

## DISTRICT OF SECHELT

### Bylaw No. 492-23, 2018 (BC Housing)

A bylaw to amend District of Sechelt Official Community Plan Bylaw No. 492, 2010  
in support of an affordable supportive housing development.

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**WHEREAS** the District of Sechelt wishes to further amend the Official Community Plan in respect of the lands located at 5656 Hightide Avenue, pursuant to an application submitted by Mobius Architecture on behalf of the Provincial Rental Housing Corporation (BC Housing);

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

#### **TITLE**

1. This Bylaw may be cited for all purposes as “District of Sechelt Official Community Plan Amendment Bylaw No. 492-23, 2018 (BC Housing)”.

#### **AMENDMENTS**

2. The District of Sechelt Official Community Plan Bylaw No. 492, 2010 is amended by adding the following paragraph to Part Four – Land Use Policies, Section 5. Residential and Special Infill Areas, after Policy 5.28:

#### ***“Affordable Supportive Living Housing Development– BC Housing- Hightide Avenue***


5.30 Notwithstanding any other provisions of the Official Community Plan, the property legally known as Lot 1, Plan BCP36628, District Lot 304, PID 027-536-998 (addressed as 5656 Hightide Avenue):

- a) has a Base Density of 50 apartment dwelling units per hectare of lot area;
- b) which may be increased to a Maximum Density of 221 rental apartment dwelling units per hectare of lot area **OR** 40 rental apartment dwelling units on the lot, whichever is less, subject to the following conditions:

- i. Providing four of the dwelling units are constructed to an adaptable accessibility standard and four of the dwelling units are built to a wheelchair accessible standard with wheelchair roll-in showers and wheelchair accessible sinks, counters and kitchenettes;
- ii. Providing 100% of the dwelling units on the lot are guaranteed as Affordable Housing where the District of Sechelt and the owner have entered into a Housing Agreement under Section 483 of the Local Government Act to provide not-for profit rental housing;
- iii. Providing the building is no more than three (3) storeys in height with a maximum 1.1 FAR.”

READ A FIRST TIME THIS	2nd	DAY OF	May, 2018
PUBLIC HEARING HELD THIS	22 <sup>nd</sup>	DAY OF	May, 2018
READ A SECOND TIME THIS	6 <sup>th</sup>	DAY OF	June, 2018
READ A THIRD TIME THIS	6 <sup>th</sup>	DAY OF	June, 2018
ADOPTED THIS	19 <sup>th</sup>	DAY OF	December, 2018

  
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 Mayor

  
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 Corporate Officer