



REQUEST FOR DECISION

TO: Mayor and Council

REPORT DATE: **December 10, 2018**

TARGET DECISION DATE: December 19, 2018

FROM: Ian Holl, Development Planning Manager

RE: Sunco Civil Consulting for Everbrite Ventures Ltd.
Rezoning Application
6317 Bligh Road, West Sechelt Neighbourhood

FILE NO: 3360-20 2017-03

RECOMMENDATIONS

1. That the report from the Development Planning Manager dated December 10, 2018 regarding the application for a Zoning Bylaw Amendment for 6317 Bligh Road be received.
2. That Zoning Amendment Bylaw No. 25-289, 2018 (Everbrite Ventures) be given first reading and referred to a Public Hearing for the Sunco Civil Consulting – Everbrite Ventures Ltd. application for the property at 6317 Bligh Road, Lot B, Block Q, DL 4293, Plan LMP28560 (PID 023-438-916).

OPTIONS/ALTERNATIVES

1. That Council adopt the recommendations as presented above.
2. That Council defer the application pending additional information as directed.
3. That Council refer the application back to staff to work with the applicant to amend the proposal and bring it back for further consideration.
4. That Council deny the application.

PURPOSE

The purpose of this report is to present the draft zoning amendment bylaw to be considered for 1st reading and referral to a public hearing. The bylaw amendment would change a property from an R-3 single family residential zone (min. lot size of 900 m²) to R-1 single family residential zone (min. lot size of 500 m²). This would support an 8-lot subdivision of the subject property with an average size of 535 m².

DISCUSSION

Council Resolutions

At the November 28, 2018 Committee of the Whole (COW) meeting, the Council passed the following resolutions:

That staff be authorized to draft Zoning Amendment Bylaw No. 25-289, 2018 (Everbrite Ventures) to rezone a property with the civic address of 6317 Bligh Road, from R-3, Residential 3 Zone, to R-1, Residential 1 Zone.

That the following community amenities be secured prior to adoption of Zoning Amendment Bylaw No. 25-289, 2018 (Everbrite Ventures):

- a. All new homes be constructed to an “adaptable” accessibility standard (secured by covenant);*
- b. A cash contribution of \$101,784 to the Affordable Housing Fund; and,*
- c. Extended Bligh Road improvements constructed to an Urban Local ½ Road standard from the subject property east to the centre line of Mills Road and from the property west 63.0 metres towards Kensington Road.*

That prior to adoption of Zoning Amendment Bylaw No. 25-289, 2018 (Everbrite Ventures) that a Statutory Right of Way for municipal sewer and stormwater services be secured, by the applicant, over neighbouring property- Lot A, Block Q, DL4293, Plan 22570.

Context and Background

Table 1: Site Data	
Applicant	Sunco Civil Consulting Ltd.
Owner	Everbrite Ventures
Civic Address	6317 Bligh Road
Legal Address	Lot B, Block Q, DL 4293, Plan LMP28560 (PID 023-438-916)
Size of Property	5,490 m ² (0.549 ha)
DP Areas	DPA 5 – Steep Slopes - in the north-east corner of the property DPA 8 – Intensive Residential and Infill Housing
Zoning Designation	R-3 – Residential 3 http://www.sechelt.ca/Portals/0/Public%20Document%20Library/Zoning/R-3%20-%20Residential%203%20Zone.pdf
OCP Designation	Residential

Land Use Implications

The proposed development does fit within the neighbourhood context. Neighbouring properties across Bligh Road to the north are approximately 700 m² in area with 20 m frontages and occupied by single-family residences. Two larger residential lots, both with subdivision potential and R-3 zoning, border the property to the east, south and west. Most of the proposed lots will be accessed from the proposed new road that will eventually continue further south and then east to Mills Road. A temporary hammerhead turn-around is proposed to terminate the new road at neighbouring Lot C. The development proposal will provide to the neighbourhood, a mix of single family residences on various lot sizes.

COMMUNICATION STRATEGY

Public Information Meeting: A public information meeting has not yet been hosted by the developer. The procedures bylaw requires this prior to the notification of the Public Hearing.

Public Hearing and Notification: In accordance with the Local Government Act and the District's Planning & Development Procedures Bylaw, a Public Hearing for the proposed zoning amendment must be advertised in 2 sequential newspaper editions. In addition, written notification of the time and place of the Public Hearing must be mailed or delivered to property owners within 100 m of the subject property.

The public hearing will be scheduled once confirmation of the public information meeting being held is received. Depending on the timing of the public information meeting this may occur in January 2019.

CONCLUSION

As stated in the previous November 2018 report, the zoning amendment proposal would allow for an 8-lot subdivision of the subject property that would fit within the larger West Sechelt neighbourhood context. The proposed small lot housing will provide for a greater mix and price point of single family dwellings. With the addition of the recommended Community Amenities the proposal will also provide:

- A safer Bligh Road for pedestrians and cyclists that will result in better non-vehicular neighbourhood connectivity.
- More adaptable housing, with requirements secured by covenant, to recognize the needs of an ageing population. This will allow the homes to be easily adapted in the future to any level of accessibility needed by future residents.
- A contribution to the affordable housing fund which will allow the District to support other affordable housing projects.

Respectfully submitted,

Ian Holl, MCIP, RPP
Development Planning Manager

REVIEWED

By Tracy Corbett (tcorbet@sechelt.ca) at 3:07 pm, Dec 10, 2018

REVIEWED

By Andrew Yeates (ayeates@sechelt.ca) at 9:58 am, Dec 11, 2018