

**DISTRICT OF SEHEL
MINUTES OF PLANNING AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
Held at 5797 Cowrie Street, Sechelt, BC
Wednesday, April 25th, 2018**

PRESENT Councillors N. Muller (Chair); M. Shanks, D. Siegers; and A. Lutes

STAFF Director of Planning and Development Services, T. Corbett; Municipal Planner A. Letman; Recording Secretary M. Roberts

1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Chair called the Planning and Community Development Committee Meeting to order at 2:00pm and asked if there were any declarations of conflict.

2. ADOPTION OF AGENDA

Recommendation No. 1 – Agenda

Moved/Seconded

That the Agenda be adopted.

CARRIED

3. APPOINTMENTS AND DELEGATIONS

4. COMMITTEE / COMMISSION MINUTES AND REPORTS

**4.1 Minutes of the Planning and Community Development Committee Meeting of
March 28th, 2018**

Recommendation No. 2

Moved/Seconded

That the Minutes of the Planning and Community Development Committee Meeting of March 28th, 2018 be received.

CARRIED

4.2 Minutes of the Advisory Planning Commission Meeting of February 15th, 2018

Recommendation No. 3

Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of February 15th, 2018 be received.

CARRIED

4.3 Minutes of the Accessibility Advisory Committee Meeting of April 12th, 2018

Recommendation No. 4

Moved/Seconded

That the Minutes of the Planning and Community Development Committee Meeting of April 12th, 2018, 2018 be received.

CARRIED

4.4 Minutes of the Advisory Planning Commission Meeting of April 4th, 2018

Recommendation No. 5

Moved/Seconded

That the Minutes of the Advisory Planning Commission Meeting of April 4th, 2018 be received.

CARRIED

5. NEW BUSINESS

6. BUSINESS ITEMS

6.1 Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Recommendation No. 6 - Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the report from the Municipal Planner dated April 10, 2018 regarding the application from Mobius Architecture and BC Housing for an Official Community Plan Amendment and Zoning Bylaw Amendment Bylaw for supportive affordable housing be received.

CARRIED

Recommendation No. 7 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the Committee recommends to Council that:

- a) Official Community Plan Amendment Bylaw No. 492-23, 2018 (BC Housing) be given first reading and referred to a Public Hearing for the Mobius Architecture- BC Housing supportive housing application the property at 5656 Hightide Avenue Lot 1, Plan BCP36628, DL 304 (PID 027-536-998); and,
- b) Zoning Amendment Bylaw No. 25-293, 2018 (BC Housing) be given first reading and referred to a Public Hearing for the Mobius Architecture - BC Housing supportive housing application for the property at 5656 Hightide Avenue Lot 1, Plan BCP36628, DL 304 (PID 027-536-998).

CARRIED

Recommendation No. 8 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the Committee recommends to Council that staff and BC Housing be directed to draft and begin a Housing Agreement process for 100% of the apartment units in the affordable supportive housing.

CARRIED

Recommendation No. 9 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the Committee recommends to Council that staff begin a road closure process for a portion of the undeveloped southern end of Hightide Avenue.

CARRIED

Recommendation No. 10 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the Committee recommends to Council that Official Community Plan Amendment Bylaw No. 492-23, 2018 (BC Housing) be considered in conjunction with:

- a) District of Sechelt's current Financial Plan;
- b) Sunshine Coast Regional District's Solid Waste Management Plan;
- c) District of Sechelt's 2000 Liquid Waste Management Plan; and
- d) The registration of the District's Waste Water Treatment Plant (Water Resource Centre) under the Municipal Waste Water Regulation.

CARRIED

Recommendation No. 11 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application – Motion to Amend

Moved/Seconded

That the Committee recommends, that pursuant to Section 475 of the Local Government Act and in addition to a Public Hearing, that Council considers and confirms that the referral of the Official Community Plan Amendment application for 5656 Hightide Avenue to the following:

- a) School District 46;
- b) Downtown Village Neighbourhood Association;
- c) shíshálh Nation;
- d) Sunshine Coast Regional District;
- e) Utility Companies: BC Hydro, Fortis BC Energy, Coast Cable, Telus;
- f) Sechelt Fire Department;
- g) Canada Post;
- h) BC. Min. of Transportation and Infrastructure;
- i) Vancouver Coastal Health;
- j) District of Sechelt Advisory Planning Commission; and

along with the public information meeting held on April 3, 2018, constitutes the appropriate early and ongoing consultation to persons, organizations and authorities pursuant to Section 475 (2) of the Local Government Act.

Moved/Seconded

That the Committee amend the recommendation by adding k) District of Sechelt Accessibility Advisory Committee to the list above.

CARRIED

Recommendation No. 12 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application – Amended Motion

Moved/Seconded

That the Committee recommends, that pursuant to Section 475 of the Local Government Act and in addition to a public hearing, that Council considers and confirms that the referral of the Official Community Plan Amendment application for 5656 Hightide Avenue to the following:

- a) School District 46;
- b) Downtown Village Neighbourhood Association;
- c) shíshálh Nation;
- d) Sunshine Coast Regional District;
- e) Utility Companies: BC Hydro, Fortis BC Energy, Coast Cable, Telus;
- f) Sechelt Fire Department;
- g) Canada Post;
- h) BC. Min. of Transportation and Infrastructure;
- i) Vancouver Coastal Health;
- j) District of Sechelt Advisory Planning Commission; and
- k) District of Sechelt Accessibility Advisory Committee

along with the public information meeting held on April 3, 2018, constitutes the appropriate early and ongoing consultation to persons, organizations and authorities pursuant to Section 475 (2) of the Local Government Act.

CARRIED

Recommendation No. 13 – Mobius Architecture for BC Housing – Official Community Plan Amendment and Rezoning Application

Moved/Seconded

That the Committee recommends to Council that final adoption of Zoning Amendment Bylaw No. 25-293, 2018 (BC Housing) be conditional on provision of the following provisions:

- a) An application for a Development Permit for Multiple Family Housing be received and given Council's approval-in-principle;
- b) A Housing Agreement be entered into, to provide 100% affordable rental housing;
- c) A covenant to secure the ground floor's four accessible and four adaptable apartments;
- d) An archaeological Preliminary Field Reconnaissance (PFR) of the property;
- e) Securement of the off-site walkway improvements for portions of Hightide Avenue and Lamprey Lane.

CARRIED

6.2 Development Action Chart

Recommendation No. 14

Moved/Seconded

That the Development Action Chart be received.

CARRIED

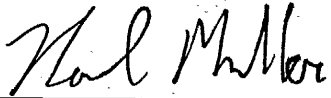
ADJOURNMENT

Recommendation No. 15

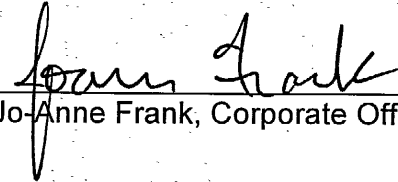
Moved/Seconded

That the Planning and Community Development Committee Meeting of April 25, 2018 be adjourned at 2:50pm.

CARRIED



Noel Muller, Chair



Jo-Anne Frank, Corporate Officer