the subsurface conditions. The spacing of the test pits, frequency of sampling and the method of exploration have been selected to meet the needs of the project within constraints of the budget and schedule. The subsurface conditions may vary between and beyond the test pit locations and below the depths explored, and this variability should be expected.

5.0 SOIL AND GROUNDWATER CONDITIONS

Interpretation of the subsurface soil and groundwater conditions at the site is based on available published surficial geological maps, EXP's relevant experience within the vicinity, and the field exploration work completed on March 25, 2022, as mentioned above.

Based on our review of the available subsurface information, a generalized stratigraphy of the site can be described in Table 1. The detailed descriptions of soils encountered at various depths are shown on individual soil logs attached to this report.

Table 1: Summary of Soil Stratigraphy

Soil Unit	Thickness	Depth to Top of Unit	Description
TS	0.1 – 0.4m	At Surface	<u>TOPSOIL</u> • Organics and silty sand/sandy silt with trace rootlets.
A	0.8m	0.2m	<u>FILL (TEST PIT TP22-01 ONLY)</u> • This unit generally consists of moist, loose to compact, brown sand and gravel with trace silt and occasional cobbles. This layer was encountered in TP22-01 only.
B	0.5 – 1.2m	0.1 – 0.4m	<u>SAND to SILTY SAND</u> • This unit generally consists of moist, loose to compact, grey to brown sand with trace silt to silty sand. This layer was not encountered in TP22-01 and TP22-06. • Occasional cobbles was encountered in TP22-07.
C	0.5 – 1.7m	0.3 – 1.2m	<u>SANDY SILT</u> • This unit generally consists of moist, firm to stiff, grey to brownish grey sandy silt. This layer was not encountered in TP22-03, TP22-04 and TP22-08. • Sandy silt to silty sand with trace gravel and clay was encountered in TP22-01, occasional coarse grained sand seams was encountered in TP22-06 and occasional cobbles and boulders was encountered in TP22-07.
D	1.1 – 1.2m	1.2 – 1.4m	<u>CLAYEY SILT (TP22-07 & TP22-08 ONLY)</u> • This unit generally consists of moist, very soft to soft, grey clayey silt with trace to some sand and trace gravel.
E	0.7 – 2.1m	0.8 – 2.4m	<u>SILTY SAND to SAND</u> • This unit generally consists of moist, compact to dense, grey to brownish grey silty sand to sand with trace silt. Occasionally with trace gravel. This layer was not encountered in TP22-01 and TP22-08.
F	Unknown	2.0 – 2.7m	<u>CLAYEY SILT to SANDY SILT</u> • This unit generally consists of moist, stiff to very stiff, grey clayey silt with some sand to sandy silt with trace clay and gravel.
G	Unknown	3.5m	<u>TILL-LIKE</u> • This unit generally consists of moist, dense, grey silty sand with some gravel (till-like).

Moderate to minor groundwater seepage was encountered in all test pits. The groundwater seepage generally ranged from about 0.4m to 1.0m below existing ground surface. Perched groundwater is expected to be encountered above the contact between the more permeable granular soils and underlying less permeable to impermeable soils. It is suspected that the encountered shallow seepage was perched groundwater condition. It should be noted that groundwater level would fluctuate seasonally, with precipitation and with adjacent land use.

It is important to note that the soil and groundwater conditions described above and encountered at the specific test pit location are representative of the soil conditions in the immediate vicinity of each test pit. Interpretation of the soil profile at the site is formulated on the basis of an assumed horizontal continuity of subsurface conditions at the site. Therefore, the soil units described above are generalized and based on the available test pit information only. Variation in stratigraphic conditions should be expected.

6.0 SEISMIC DESIGN CONSIDERATIONS

Liquefaction Assessment: Significant ground motions due to a major seismic event can cause the shear strength of loose to compact and saturated granular soils to abruptly drop, causing the soil to behave like a liquid, or liquefy. This phenomenon can result in sudden and large volumetric strains in the subgrade soils (i.e., vertical and lateral displacements) during a design major earthquake.

Generally, the subsurface conditions at the site are considered not susceptible to liquefaction during the design earthquake event (i.e., 1 in 2475 earthquake event) except for a localized 0.5m to 1.5m thick zone. However, the limited thickness of liquefaction is considered unlikely to impose seismic design issues. In particular, the design seismic event is expected to result in some non-uniform settlement, perhaps in the order of 20 – 40mm total settlement and little or no permanent lateral displacement. For this site, punching type failures of the foundation as a result of a major earthquake is not expected.

Site Class and Seismic Ground Response: For preliminary design purposes, the subject site may be classified as Site Class D in accordance with the British Columbia Building Code (BCBC 2018) and the 2015 National Building Code of Canada (2015 NBCC), Table 4.1.8.4.A.

7.0 DISCUSSION AND RECOMMENDATIONS

7.1 General

Based on the results of the site exploration, the site is considered suitable, from a geotechnical engineering perspective, for the proposed development utilizing shallow foundations and slab-on-grade construction provided that the recommendations pertaining to foundation design and site preparation as presented in this report are followed and implemented.

Site preparation should generally consist of removal of unsuitable soils to adequate depths prior to establishing design grades with Structural Fill. Additional information regarding site preparation is provided in the following section.

Structural Fill placed over the Geotechnical Engineer approved subgrade as described in this report is considered suitable for supporting the footing and floor loads associated with the proposed lightly-loaded building structures designed with conventional shallow foundations without appreciable settlement.

Recommendations for site preparation, foundation design, and other pertinent geotechnical issues are provided in the subsequent sections of this report.

7.2 Site Preparation

Building Footprint: The proposed buildings footprint and immediate surrounding hard surfaces such as concrete sidewalks should be stripped of topsoil, organic soils, soft/saturated and loose material with high fines content to expose undisturbed soils comprised of Silty Sand to Sand/Sand and Gravel or stiff sandy silt which is encountered at approximate depths of 0.3 to 1.0m below existing site grades. The excavation area should generally extend horizontally by a distance equal to or greater than the thickness of Structural Fill placed. The exposed subgrade of loose sand/silty sand should be re-compacted with a heavy ride-on type compactor with at least 4 to 6 passes under review of the Geotechnical Engineer. Localized over-excavation may be necessary to remove unsuitable soils. Grade restoration below proposed buildings should be conducted using structural fill. The structural fill's material and compaction recommendations are provided in Section 7.4.

The Geotechnical Engineer should be given an opportunity to review the exposed subgrade prior to compaction of the subgrade and prior to structural fill placement. Any soft/disturbed soils identified during the subgrade review should be over-excavated and replaced with compacted structural fill. Depending on weather and footing depth, approximately 100-150mm thick layer of 19mm clear crushed gravel or compacted 25mm minus road base may be required to protect the footing subgrade.

Any increase in the site grades should be limited to a maximum of 1.0m to avoid additional settlements of the sandy silt/clayey silt layers.

It should be noted that the in-situ soils encountered at this site are considered moisture sensitive and prone to softening and disturbance. Proper drainage will also be required to minimize ponding of water on the exposed subgrade during construction. Water-softened or disturbed material should be stripped and removed from the subgrade. Soft/disturbed soils identified during the subgrade review should be over-excavated and replaced with compacted structural fill.

Parking and Paved Areas: The footprint of parking and paved areas should be stripped and cleared of all soft, organic, saturated, or unsuitable materials to a minimum of 0.8m below finished grade. Local over-excavation may be necessary to remove soft/disturbed soils. The excavation area should be extended horizontally by a distance at least equal to the thickness of the Structural Fill. The exposed subgrade of loose sand/silty sand should be re-compacted with a heavy ride-on type compactor with at least 4 to 6 passes under review of the Geotechnical Engineer and then proof rolled to ensure that no soft spots are present prior to construction of pavement structure.

7.3 Foundations

The proposed buildings would be founded on compacted new structural fill. Strip and pad footings placed on new compacted structural fill may be designed using a Serviceability Limit State ("SLS") bearing resistance of 80 kPa and a factored ultimate bearing resistance ("ULS") of 120 kPa. For the area covered with TP22-07 and TP22-08, a minimum of 1.0m thick well compacted soils or stiff native soils from the underside of footings to the top of the very soft to soft clayey silt layer (soil unit D) is required to be achieved to avoid additional settlement. If required, some over-excavation and backfilling with structural fill can be completed to achieve the required 1.0m between the underside of footings and the clayey silt layer.

Using the recommended SLS bearing resistance, it is estimated that the long-term total settlement would be less than 25mm, with a differential settlement of about 15mm over a horizontal distance of 10m.

For confinement purposes and frost protection, the underside of footings should be placed at least 0.45m below final grade. Strip and pad footings should be a minimum of 0.45m and 0.6m width, respectively.

When footings are supported on Structural Fill, the Structural Fill should be placed on approved subgrade and extend laterally past the footing perimeter a distance equal to the depth of Structural Fill beneath the footing. Structural fill built up above existing grade should extend laterally past the footing perimeter by a distance equal to the depth of Structural Fill.

Footings founded at different elevations should be positioned such that the lower footing is located outside of a 2H:1V (Horizontal: Vertical) projection down from the bottom of the upper footing. Also, footings should be positioned below a line that is projected up at a 2H:1V slope from the toe of an adjacent excavation for utilities and sumps.

The exposed subgrade should be reviewed prior to construction of footings or placement of Structural Fill to confirm the recommended bearing resistance. No loose, disturbed, organic, or sloughed materials should be allowed on the foundation subgrade. Over-excavation of disturbed or loosened materials within the bearing surface may be required as directed by the Geotechnical Engineer.

7.4 Structural Fill

Where required, Structural Fill should consist of imported granular material such as well-graded, 75mm minus sand or sand and gravel containing less than 5 % fines (material passing the 0.075mm sieve size) by weight, or a material reviewed and approved by the Geotechnical Engineer. Structural Fill placement below grade should extend horizontally beyond the edges of the proposed building and adjacent concrete sidewalks by a distance at least equal to the thickness of the fill placed below grade.

The Structural Fill should be placed in discrete lifts not exceeding 300mm in loose thickness and be compacted to at least 95% of the material's Modified Proctor maximum dry density ("MPMDD") in accordance with ASTM D 1557. A quality-control system for the placement of the Structural Fill should be implemented to confirm that the granular fill is consistent with the recommendations provided above and

that adequate compaction is achieved. In-place soil density testing should be conducted during fill placement to confirm that adequate compaction is achieved.

7.5 Foundation Drainage

For structures supported at/near grade, and based on the groundwater conditions encountered, it is not considered necessary to implement a perimeter groundwater drainage system if the interior slab is raised by at least 150mm higher than the exterior grades and the area around the building is finished with solid surface (i.e. asphalt or concrete).

If required, the perimeter drainage system should consist of 150mm diameter rigid perforated PVC pipe. The invert of the pipe should be located near the bottom, but not below, adjacent footing level and at least 300mm below the top of the slab-on-grade. The pipe should be covered with not less than 150mm of drain rock, and the drain rock covered with a non-woven geotextile. The pipe should drain by gravity flow to the storm sewer.

The roof drainage system should be separate from the perimeter footing drains. The finished grade surrounding the building should be sloped away from the building to direct surface water flow away from the foundations to suitable catch basins for storm water disposal.

7.6 Slab-on-Grade

Slabs-on-grade should be constructed on a minimum 150mm thick layer of 19mm clear crushed gravel to act as a capillary break. It is recommended that a vapor barrier consisting of polyethylene sheeting be placed between the slab and the bedding material to limit further migration of moisture. Additionally, the surrounding grade should be sloped to facilitate positive surface drainage away from the completed building.

Grade re-instatement below the slab should be conducted using structural fill as described above in Section 7.4. In-place density testing should be completed on the under-slab fills to confirm that the fill placed below the slab has been compacted to a minimum of 95% of the material's MPMDD. The Geotechnical Engineer should review the subgrade prior to fill placement.

7.7 Temporary Excavations and Dewatering

All excavations should be conducted in accordance with WorkSafeBC guidelines and regulations for safe and stable excavations to ensure a safe and stable working area.

Temporary excavation in excess of 1.2m deep should be sloped no steeper than 1H:1V (Horizontal: Vertical), subject to review during construction. The slope cuts may need to be protected with polyethylene sheeting to protect slopes against erosion and sloughing. Excavations within loose/soft soils or in areas of groundwater seepage would need to be trimmed back to a flatter inclination, subject to review during construction.

Perched groundwater or groundwater 'pockets' may be encountered at shallow depths. Traditional sump and pump dewatering method will likely be adequate to manage water seepage. However, temporary dewatering and erosion and sedimentation control measures are outside the scope of EXP's work and the site contractor should make their own assessment of subsurface conditions and select the dewatering methods most appropriate for the site condition and to allow subgrade preparation and backfilling in dry conditions.

Surface water runoff should be diverted away from excavations and any standing water accumulated at the base of excavations should be appropriately dewatered. A minimum offset distance of 1m between adjacent building foundation wall (outer face of existing footing) and the top of excavation slope (i.e., slope crest) should be maintained.

7.8 Underground Utility Trenches and Backfills

Temporary service trench excavation should conform to requirements of the industrial health and safety regulations of the WorkSafeBC. Where utility trenches cross the proposed buildings areas, the trench backfill should consist of structural fill. Trench backfills should meet MMCD requirements for Pipe Bedding and Surround Materials. All underground utilities should be installed in accordance with the standard detail drawing in the MMCD specifications.

8.0 FUTURE GEOTECHNICAL SERVICES

EXP should be provided the opportunity to review detailed site development plans, site grading plans, architectural and structural engineering drawings for the project, when they become available, so that the recommendations provided in this report can be confirmed or modified as required.

During site preparation and construction, it is recommended that the Geotechnical Engineer be provided with the opportunity to review the following:

- Review of exposed subgrade after removal of unsuitable material and before structural fill placement;
- Review of structural fill placement and compaction during site grade raising;
- Review of soil conditions at footing subgrade elevations prior to formwork installation; and;
- Monitor compaction and proof-rolling of the existing soils where required.

9.0 CLOSURE

The recommendations contained in this report pertain to the proposed project as described in this report. In the event that unexpected conditions are encountered, or there are significant changes in the project design, EXP should be provided with an opportunity to review the contents of this report. Please be advised that this report was prepared for the exclusive use of Grand Excelsior Investments and their designated consultants and representatives. Any use of the materials contained in this report for other than its intended purpose or by any other party must first be verified in writing by EXP. EXP does not

accept any responsibility or damages as a result of any other party relying on or using the information and recommendations contained in this report.

Site Contractors should make their own assessment of site subsurface conditions and select the construction means and methods most appropriate to the site conditions. This geotechnical report should not be included in contract specifications without suitable qualifications and prior review by EXP Services Inc. However, the geotechnical report may be used as an attachment to contract specifications, for information purposes only.

Please call if you have any questions or if further assistance is required.

Sincerely,

EXP Services Inc.

Reviewed by:

Khidhir Jorj, M.Sc., P.Eng.
Geotechnical Project Manager

Rajesh Manandhar, M.Sc., P.Eng.
Geotechnical Engineer

Attachments: Interpretation & Use of Study and Report
Test Pit Location Plan: Figure 1
Test Pit Logs: TP22-01 to TP22-08

Attachments

Interpretation & Use of Study and Report

Test Pit Location Plan

Figure 1

Test Pit Logs

TP22-01 to TP22-08

INTERPRETATION & USE OF STUDY AND REPORT

1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental consulting unless specifically stated in the engineering report.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5. INTERPRETATION OF THE REPORT

a. Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

b. Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

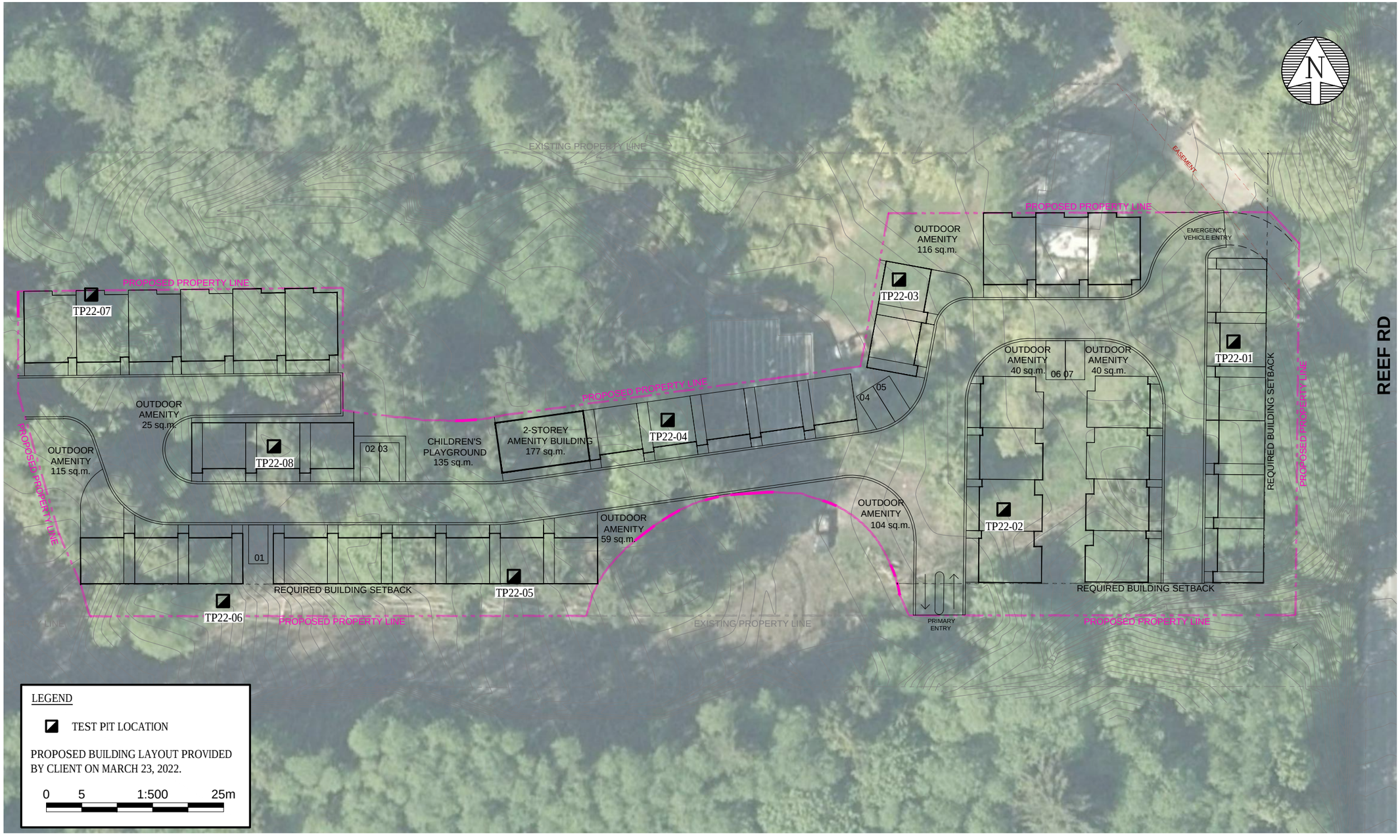
c. To avoid misunderstandings, EXP Services Inc. (EXP) should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by EXP. Further, EXP should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with EXP's recommendations. Any reduction from the level of services normally recommended will result in EXP providing qualified opinions regarding adequacy of the work.

6. ALTERNATE REPORT FORMAT

When EXP submits both electronic file and hard copies of reports, drawings and other documents and deliverables (EXP's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by EXP shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by EXP shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of EXP's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EXP. The Client warrants that EXP's instruments of professional service will be used only and exactly as submitted by EXP.

The Client recognizes and agrees that electronic files submitted by EXP have been prepared and submitted using specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.



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Apr 01, 2022 - 5:24pm

EXP Services Inc.
275–3001 Wayburne Drive
Burnaby, British Columbia V5G 4W3
Telephone: 604–874–1245
Fax: 604–874–2358
exp.com

DFTR.	ISSUE/REVISION			CLIENT	TITLE:		
JL	No.	DESCRIPTION	DATE	1236809 BC Ltd.	TEST PIT LOCATION PLAN		
DSGN. JL				PROJECT PROPOSED SECHELT DEVELOPMENT (3.14 ACRE LOT) 5875 REEF ROAD, SECHELT, BC			
CHK. KJ				PROJECT NO. VAN-21011959-A0	DATE 2022-03-31	SCALE: 1:500	DWG NO. FIGURE 1

RECORD OF TEST PIT : TP22-01

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481632.475 E: 444166.73
ELEVATION 20.70m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** ---
▼ **AT END OF EXCAVATION** 1.00m (Seepage observed)
▼ **AFTER EXCAVATION** ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL
		SILTY SAND, trace rootlets, brown, moist, fine grained sand, (very loose), [TOPSOIL]	20.5	S1	GB				28
		SAND and GRAVEL, trace silt, occaional cobbles (up to 150mm), brown, moist, medium to coarse grained sand, fine to coarse grained and rounded to subrounded gravel, (loose to compact), [FILL]	0.2	S2	GB				12
1		▼	19.7						
		SANDY SILT to SILTY SAND, trace gravel and clay, brownish grey, moist, fine grained sand, fine to medium grained and subangular gravel, (stiff/compact)	1.0	S3	GB				30
2				S4	GB				32
			18.0						
		CLAYEY SILT, some sand, grey, moist, fine grained sand, (stiff to very stiff)	2.7						
3				S5	GB				37
			17.5						

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-02

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd..
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481608.806 E: 444134.308
ELEVATION 22.50m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 0.40m (Seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa)	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT
		ORGANICS and SILT, some sand, trace gravel, trace rootlets, dark brown, wet, fine to medium grained sand, fine grained and subrounded gravel, (soft), [TOPSOIL]	22.1	S1	GB				91
		SAND, trace silt, brownish grey, moist, fine grained sand, (loose to compact)	0.4	S2	GB				24
1			21.3						
		SANDY SILT, grey, moist, fine to medium grained sand, (stiff)	1.2	S3	GB				29
			20.7						
2		SILTY SAND, grey, moist, fine to medium grained sand, (compact)	1.8	S4	GB				25
		- at 2.4m, becomes fine to coarse grained sand, trace fine grained gravel		S5	GB				18
3			19.5						
		SAND, trace silt, grey, moist, fine to medium grained sand, (compact)	3.0	S6	GB				23
			19.0						
		SILTY SAND, some gravel, moist, grey, fine to coarse grained sand, fine to coarse and round to subrounded gravel, (dense), [TILL-LIKE]	3.5	S7	GB				12
4			18.5						

Refusal at 4.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-03

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd..
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481641.23 E: 444119.561
ELEVATION 23.00m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 0.70m (minor seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m (20 40 60 80)	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold (100 200 300 400 / 40 80 120 160)	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL (20 40 60 80)
		ORGANICS and SILTY SAND, trace rootlets, dark brown, moist, fine to memium grained sand, (soft/very loose), [TOPSOIL]	22.9	S1	GB				33
		SAND, trace silt, trace rootlets, brown, moist, fine grained sand, (loose to compact)	0.1						
				S2	GB				26
			22.1						
1		SAND, trace silt and gravel, grey, moist, fine grained sand, fine grained and subangular gravel, (compact)	0.9						
				S3	GB				24
2				S4	GB				23
			20.6						
		SILTY SAND, grey, moist, fine grained sand, (compact)	2.4						
				S5	GB				30
3			19.8						

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-04

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481621.426 E: 444086.934
ELEVATION 24.40m
GROUND WATER DEPTHS: ▽ **AT TIME OF EXCAVATION** ---
▼ **AT END OF EXCAVATION** 0.70m (Minor seepage observed)
▼ **AFTER EXCAVATION** ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL
		ORGANICS snd SILTY SAND, trace rootlets, dark brown, moist, fine to medium sand, (soft/very loose), [TOPSOIL]	24.1	S1	GB				52
		SAND, trace silt, dark brown to brown, moist, fine to medium grained sand, (loose to compact)	0.3	S2	GB				33
1				S3	GB				25
			22.9						
		SAND, trace silt, grey, moist, fine grained sand, (compact to dense)	1.5	S4	GB				27
2									
				S5	GB				25
3			21.4						

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-05

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481599.425 E: 444065.235
ELEVATION 26.00m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 0.40m (Minor seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m (20 40 60 80)	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold (100 200 300 400 / 40 80 120 160)	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL (20 40 60 80)
		ORGANICS and SILT, trace rootlet, dark brown, wet, (soft), [TOPSOIL]	25.7	S1	GB				86
		SILTY SAND, trace organics, grey, moist, fine grained sand, (loose to compact)	0.3	S2	GB				28
1			25.0						
		SANDY SILT, trace gravel, grey, moist, fine grained sand, fine grained and subrounded to subangular gravel, (firm to stiff)	1.0	S3	GB				31
2			24.0						
		SAND, trace silt, brownish grey, moist, fine to medium grained sand, (compact)	2.0	S4	GB				22
			23.3						
		CLAYEY SILT, some sand, grey, moist, fine to medium sand, (stiff to very stiff)	2.7	S5	GB				35
3			23.0						

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-06

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481595.902 E: 444024.218
ELEVATION 30.70m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 1.00m (Minor seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL
		ORGANICS and SILTY SAND, trace gravel, trace rootlets, dark brown, moist, fine to medium grained sand, fine grained and subangular gravel, (soft/very loose), [TOPSOIL]	30.4	S1	GB				71
		SANDY SILT, brownish grey, moist, fine grained sand, occasional coarse grained sand seams, (firm to stiff)	0.3	S2	GB				24
1		SAND, trace silt, brownish grey, moist, fine grained sand, (compact)	29.9	S3	GB				22
2		SANDY SILT, trace clay, grey, moist, fine grained sand, (stiff)	28.7	S4	GB				34
3			27.7	S5	GB				33

Refusal at 3.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-07

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd,
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481639.111 E: 444005.633
ELEVATION 29.70m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 1.00m (Minor seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m (20 40 60 80) / DYNAMIC CONE BLOWS/0.3m (20 40 60 80)	POCKET PEN. (kPa) (100 200 300 400) / FIELD VANE SHEAR (kPa) Peak Remold (40 80 120 160)	FINES CONTENT (%) (20 40 60 80) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL (20 40 60 80)
		SILTY SAND, trace rootlets, dark brown, moist, fine to medium grained sand, (very loose), [TOPSOIL]	29.6						
		SILTY SAND, occasional cobbles (up to 100mm), brownish grey, moist, fine grained sand, (compact)	0.1	S1	GB				19
			29.1						
1		SANDY SILT, occasional cobbles and boulders (up to 500mm), brownish grey, moist, fine grained sand, (stiff)	0.6	S2	GB				35
			28.5						
		CLAYEY SILT, trace sand and gravel, grey, moist, medium to coarse grained sand, fine grained and subangular gravel, (very soft to soft)	1.2	S3	GB				31
2				S4	GB				37
			27.3						
		SAND, trace silty, brownish grey, moist, fine grained sand, (compact to dense)	2.4	S5	GB				22
3			26.5						

Refusal at 3.2m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

RECORD OF TEST PIT : TP22-08

EXP Services, Inc.

PROJECT NUMBER VAN-21011959-A0
PROJECT NAME Proposed Sechelt Development (3.14 Acre Lot)
EXCAVATION DATE 2022-03-25
EXCAVATION CONTRACTOR Hemstreet Contracting Ltd.
EXCAVATION METHOD Test Pit
EQUIPMENT TYPE Excavator (35G)
LOGGED BY JL **CHECKED BY** KJ

CLIENT 1236809 BC Ltd.
PROJECT LOCATION 5875 Reef Road Lot 2, Sechelt, BC
TEST PIT LOCATION ZONE: 10 N: 5481617.711 E: 444031.399
ELEVATION 28.20m
GROUND WATER DEPTHS: **AT TIME OF EXCAVATION** ---
AT END OF EXCAVATION 0.40m (Seepage observed)
AFTER EXCAVATION ---

DEPTH (m)	STRATA	SOIL DESCRIPTION	ELEV. / DEPTH (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES RECOVERY %	SPT N VALUE BLOWS/0.3m / DYNAMIC CONE BLOWS/0.3m	POCKET PEN. (kPa) / FIELD VANE SHEAR (kPa) Peak Remold	FINES CONTENT (%) / PLASTIC & LIQUID LIMIT MOISTURE CONTENT PL MC LL
		ORGANICS and SILTY SAND, trace rootlets, dark brown, moist, (soft/very loose), [TOPSOIL]	27.8	S1	GB				50
		SILTY SAND, grey, moist, fine grained sand, (loose to compact)	0.4	S2	GB				20
1			27.2						
		SAND, trace silt, grey, moist, fine grained sand, (compact)	1.0	S3	GB				23
			26.7						
		CLAYERY SILT, some sand, trace gravel, grey, moist, medium to coarse grained sand, fine to coarse grained and subangular gravel, (very soft to soft)	1.5						
2				S4	GB				30
			25.7						
		SANDY SILT, trace gravel and clay, grey, moist, fine to medium grained sand, fine to medium grained and subangular gravel, (stiff)	2.5						
3				S5	GB				20
				S6	GB				23
4			24.2						

Refusal at 4.0m.

EXP GEO 21011959 5875 REEF ROAD.GPJ EXP STD.GDT 4-8-22

ENGINEERING AND OPERATIONS DIVISION – CAPITAL PROJECT UPDATES
REGULAR COUNCIL MEETING – December 21, 2022

Project: Sechelt Airport Runway Improvements - Runway Lighting Installation
Update: The contractor has completed 75% of the works including wiring and air traffic reflectors. The consultant (Associated Engineering) for the runway lighting project has confirmed that the ordered runway lights and associated equipment have been received. Completion and commissioning are expected by mid of January 2023.

Project: Operations Centre
Update: Construction on the site is progressing as planned. Caerus Construction's trades are currently working inside the building. Slab pour of the work bays is scheduled for mid-December and insulation and drywall are to follow in January. Exterior cladding will also commence in the new year. Maycon Construction is currently underway with storm and sanitary sewer works. Water is complete (less the tie-in) due to water restrictions for pressure testing and chlorination. Deep utilities are scheduled to be completed before the end of December and Maycon will then move onto shallow utilities in the new year. Completion of the Operations Centre is expected for spring 2023.

Project: Wharf Avenue Sidewalk Improvements
Update: All works have been completed. Final reporting for the grant is currently underway.

Project: Wakefield Culvert Replacement
Update: The riparian area and Department of Fisheries and Oceans (DFO) permits have been received. Once the archaeological investigation is complete, the construction tender is expected to post on Bids and Tender by March/April 2023 and expected complete the construction by September 2023, during the Fish window.

Project: Cook Creek Culvert Replacement
Update: Staff are working with environmental and geotechnical consultants to complete the detailed design of the Cook Creek culvert. Securing the permit may delay the project due to the impact to the fish bearing creek. Construction is expected to be completed by September 2023, during the Fish window.

Project: Active Transportation Network Improvements
Update: The project has been divided into three phased segments:

1) Mason Road, from Highway 101 to Reeves Road

2) Reeves Road, from Mason Road to Crowston Trail
   Crowston Trail, from Reeves Road to Ripple Way, and
   Ripple Way, from Crowston Trail to Lighthouse Avenue

3) Burnett Road and a portion of Sechelt Inlet Road

Section 1 issued-for-construction (IFC) drawings, and the draft contract have been completed, and will be tendered January 2023. Section 2 and Section 3 is expected to tender in early spring and late summer 2023, respectively.

The 95% design for Section 2 is currently underway, with changes integrated based on the received comments during the stakeholder meetings and the minor design adjustments as agreed with the Province to keep the project within budget.

Project: Snickett Park Washroom
Update: The archaeological investigation has been completed and staff are waiting for the site alteration permit to be issued by the Province to start the works.

Project: Wakefield Lift Station
Update: The District has completed geotechnical testing and technical data collection for the lift station. Procurement is finalizing the Request for Proposal (RFP) and will be issuing the RFP on BCBid mid-December 2022.

Project: Reef Road, Shoal Way, and Lighthouse Avenue Bike Lanes
Update: The bike lane along westside of Lighthouse Avenue and along southside of Links Road have been completed in conjunction with the 2022 Paving Program. Archaeological overview assessment is required for the remaining works and has been sent to the District's consultant for their review and submission. The tender document is completed. Timing of posting the project on BC Bid will based on the findings of the archeological assessment. In order to complete all proposed works under the Bike BC grant, an extension until June 2023 has been granted.

Project: RV Sani Station
Update: The project implementation is happening concurrently with the operations building off-site civil works.

Project: Chemical Storage Building at the Water Resource Centre
Update: The units are being fabricated and are scheduled to be delivered to site for January 2023.

Project: 2022 Paving Program
Update: All proposed paving works under this program along Lighthouse Avenue, Shoal Way, Reef Road and Norwest Bay Road have been completed including additional works on Lighthouse Avenue and Links Road to support the bike lane project. Minor deficiencies and re-establishment of road markings remain, which will be completed when weather allows.

Project: Suncoaster Trail
Update: Section 57 application along with T.E.S.T. document (Trail Environmental Screening Tool) completed by Parks and Planning staff.

Documents have been submitted to Front Counter BC and are awaiting approval from Rec and Trails BC to proceed with formalizing trail and installing signage for West Sechelt to Big Tree Rec Site portion of the Suncoaster Trail.

Direct consultation with shíshálh and the Province of BC (RSTBC) has been ongoing since December 2021 and staff are continuing to discuss and address project concerns and challenges.

Project: Inlet Avenue Road Improvement
Update: The archeological permits have been received, and the BC Hydro underground design drawings were received. Additionally, the 95% detail design is currently under review. Discussion with the TELUS development team is ongoing to determine their frontage cost to contribute for the Inlet Avenue project. Tender is expected to be posted to *Bids and Tenders* February 2023.

Project: Cowrie Street Traffic Calming
Update: Cowrie Street traffic calming has been completed. Permanent signage and pavement marking have been completed.

Project: Districtwide Pavement Marking
Update: Districtwide pavement marking is complete for the year.

Project: Mermaid Street Failing Maintenance Hole
Update: Staff have completed the inhouse survey and commenced the design to replace the three failing maintenance holes along Mermaid Street. In addition, staff are exploring alternatives to replacing the MHs, including epoxy and polymer lining.

Project: Jasper Road Sidewalk, between Norwest Bay Road and Mills Road
Update: RFP for engineering services for the Jasper Road Sidewalk design is currently underway, expected to be posted to BC Bid early December 2022.

Project: Hackett Park Playground Equipment
Update: The Hackett Park playground equipment is scheduled to be installed mid to late January.

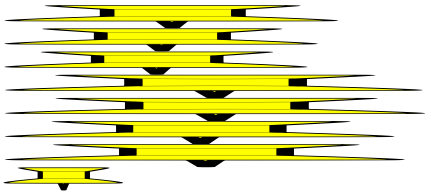
ITEM 12.1

District of SECHELT

COUNCIL CORRESPONDENCE

November 22 – December 13, 2022

CORRESPONDENCE		ACTION	OUTCOME
1.	12-02, Email, S. Herring, BC SPCA letter for Sechelt Mayor and Council	Forwarded to Mayor and Council FOR ACTION	Acknowledged
2.	12-07, Email, Patrick Weiler, MP National School Food Policy - Questionnaire	Forwarded to Mayor and Council FOR INFORMATION	Acknowledged
3.	12-13, Email, AVICC – 2nd Call for 2023 Resolutions and Nominations for AVICC Executive	Forwarded to Mayor and Council FOR ACTION	Acknowledged



From: Sarah Herring <sherring@spca.bc.ca>
Sent: Thursday, December 01, 2022 6:10 PM
To: Council <Council@sechelt.ca>
Subject: BC SPCA letter for Sechelt Mayor and Council

Good afternoon,

Attached please find a letter and information package from The British Columbia Society for the Prevention of Cruelty to Animals (BC SPCA) for Mayor and Council's consideration.

Thank you and have a great day,
Sarah

Sarah Herring
(she/her)
Government Relations Officer
and guardian to George and Oggie
BC SPCA
1245 East 7th Avenue, Vancouver BC
604-306-3532

sherring@spca.bc.ca • spca.bc.ca
Animal Helpline: 1-855-622-7722

Respectfully acknowledging that I work on, and this email was sent from, the unceded traditional territory of the W̱SÁNEĆ (Saanich) and Lək̓ʷəŋən (Lekwungen) People of the Songhees and Xwsepsum (Esquimalt) Nations whose historical relationships to the land continues today.

OUR MISSION: To protect and enhance the quality of life for domestic, farm and wild animals in British Columbia.

The BC SPCA is a not-for-profit organization reliant on donations from the public. Charitable Tax # BN 11881 9036 RR0001

This message and any attachments or links are for the sole use of the intended recipient(s) and may contain privileged and confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please notify us immediately and destroy the original message. Thank you.

District of Sechelt
council@sechelt.ca

November 30, 2022

Dear Mayor and members of Council,

On behalf of the British Columbia Society for the Prevention of Cruelty to Animals (BC SPCA), I'd like to congratulate you on your recent election success. As **two-thirds of British Columbians are pet owners**, and many more are animal and wildlife lovers, your constituents are keen to know how you will work to create more humane communities.

As you may know, the BC SPCA has been committed to protecting and enhancing the quality of life for domestic, farm and wild animals in British Columbia for over 125 years. We operate **42 facilities and provide a range of important community services** across the province, including emergency response for pets displaced by natural disasters, compassionate pet boarding for victims of interpersonal violence, curriculum-based education programs for youth, pet food banks and low cost spay/neuter and other veterinary services. To learn more about what we accomplished last year, please see our 2021 Annual Report.

Are you also aware of the evidence-based advocacy, policy and legislative work done by BC SPCA animal welfare experts? Our teams have contributed to recent provincial changes in rodenticide use and mink farming, reforms to national standards for animals used in research and farm animals, and advancing bills to end cetacean captivity and animal fighting. At the local government level, we have helped dozens of local and First Nation governments adopt **humane animal bylaws**.

We greatly value local government's important role in animal welfare and have support and resources to help your Council adopt enhanced animal-related bylaws for your community. Our new bylaw search tool provides examples of **progressive, BC SPCA-recommended bylaws** from communities across B.C., and we are happy to answer bylaw questions from your Council and staff.

In anticipation of this year's local government election, we surveyed BC SPCA supporters and members of the public to determine their priorities for local government action on six key animal welfare issues that you can act on or influence. We heard loud and clear that advocating to the province for pet-friendly housing was their top priority: **out of the 13,865 unique survey responses that we received from B.C. residents, an incredible 9,921 people ranked increasing the availability and affordability of pet-friendly housing as a number one priority**.

The inability to find pet-friendly housing is the primary reason that adult animals are surrendered to the BC SPCA, and accounts for almost 25 per cent of cat and dog surrenders every year. Over the past eight years, we have taken in **more than 11,000 animals whose families could not find pet-friendly housing** (and this doesn't include the animals surrendered to other organizations or rehomed privately)! This doesn't just affect the BC SPCA or the animals who are surrendered. Research has shown that **pets**

improve our mental, physical and psychological health and that their unconditional love, comfort and friendship is a lifeline for many people – particularly the most vulnerable.

The pandemic and the current housing crisis have intensified the importance of pets as members of many families, and heightened the heartbreaking decisions that must be made when pet-friendly housing cannot be found. Through our outreach and compassionate boarding programs, we know that many people choose to stay in inappropriate housing, go without housing or stay in abusive situations in order to keep their pets with them.

The other animal welfare issues included in the survey also received strong public support province-wide and are key to making our communities and province a more humane place for all of us:

Animal Welfare Issue	**# of Top Priority Responses***
Advocating to the province for more pet-friendly housing	**9,921**
Creating bylaws to keep exotic animals in the wild	**4,421**
Restricting private use of fireworks to protect people and animals	**3,825**
Providing safe, accessible public parks and trails for dogs	**3,812**
Reducing human/wildlife conflicts with wildlife feeding bylaws	**3,737**
Humanely controlling rodents by ending the use of all poisons on local government property	**3,282**

*Respondents could select more than one issue as a top priority

In light of this information, we hope you'll talk to your constituents about their priorities for animal welfare and take action to make your policies and bylaws more humane. To help you get started, I've included background information on the six key issues from our survey. In addition to this email and attachments, I have mailed you a package of our latest AnimalSense magazine and Science & Policy newsletter. You can also find more ways to take action for animals by signing up for Action Alerts on our website.

We appreciate working in partnership with you to provide animal care services for your community and look forward to continuing to collaborate to improve animal welfare in the District of Sechelt. We also greatly appreciate the financial support that you provide to the BC SPCA through a permissive property tax exemption. Your generosity allows us to direct more donor funds to the protection and care of animals in your community and across the province.

Please let me know if you have any questions or would like to schedule a presentation from a BC SPCA representative. We are eager to work with you to make your community and our province a safer, more caring place for animals and people.

Sincerely,

Sarah Herring
BC SPCA Government Relations Officer

YOU CAN HELP KEEP EXOTIC ANIMALS IN THE WILD

Exotic animals suffer when they're captured, kept, bred in captivity and sold as pets or entertainment. Removing them from the wild, and releasing them in B.C., damages sensitive ecosystems.

The BC SPCA's mission is to enhance the quality of life for domestic, farm and wild animals in British Columbia.

Have questions about how you can improve animal welfare in your community?

Contact us at:
1-855-622-7722
animalbylaws@spca.bc.ca

The BC SPCA respectfully acknowledges that we live, work and play on the unceded traditional territories of the numerous and diverse First Nations within British Columbia.

We express our gratitude to all Indigenous communities - First Nations, Métis and Inuit - for stewarding and sharing this land.

BCSPCA
SPEAKING FOR ANIMALS

spca.bc.ca

WHY IS THIS AN ISSUE?

Exotic animals are wild animals; they haven't been domesticated over thousands of years like cats or dogs. Even generations of captive breeding does not remove their wild instincts and needs. They suffer in captivity and most people don't have the resources or knowledge to fully meet their physical, behavioural and psychological needs.

Removing exotic animals from their natural habitat damages fragile ecosystems and can threaten the survival of wild populations. When they're released in B.C., they can harm our ecosystem and threaten native wildlife. Exotic animals can also transfer serious diseases to humans or other animals, and injure their owners. Learn more about the problem with exotic pets here.

The B.C. *Wildlife Act* only regulates the most dangerous exotic animals as Controlled Alien Species, leaving local governments to deal with other exotic species such as serval cats, kangaroos, ball pythons, parrots and turtles.

WHAT CAN WE DO?

You can personally choose not to keep exotic pets or support businesses that display or sell them, and educate others about the exotic pet trade. As a local government, you can adopt bylaws that prohibit keeping, breeding, selling and displaying exotic animals and their hybrids.

WHO ELSE HAS TAKEN ACTION?

City of Courtenay:	City of Fort St. John:	Ahousaht First Nation:
Bylaw No. 1897	Bylaw No. 2527	Bylaw No. 2019-01

Find more BC SPCA-recommended progressive bylaws here.

YOU CAN PROTECT ANIMALS & PEOPLE FROM FIREWORKS

Fireworks might seem like harmless entertainment, but they can have far-reaching and long-lasting impacts on animals, people and the environment.

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animalbylaws@spca.bc.ca

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BCSPCA
SPEAKING FOR ANIMALS

spca.bc.ca

WHY IS THIS AN ISSUE?

Exploding fireworks can terrify pets, farm animals and wildlife. Frightened animals are more likely to panic, try to escape or act uncharacteristically. This may mean pets bolting through doors and into traffic, farm animals trampling through fences and breaking limbs, and wildlife flying into buildings or abandoning vulnerable young.

Fireworks can also injure and traumatize people, including those with sensory issues and PTSD, veterans, and survivors and witnesses of gun violence. Structure fires and wildfires can be sparked by fireworks, particularly in dry conditions. Toxic chemicals and debris from fireworks can contaminate air, water and soil, and the debris that's left behind can be eaten by wildlife or domestic animals.

Learn more about the dangers of fireworks here.

WHAT CAN WE DO?

You can personally refrain from setting off fireworks and encourage your friends and neighbours to do the same. You can also keep your pets safe indoors on nights when fireworks are usually set off.

As a local government, you can adopt bylaws to prohibit the sale of fireworks and control when and where fireworks can be set off. You can also prohibit the use of fireworks or require permits and proper training and certification.

WHO ELSE HAS TAKEN ACTION?

City of Vancouver:	District of Saanich:	City of Mission:
Bylaw No. 12472	Bylaw No. 8865	Bylaw No. 1706

Find more BC SPCA-recommended progressive bylaws here.

YOU CAN HELP HUMANELY CONTROL RODENTS

Even though rodents and other wild animals can pose a health risk or be seen as a nuisance, they don't deserve to be treated inhumanely.

The BC SPCA's mission is to enhance the quality of life for domestic, farm and wild animals in British Columbia.

Have questions about how you can improve animal welfare in your community?

Contact us at:
1-855-622-7722
animalbylaws@spca.bc.ca

The BC SPCA respectfully acknowledges that we live, work and play on the unceded traditional territories of the numerous and diverse First Nations within British Columbia.

We express our gratitude to all Indigenous communities - First Nations, Métis and Inuit - for stewarding and sharing this land.

BCSPCA
SPEAKING FOR ANIMALS

spca.bc.ca

WHY IS THIS AN ISSUE?

Each year, millions of rodents and other animals suffer cruel deaths from inhumane pest control methods like glueboards and poison. Rodents trapped on glueboards often die slowly from suffocation, dehydration or exposure. Birds, small animals such as squirrels or chipmunks, and cats can also be trapped and die on glueboards.

Rodent poisons (rodenticides) cause a slow, painful death and can also kill owls, eagles, cats and dogs who eat poisoned rodents or the poison itself.

Thanks to action by thousands of animal welfare supporters and over 20 B.C. municipalities, the provincial government announced a temporary ban on three specific second-generation anticoagulant rodenticides in July of 2021, then a permanent ban set for January 21, 2023. Find out more here.

WHAT CAN WE DO?

You can personally take steps to rodent-proof your home, car or office, use AnimalKind standards to humanely control nuisance wildlife and encourage your friends and neighbours to do the same. As a local government, you can adopt policies to ban the use of all types of harmful rodenticides and glueboards on all municipal property and educate your residents on humane methods of rodent control.

WHO ELSE HAS TAKEN ACTION?

At least 23 B.C. municipalities (listed here) have passed motions or bylaws to ban all rodenticides (not just second-generation anticoagulants) on all municipal property to focus on prevention, exclusion and humane control.

Find more BC SPCA-recommended progressive bylaws here.

YOU CAN REDUCE CONFLICTS BETWEEN PEOPLE & WILDLIFE

The most effective way to solve wildlife conflicts is to prevent them before they happen. Feeding wild animals is harmful and dangerous for us and them.

The BC SPCA's mission is to enhance the quality of life for domestic, farm and wild animals in British Columbia.

Have questions about how you can improve animal welfare in your community?

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? WHY IS THIS AN ISSUE?

When wild animals eat human food instead of their natural diet, their health suffers. If they come to rely on us for food, it can disrupt their natural movement and migration patterns and lead to the spread of disease. Wild animals who regularly interact with humans lose their healthy sense of fear and can become a nuisance and a public safety concern.

Even if feeding isn't intentional, wildlife can be attracted to our neighbourhoods by improperly stored garbage, compost, bird feeders, dirty barbecues, pet food, and fruit in trees or on the ground. Get more information about the dangers of feeding wildlife here.

The B.C. *Wildlife Act* only prohibits the feeding of dangerous wildlife such as bears, cougars, coyotes or wolves, leaving local governments to regulate the feeding and management of attractants for other wildlife species.

WHAT CAN WE DO?

You can personally refrain from feeding wild animals, make sure you properly manage your garbage, compost, gardens and barbecues and encourage your friends and neighbours to do the same.

As a local government, you can adopt bylaws that prohibit intentional feeding and require proper storage and management of attractants.

WHO ELSE HAS TAKEN ACTION?

District of Tumbler Ridge:	**City of Vancouver:**	**City of Coquitlam:**
Bylaw No. 692	Bylaw No. 13321	Bylaw No. 4284

Find more BC SPCA-recommended progressive bylaws here.

YOU CAN ADVOCATE FOR PET-FRIENDLY HOUSING

British Columbia is in a housing crisis, and finding a home that allows pets is even more difficult. Vulnerable people that need a pet's companionship the most often have the hardest time.

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WHY IS THIS AN ISSUE?

Most pet owners consider their animals an important part of their family, and research has proven that pets improve our physical, mental and emotional health and well-being. However, many families have to make the heartbreaking choice between keeping their pets and finding a place to live. Approximately 25% of all cats and dogs surrendered to the BC SPCA (totaling more than 11,000 animals and families over the past eight years) are victims of a lack of pet-friendly housing.

Already vulnerable populations, including those earning low incomes, young people, seniors and women are disproportionately impacted by the lack of pet-friendly housing across the province - and these are the very people who often rely on the love and support of their pets the most.

WHAT CAN WE DO?

Although local governments are not primarily responsible for housing, you can call on the provincial government to increase the availability and affordability of pet-friendly housing in your community and across British Columbia. You can also work with MLAs, housing developers, non-profit housing providers and landlords in your community to advocate for more pet-friendly housing and find creative solutions that protect families with pets as well as landlords and stratas.

WHO ELSE HAS TAKEN ACTION?

Ontario's *Residential Tenancies Act* does not allow landlords to include "no pet" clauses in rental agreements or to charge additional pet deposits on top of regular damage deposits. In 2020, the City of Vancouver passed a motion to ask the province to prohibit "no pet" clauses in rental contracts in B.C.

YOU CAN PROVIDE PUBLIC SPACES FOR DOGS

Safe, accessible dog-friendly spaces, especially in higher density neighbourhoods, can be important places for dogs and people to exercise and socialize outdoors.

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WHY IS THIS AN ISSUE?

Increasing rates of pet ownership and increasing density in our neighbourhoods mean there is less private space for dogs (like personal backyards). This has created a growing demand for safe, accessible, dog-friendly public spaces. Research has shown that pets contribute to their owner's mental, physical and emotional health, so making communities more welcoming for dogs is also an investment in people's health and well-being.

Dog-friendly public spaces can be a great place for well-socialized dogs and their owners to exercise, enjoy the outdoors and socialize with other dogs and people. Designated off-leash areas can reduce conflicts with other park users, reduce unsanctioned off-leash activity in more sensitive areas and protect wildlife.

WHAT CAN WE DO?

You can talk to your friends, neighbours and dog owners in your community to find out what spaces they use and value, and what else might be needed.

As a local government, you can analyze access to and distribution of safe, accessible dog-friendly spaces throughout your community and allocate land and financing to develop more spaces where needed.

WHO ELSE HAS TAKEN ACTION?

The City of Vancouver adopted its People, Parks and Dogs: A Strategy for Sharing Vancouver's Parks in 2017.

The District of Saanich is currently developing a People, Pets and Parks strategy.

HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler
Member of Parliament
West Vancouver-Sunshine Coast-Sea to Sky Country

December 7, 2022

Dear Friends & Neighbours,

One in five children in Canada are at risk of going to school hungry on any given day. School meal programs can help reduce hunger and food insecurity, improve children's access to nutritious food, improve academic outcomes and achievement, and help support families by reducing food costs. That is why the Government of Canada is taking action to build a national school food policy.

I wanted to share with you an opportunity to provide your input through consultations we have launched with Canadians to seek feedback on the development of this national school food policy.

The input received through the online questionnaire will help build towards a national school food policy that is responsive to the needs of children and families, while also setting a foundation for a future where more children in Canada have access to nutritious food while at school.

A national school food policy needs to take into account the diverse realities of children in Canada, their families and their schools, and it should constructively build on the programs that already exist. The Government wants to hear the diverse perspectives of Canadians to learn from their experiences with school food programs. In addition to the online questionnaire, the Government of Canada has launched a series of thematic roundtable discussions with key stakeholders, such as the Breakfast Club of Canada, the Coalition for Healthy School Food, and Ottawa Network for Education, as well as including teachers, school administrators, parents, children and youth. The Government of Canada is also engaging directly with Indigenous partners, provinces and territories.

The online questionnaire will be available on the Government of Canada's Consulting with Canadians webpage from November 16 to December 16.

To participate in the questionnaire, please follow the instructions on this webpage.

Sincerely,

Patrick Weiler, MP
West Vancouver-Sunshine Coast-Sea to Sky Country

2023 AGM & CONVENTION

RESOLUTIONS NOTICE
REQUEST FOR SUBMISSIONS

The AVICC Executive is calling for resolutions to be considered at the 2023 AGM and Convention that, subject to public health order restrictions, will be held in Nanaimo at the Vancouver Island Conference Centre as an in-person event from April 14-16, 2023.

Members are now asked to submit resolutions with the requirements outlined in the following pages.

DEADLINE FOR RESOLUTIONS

AVICC must receive all resolutions by: **4:30 pm, Thursday, February 9, 2022**

IMPORTANT SUBMISSION REQUIREMENTS

To submit a resolution to the AVICC for consideration please send:

1. One copy as a **word document** by email to avicc@ubcm.ca by the deadline; AND
2. One copy of the resolution by regular mail that may be received after the deadline to: AVICC, 525 Government Street, Victoria, BC V8V 0A8

AVICC's goal is to have resolutions that can be clearly understood, and that have specific actions. If a resolution is endorsed, it's "therefore clause" will form the basis for advocacy work with other levels of government and agencies. Detailed guidelines for preparing a resolution follow, but the basic requirements are:

- Resolutions are only accepted from AVICC member local governments, and must have been endorsed by the board or council.
- Members are responsible for submitting accurate resolutions. AVICC recommends that local government staff assist in drafting the resolutions, check the accuracy of legislative references, and be able to answer questions from AVICC & UBCM about each resolution. Please contact AVICC & UBCM for assistance in drafting the resolution.
- Each resolution **must include a separate backgrounder** that is a maximum of 3 pages and specific to a **single** resolution. Do not submit backgrounders for multiple resolutions. The backgrounder may include links to other information sources and reports.
- Sponsors should be prepared to speak to their resolutions.
- Resolutions must be relevant to other local governments within AVICC rather than specific to a single member government.
- The resolution must have at least one "whereas" clause and should not contain more than two "whereas" clauses. Each whereas clause must only have **one sentence**.

LATE AND OFF THE FLOOR RESOLUTIONS

a. A resolution submitted after the regular deadline is treated as a "Late Resolution". Late Resolutions need to be received by AVICC by noon on **Wednesday, April 12th, 2023**.

b. Late resolutions are not included in the resolutions package sent out to members before the Convention. They are included in the Report on Late Resolutions that is distributed on-site.

c. The Resolutions Committee only recommends late resolutions for debate if the topic was not known prior to the regular deadline date or if it is emergency in nature. Late resolutions require a special motion at the convention to admit for debate.

d. Late resolutions are considered after all resolutions printed in the Resolutions Book have been debated. The time is set out in the program, and is normally on Sunday morning.

e. Off the Floor resolutions must be submitted in writing to the Chair of the Resolutions Session, and copies must be made available to all delegates no later than Sunday morning.

UBCM RESOLUTION PROCEDURES

UBCM urges members to submit resolutions to Area Associations for consideration. Resolutions endorsed at Area Association annual meetings are submitted automatically to UBCM for consideration and do not need to be re-submitted to UBCM by the sponsor.

UBCM and its member local governments have observed that submitting resolutions first to Area Associations results in better quality resolutions overall. If absolutely necessary, however, local governments may submit council or board endorsed resolutions directly to UBCM prior to June 30. Should this be necessary, detailed instructions are available on the UBCM website.

UBCM RESOLUTIONS PROCESS

1. Members submit resolutions to their Area Association for debate.
2. The Area Association submits resolutions endorsed at its Convention to UBCM.
3. The UBCM Resolutions Committee reviews the resolutions for submission to its Convention.
4. Resolutions endorsed at the UBCM Convention are submitted to the appropriate level of government for response.
5. UBCM will forward the response to the resolution sponsor for review.

UBCM RESOLUTIONS GUIDELINES

The Construction of a Resolution:
All resolutions contain a preamble – the whereas clause(s) – and an enactment clause. The preamble describes ***the issue*** *and* the enactment clause outlines ***the action*** *being* requested of AVICC and/or UBCM. A resolution should answer the following three questions:

a) **What is the problem?**
b) **What is causing the problem?**
c) **What is the best way to solve the problem?**

Preamble:
The preamble begins with "WHEREAS", and is a concise paragraph about the nature of the problem or the reason for the request. It answers questions (a) and (b) above, stating the problem and its cause, and should explain, clearly and briefly, the reasons for the resolution.

The preamble should contain no more than two "WHEREAS" clauses. Supporting background documents can describe the problem more fully if necessary. Do not add extra clauses.

Only one sentence per WHEREAS clause.

Enactment Clause:
The enactment clause begins with the phrase "Therefore be it resolved", and is a concise sentence that answers question (c) above, suggesting the best way to solve the problem. **The enactment should propose a specific action by AVICC and/or UBCM.**

Keep the enactment clause as short as possible, and clearly describe the action being requested. The wording should leave no doubt about the proposed action.

HOW TO DRAFT A RESOLUTION

1. Address one specific subject in the text of the resolution.

Since your community seeks to influence attitudes and inspire action, limit the scope of a resolution to one specific subject or issue. Delegates will not support a resolution if it is unclear or too complex for them to understand quickly. If there are multiple topics in a resolution, the resolution may be sent back to the sponsor to rework and resubmit, and may end up as a Late Resolution not admitted for debate.

2. For resolutions to be debated at UBCM, focus on issues that are province-wide.

The issue identified in the resolution should be relevant to other local governments across BC. This will support productive debate and assist UBCM to represent your concern effectively to the provincial or federal government on behalf of all BC municipalities and regional districts. Regionally specific resolutions may be referred back to the AVICC, and may not be entered for debate during the UBCM Convention.

3. Use simple, action-oriented language and avoid ambiguous terms.

Explain the background briefly and state the desired action clearly. Delegates can then debate the resolution without having to try to interpret complicated text or vague concepts.

4. Check legislative references for accuracy.

Research the legislation on the subject so the resolution is accurate. Where necessary, identify:

- the correct jurisdictional responsibility (responsible ministry or department, and whether provincial or federal government); and
- the correct legislation, including the title of the act or regulation.

5. Provide factual background information.

Even a carefully written resolution may not be able to convey the full scope of the problem or the action being requested. Provide factual background information to ensure that the resolution is understood fully so that members understand what they are debating and UBCM can advocate effectively with other levels of government and agencies.

Each resolution **must include a separate backgrounder** that is a maximum of 3 pages and specific to a single resolution. Do not submit backgrounders that relate to multiple resolutions. The backgrounder may include links to other information sources and reports.

The backgrounder should outline what led to the presentation and adoption of the resolution by the local government, and can link to the report presented to the council or board along with the resolution. Resolutions submitted without background information **will not be considered** until the sponsor has provided adequate background information. This could result in the resolution being returned and having to be resubmitted as a late resolution.

6. Construct a brief, descriptive title.

A title identifies the intent of the resolution and helps eliminate the possibility of misinterpretation. It is usually drawn from the "enactment clause" of the resolution. For ease of printing in the Annual Report and Resolutions Book and for clarity, a title should be no more than three or four words.

TEMPLATE FOR A RESOLUTION

Whereas << *this is the area to include an issue statement that outlines the nature of the problem or the reason for the request* >> ;

And whereas << *if more information is useful to answer the questions - what is the problem? what is causing the problem?*>> :

Therefore be it resolved that AVICC & UBCM << *specify here the action(s) that AVICC & UBCM are being asked to take on, and what government agency the associations should be contacting to solve the problem identified in the whereas clauses* >>.

If absolutely necessary, there can be a second enactment clause (the "therefore" clause that specifies the action requested) with the following format:

And be it further resolved that << *specify any additional actions needed to address the problem identified in the whereas clauses* >>.

2023 AGM & CONVENTION

CALL FOR NOMINATIONS FOR AVICC EXECUTIVE

AVICC members elect directors to the Executive Committee at the AGM. The Executive Committee ensures that the policies set by the general membership are carried forward, and provides direction for the Association between annual meetings. This circular is notice of the AVICC Executive Committee positions open for nomination, and the procedures for nomination.

1. POSITIONS OPEN TO NOMINATIONS

The following positions are open for nomination:

- President
- First Vice-President
- Second Vice-President
- Director at Large (3 positions)
- Electoral Area Representative

2. NOMINATION PROCESS AND QUALIFICATIONS FOR OFFICE

Candidates must be an elected official of an AVICC local government member and must be nominated by two elected officials of an AVICC local government member. Background information on the key responsibilities and commitments of an AVICC Executive member is provided following the nomination form. The Chair of the 2023 Nominating Committee is Past President Ian Morrison.

3. NEXT STEPS

The Nominating Committee will review the credentials of each candidate for eligibility. A Report on Nominations including a photo and biography will be prepared under the direction of the Nominating Committee, and distributed prior to the Convention.

To be included in the Report on Nominations,
Nominations Must Be Received by 4:30 PM, Thursday, February 9, 2023

4. AT CONVENTION

Candidates may also be nominated at the Convention from the floor. Candidates and their two nominators must be elected officials of an AVICC local government member.

5. FURTHER INFORMATION

All enquiries should be directed to:

Past President Ian Morrison, Chair, 2022 Nominating Committee
c/o AVICC
525 Government Street
Victoria, BC V8V 0A8
Phone: (604) 270-8226 ext 221
email: avicc@ubcm.ca

NOMINATIONS FOR THE 2023-24 AVICC EXECUTIVE

We are qualified under the AVICC Constitution to nominate[1] a candidate and we nominate:

Candidate Name: _____

Local Government Position (Mayor/Councillor/Director): _____

Local Government Represented: _____

AVICC Executive Office Nominated For: _____

MEMBERS NOMINATING THE CANDIDATE:

Printed Name: _____ Printed Name: _____

Position: _____ Position: _____

Muni/RD: _____ Muni/RD: _____

Signature: _____ Signature: _____

CONSENT FORM

I consent to this nomination and attest that I am qualified to be a candidate for the office I have been nominated for pursuant to the AVICC Bylaws and Constitution[2]. I also agree to provide the following information to avicc@ubcm.ca by **4:30 PM, Thursday February 9, 2023.**

- Photo in digital format
- Biographical information of approximately 300 words that may be edited by AVICC

Printed Name: _____

Current Position: _____

Muni/RD: _____

Signature: _____

Date: _____

1 Nominations require two elected officials of local governments that are members of the Association.

2 All nominees must be an elected official of an AVICC local government member. Nominees for the position of Electoral Area Representative must be an Electoral Area Director.

Return To: Past President Ian Morrison, Chair, Nominating Committee,
c/o AVICC, 525 Government Street, Victoria, BC V8V 0A8
or scan and email to avicc@ubcm.ca

AVICC AGM & Convention – April 14-16, 2022 – Nanaimo

BACKGROUND INFORMATION FOR CANDIDATES TO THE AVICC EXECUTIVE

1. RESPONSIBILITY OF AVICC EXECUTIVE

Under the AVICC Bylaws:

"The Executive shall manage or supervise the management of the Society"

See http://avicc.ca/about-the-avicc/constitution-bylaws/ for a complete copy of the AVICC Constitution and Bylaws.

2. AVICC EXECUTIVE STRUCTURE

- President
- First Vice-President
- Second Vice-President
- Director at Large (three positions)
- Electoral Area Representative
- Past President

COMMITTEES

The President may appoint Executive members to AVICC committees and to external committees and working groups as required. The Nominating Committee is a standing committee and is comprised of the Past President and the Executive Director. All members of the Executive serve on the Resolutions Committee.

CONTRACTED EMPLOYEE

The Association contracts with UBCM for the provision of key services that support the Association. A staff person provides the key functions. The President is responsible for overseeing the regular activities of the Association and for providing direction to staff.

3. EXECUTIVE MEETINGS

The full Executive normally meets in person five times a year, following this pattern:

- During the last day of the annual Convention (less than 15 minutes)
- Mid June
- End of October
- Mid January
- Thursday before the Annual Convention

Executive meetings (other than those held in conjunction with the Convention) are generally held on a Friday or Saturday from 10:00 am to 3:00 pm and are typically held in Nanaimo. Online meetings usually occur 2-3 times per year on an as needed basis (60-90 minutes).

Travel expenses and a per diem are provided for Executive Meetings. For the meeting held on the Thursday before the Convention, reimbursement is only for the added expenses that would not normally be incurred for attending the annual Convention. AVICC does not provide Executive members with complimentary registration for the AGM and Convention.

ITEM 12.2

District of SECHELT

REQUEST FOR DECISION

TO: Mayor and Council **MEETING DATE:** December 21, 2022

FROM: Jo-Anne Frank, Corporate Officer

SUBJECT: **Release of Resolution from Closed Council Meeting**

FILE NO: 550-07

RECOMMENDATION

1. **That the following resolution from the December 14, 2022 Closed Council meeting be released to an open meeting of Council:**

   "That Vickie Morris and Alexandra (Sandi) Parker be appointed to the Community Investment Program Grant Review Committee for a two year term."

PURPOSE

This is a housekeeping matter to bring forward a resolution from the December 14, 2022 Closed Council meeting where Council resolved that it be in the public realm. Keeping with Council Policy, it would be appropriate for Council to adopt the above recommendation to confirm in open meeting.

Respectfully submitted,

Jo-Anne Frank
Corporate Officer