

DISTRICT OF SEHELDT

Zoning Amendment Bylaw No. 25-244, 2011 (C-2 Zone)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 to regulate and permit increased density of residential dwelling units, in the C-2, Commercial 2 Zone, in conjunction with the provision of affordable housing dwelling units and community amenities.

WHEREAS Council of the District of Sechelt has indicated it wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987;

AND WHEREAS the proposed text amendment is consistent with the Official Community Plan;

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 “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-244, 2011 (C-2 Zone Amendment)”.

AMENDMENTS

The following amendments are made to Bylaw 25:

1. **Delete** the following paragraph from Part 6, C-2 Commercial 2 Zone:

“611.1 DENSITY

- i) The number of dwelling units per lot shall not exceed one (1) for each one hundred and twenty (120) square metres.”

2. **And replace the paragraph with:**

“611.1 DENSITY

- i) The number of dwelling units per lot shall not exceed the base density of one (1) dwelling unit for each two hundred (200) square metres (50 units/ha) of lot area.
- ii) Notwithstanding subsection 611.1(i), the number of dwelling units may be increased to a maximum density of one (1) dwelling unit for every one hundred (100) square metres (100 units/ha) of lot area, subject to the following conditions or a combination thereof:
 - a) 2 % density bonus of units for every 10% of the total number of units built adaptable and accessible;

- b) 10% density bonus of units for every 5% of total site area as additional protected, publicly accessible open space in locations satisfactory to the District;
- c) Up to 10% density bonus of units for providing cultural or recreational facilities in locations and forms satisfactory to the District;
- d) 2% density bonus for every 10% of the total number of units built according to green standards (Built Green Gold or Ashrae 90.1 (2007) or better standards);
- e) Up to 10% in density bonus of units for other amenities agreed to by Council;
- f) No less than 20% of any density bonus units (or density "lift") in a development will consist of Affordable Housing for Groups in Need.

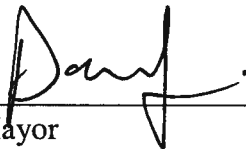
READ A FIRST TIME THIS 4th DAY OF May, 2011

PUBLIC HEARING HELD THIS 17th DAY OF May, 2011

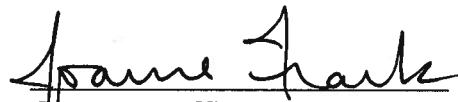
READ A SECOND TIME THIS 1st DAY OF June, 2011

READ A THIRD TIME THIS 1st DAY OF June, 2011

ADOPTED THIS 20th DAY OF July, 2011



 Mayor



 Corporate Officer

I hereby certify this to be a true and accurate copy of
 "District of Sechelt Zoning Bylaw No. 25, 1987,
 Amendment Bylaw No. 25-244, 2011 (C-2 Zone)".

 Corporate Officer