

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** Planning and Community Development Committee – June 14, 2018  
**AUTHOR:** Yuli Siao, Senior Planner  
**SUBJECT:** Revised OCP Amendments – **Densification Strategies to Support Affordable Housing - Considerations for Second Reading**

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### RECOMMENDATIONS

1. **THAT** the report titled **Revised OCP Amendments - Densification Strategies to Support Affordable Housing - Considerations for Second Reading** be received;
  2. **AND THAT** *Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017, Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017, Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017* be forwarded to the Board for Second Reading;
  3. **AND THAT** the bylaws as of the date of this report are considered consistent with the SCRD's 2018-2022 Financial Plan and 2011 Solid Waste Management Plan;
  4. **AND THAT** staff monitor and report the implementation and densification impacts of the bylaws with respect to the SCRD's 2018-2022 Financial Plan and 2011 Solid Waste Management Plan and the future versions of these Plans;
  5. **AND THAT** a Public Hearing to consider the bylaws be scheduled for July 23, 2018 at 7:00 p.m. in the SCRD Board Room, located at 1975 Field Road, Sechelt, BC;
  6. **AND THAT** Director \_\_\_\_\_ be delegated as the Chair and Director \_\_\_\_\_ be delegated as the Alternate Chair for the Public Hearing;
  7. **AND FURTHER THAT** the revised **Densification Strategies to Support Affordable Housing**, if adopted by the Board, be incorporated into the Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 for consideration at Second Reading.
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### BACKGROUND

On March 8, 2018, the Planning and Community Development Committee adopted the following recommendations:

#### **Recommendation No. 3**     *OCP Amendments to Support Housing Densification*

The Planning and Community Development Committee recommended that the report titled OCP Amendments to Support Housing Densification - Analysis of Public Consultation Input and Considerations for Second Reading be received;

**AND THAT** reference to the term “low-rise apartment” be replaced by “multi-unit building” within Densification Strategies to Support Affordable Housing Policy (b) of the proposed OCP Amendment bylaws;

**AND FURTHER THAT** consideration of the OCP Amendments to Support Housing Densification be postponed and reconsidered at a future Standing Committee.

In response to these recommendations and input from the Committee, staff examined the current Official Community Plans in relation to the proposed policies and revised the proposed policies and OCP amendment bylaws to address the Committee's recommendations. Staff recommend Second Reading of the revised bylaws and scheduling of a public hearing.

## **DISCUSSION**

For reference purposes the previously proposed policies – Densification Strategies to Support Affordable Housing considered by the Board on March 8, 2018 are provided in Attachment A.

### Multi-unit Building

A “Low-rise apartment”, as referred to in the previously proposed Policy ‘b’ is commonly defined as a building that is not more than three storeys high and consists of multiple attached dwelling units. The intent of the policy was to include this built form as one of many other built forms of multi-unit cluster residential development. While a “multi-unit building” and a “low-rise apartment” can be essentially the same type of building, “multi-unit building” is a more general and inclusive term than “low-rise apartment” as it does not indicate building height. As building height is regulated by the zoning bylaw, it is unnecessary to describe a built form with a term that has height connotation such as ‘low-rise’. Staff have revised the policies accordingly.

Additionally, staff also recommend replacing “medium-density” in Objective ‘b’ with “multi-unit”, which is a more suitable term to describe this type of cluster development where density will depend on land use designation, zoning, specific conditions of the property and surrounding neighbourhood and the development proposal.

### Integrating New Policies with Current OCPs

The Committee raised questions regarding possible conflicts between the proposed new policies and all current OCPs, particularly Section 17.9.i of the Roberts Creek OCP.

Staff re-examined all current OCPs proposed to be amended, and found that the only conflicting policy is the first paragraph of Section 17.9.i of the Roberts Creek OCP which states:

“Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

- a) Affordable housing; and/or
- b) Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 6. Cluster housing will be encouraged to minimize land use.”

This portion of Section 17.9.i reflects the desire of the Roberts Creek community to have the opportunity to explore affordable and special needs housing development options beyond density limits established in the current OCP by using the planning approval and public consultation process and establishing design criteria to ensure good fit of the new development. This policy has a strong emphasis on the provision of affordable and special needs housing as a requirement in exchange for density increase. However, it lacks specific criteria for where such

density increase should be located and technical criteria that such development should meet, such as the provision of infrastructure, utility and amenity. Without these important criteria, the policy could result in developments in unsuitable or unsustainable areas even if the intent of the developments is to provide affordable or special needs housing.

This policy conflicts with the proposed policies because of its lack of locational and technical criteria, which are provided in the proposed policies. Nonetheless, the intent of this policy to support affordable housing through density bonus should be recognized and reflected in the new policies. To reconcile the conflict, it is recommended that this portion of Section 17.9.i be deleted, and its intent be conveyed in the new policies with defined criteria for how density increase should be evaluated in different locations and how affordable housing bonus should be applied. Revisions to the proposed new policies are discussed in the following section.

### Revisions to Proposed Policies

As discussed in the March staff report, the intent of the proposed OCP amendments is not to alter existing OCPs, but to introduce policies to strengthen and complement existing policies.

Staff re-examined the previously proposed policies and recommend revisions to reconcile conflicts with existing policies and enhance the clarity, accuracy, coherence, adaptability to current OCPs and effectiveness of the new policies in addressing key issues of the public consultation and meeting the objective of supporting affordable housing through densification.

### **Policy 'a'**

Previously proposed:

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units can be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be maintained.*

Although recent study shows that there is an ample supply of eligible lots where additional dwelling units can be built, the supply of such lots is dynamic and can change over time. Such status informs the policy but need not be included in the policy. However, as sewage treatment technology improves over time, smaller lots may be able to accommodate additional dwelling units. Therefore this policy should not preclude zoning amendments to accommodate possible infill opportunities in the future on such lots where the density is consistent with OCP residential or rural residential designations. Policy 'a' should be revised as follows:

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.

## Policy 'b'

Previously proposed:

- b. Village hubs or similar settlement cluster areas shall be prioritized for multi-family cluster residential development which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.*

Policy 'b' directs cluster and mixed use developments to village hubs. These areas are also the prime location for density increase and affordable housing. The types of development should also include small-lot subdivision, and the policy should ensure that adequate infrastructure and amenity can be provided to support the development. Additionally, the policy should also include an affordable housing contribution incentive where density exceeds established limits. While some of the current OCPs have policies on density bonus of various details and specifications, a general policy is needed to complement those OCPs where such a policy is absent or deficient. The policy is revised as follows:

- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in village hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

## Policies 'c' and 'd'

Previously proposed:

- c. Amendments to the land use designation within residential areas outside of village core or similar settlement cluster areas, affecting the subdivision district in the zoning bylaw, may be considered for residential subdivisions where the resulting subdivision creates three or fewer new parcels.*
- d. Larger scale subdivisions outside of village core or similar settlement cluster areas, creating more than three new parcels and exceeding density limits of the zoning bylaw, shall not be permitted.*

These two policies are related to each other. The intent of these policies is to prevent the proliferation of large-scale residential development in areas outside of established village hubs or comprehensive development areas. This policy has a strong emphasis on areas outside of village hubs and reflects the general desire of the rural communities across the Sunshine Coast to prevent unsustainable sprawl in rural areas. However, if properly managed, moderate growth can still be accommodated outside of village hubs but within areas designated as Residential in the Official Community Plans. This type of growth can range from small subdivisions of a few parcels to larger subdivisions over 10 parcels. While small subdivisions have no significant impact on the overall land use pattern and rural character, larger subdivisions or developments will need to meet a set of criteria to ensure that they are sustainable and compatible. The increase in density for larger developments should also be balanced by providing affordable housing contribution as a benefit to the community.

These two policies can be revised as follows to confine density increase of varying scale outside of village hubs and settlement clusters to areas designated Residential and define specific criteria for such development.

- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
- d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
  1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
  2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

### Policy 'e'

Previously proposed:

- e. *Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.*

Policy 'e' lacks a specific implementation mechanism for integrating affordable and higher-density housing with the rural neighbourhoods. It can be strengthened by applying specific design criteria for form and character through the development permit process. The recommended revision is:

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.

### Policy ' f '

Previously proposed:

- f. *Housing agreements pursuant to the Local Government Act shall be used to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.*

Housing agreement is an important tool provided by the *Local Government Act* to secure density benefits for affordable housing. A housing agreement may specify the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units, and the rent, lease, sale or price that may be charged for the housing units. A housing agreement is registered on title against the land affected. The terms and conditions of a housing agreement may vary from development to development to suit diverse situations and needs, and will be negotiated through the development approval process between the local government and the developer or property owner. Affordable housing can be provided in the form of housing unit, land, monetary or other contributions.

Housing agreements should be used for not only density bonus applications, but also other developments where appropriate. To strengthen and clarify Policy ' f ' it is recommended that it be revised as follows:

- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

### Revised Policies

Summarizing the above discussions, the recommended revised policies are as follows:

#### **Densification Strategies to Support Affordable Housing**

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing

affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

#### Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to village hubs and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

#### Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in village hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.

- d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
  1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
  2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

#### *Organization and Intergovernmental Implications*

Pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act* an amendment to the Official Community Plan requires a review of the bylaw in conjunction with the local government's financial and waste management plans. Staff have discussed the proposal with relevant departments and determined that the amendments to the Official Community Plans have no immediate negative impact on either plan at the time of this report. Any impacts will need to be monitored and reported accordingly when densification resulted from the amendments occurs. It is therefore recommended that OCP Amendment Bylaws be considered consistent with the 2018-2022 Financial Plan and 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

#### *Financial Implications*

There are no financial implications with the OCP policies. Potential impacts will occur when implementation and densification occur. Staff will monitor the state of densification and the effect of the new policies, and report back to the Board with regard to any significant changes that may occur.



*Timeline for next steps*

Upon Second Reading of the proposed bylaws a public hearing will be held. Comments received from the public hearing along with recommended conditions will be presented to the SCRD Board for consideration of Third Reading of the bylaws. Upon fulfillment of conditions (if any) approved by the Board the bylaws will be adopted.

In a separate process for updating Zoning Bylaw No. 310, staff will review feedback received from the public consultation process and recommend appropriate zoning provisions to support affordable housing design and infill developments.

*Communications Strategy*

Information on this application will be posted on the SCRD website. Notice of a public hearing will be advertised in the local newspaper and sent to the Sunshine Coast Housing Committee.

**STRATEGIC PLAN AND RELATED POLICIES**

The following SCRD Strategic Plan objectives and success indicators relate to the subject of this report:

- Incorporate land use planning and policies to support local economic development.
- Collaborate with community groups and organizations to support their objectives and capacity.
- Land use policies and regulations are supporting affordable housing.

The subject of this report is aligned with the sustainable land use principles that were developed in 2016.

The subject of this report is also aligned with the following land use principles of the Regional Sustainability Plan: 'We Envision' for the Sunshine Coast:

We envision complete, compact, low environmental-impact communities based on energy-efficient transportation and settlement patterns.

**CONCLUSION**

Following the Board's direction, staff re-examined all current OCP policies and revised the proposed new policies for densification to support affordable housing to reconcile any conflicts and further enhance their clarity, accuracy and suitability to integrate with the current OCPs.

These policies strive to strike a balance among a multitude of competing interests and provide a practical strategy to support affordable housing development while maintaining a sustainable environment and the character of the rural areas.

Staff recommend that the revised bylaws be presented to the Board for Second Reading and a Public Hearing be held.

*Attachments*

Attachment A – Previously Proposed Policies (March 8, 2018)

Attachment B – Revised Halfmoon Bay Official Community Plan Amendment Bylaw 675.4 for Second Reading

Attachment C – Revised Roberts Creek Official Community Plan Amendment Bylaw 641.8 for Second Reading

Attachment D – Revised Elphinstone Official Community Plan Amendment Bylaw 600.7 for Second Reading

Attachment E – Revised West Howe Sound Official Community Plan Amendment Bylaw 640.2 for Second Reading

| Reviewed by: |               |             |               |
|--------------|---------------|-------------|---------------|
| Manager      | X – A. Allen  | CFO/Finance | X-T.Perreault |
| GM           | X – I. Hall   | Legislative |               |
| CAO          | X - J. Loveys | Solid Waste | X – R.Cooper  |

## Attachment A      Previously Proposed Policies (March 8, 2018)

### Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill and cluster and mixed-use developments in appropriate areas.

#### Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to village hubs or similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use housing agreements to secure affordable housing.

#### Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units can be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be maintained.
- b. Village hubs or similar settlement cluster areas shall be prioritized for multi-family cluster residential development which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Amendments to the land use designation within residential areas outside of village core or similar settlement cluster areas, affecting the subdivision district in the zoning bylaw, may be considered for residential subdivisions where the resulting subdivision creates three or fewer new parcels.
- d. Larger scale subdivisions outside of village core or similar settlement cluster areas, creating more than three new parcels and exceeding density limits of the zoning bylaw, shall not be permitted.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.

- f. Housing agreements pursuant to the *Local Government Act* shall be used to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

**Attachment B      Revised Halfmoon Bay Official Community Plan Amendment Bylaw  
675.4 for Second Reading**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 675.4**

A bylaw to amend the *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4, 2017*.

**PART B – AMENDMENT**

2. *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013* is hereby amended as follows:
  - i. Insert the following section immediately following Section 10:

**11. Densification Strategies to Support Affordable Housing**

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

11.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Community Hubs and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

## 11.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Community Hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
  - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
    1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
    2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

**PART C – ADOPTION**

READ A FIRST TIME this 12<sup>th</sup> DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this

DAY OF

MONTH

YEAR

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Corporate Officer

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Chair



**Attachment C**      **Revised Roberts Creek Official Community Plan Amendment Bylaw  
641.8 for Second Reading**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 641.8**

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2011*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017*.

**PART B – AMENDMENT**

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:

- i. Delete the following portion of Section 17.9.i:

“ Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

a) Affordable housing; and/or

b) Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 6. Cluster housing will be encouraged to minimize land use. ”

- ii. Insert the following section immediately following Section 17:

**18. Densification Strategies to Support Affordable Housing**

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

**18.1 Objectives**

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Village Amenity / Density Bonus Area and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

## 18.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Village Amenity / Density Bonus Area or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
  - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas

designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
  2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

## PART C – ADOPTION

READ A FIRST TIME this 12<sup>th</sup> DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE  
SUNSHINE COAST REGIONAL DISTRICT  
FINANCIAL PLAN AND ANY APPLICABLE WASTE  
MANAGEMENT PLANS PURSUANT TO  
THE *LOCAL GOVERNMENT ACT* this

DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO  
THE *LOCAL GOVERNMENT ACT* this

DAY OF MONTH YEAR

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

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Corporate Officer

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Chair

**Attachment D      Revised Elphinstone Official Community Plan Amendment Bylaw 600.7  
for Second Reading**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 600.8**

A bylaw to amend the *Elphinstone Official Community Plan Bylaw No. 600, 2007*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017*.

**PART B – AMENDMENT**

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended as follows:

Insert the following section immediately following Section B-9:

**B-10 Densification Strategies to Support Affordable Housing**

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

**B-10.1 Objectives**

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Comprehensive Development Cluster Housing Areas and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

## B-10.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Comprehensive Development Cluster Housing Areas or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
  - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
    1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
    2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

**PART C – ADOPTION**

READ A FIRST TIME this 12<sup>th</sup> DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR





**Attachment E Revised West Howe Sound Official Community Plan Amendment Bylaw  
640.2 for Second Reading**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 640.2**

A bylaw to amend the *West Howe Sound Official Community Plan Bylaw No. 640, 2011*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017*.

**PART B – AMENDMENT**

2. *West Howe Sound Official Community Plan Bylaw No. 640, 2011* is hereby amended as follows:

- i. Insert the following section immediately following Section 6:

**7. Densification Strategies to Support Affordable Housing**

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

**7.1 Objectives**

- a. Increase the supply of housing units through infill development on existing eligible parcels.
  - b. Direct cluster housing, multi-unit and mixed-use development to the Langdale Neighbourhood Village Centre and similar settlement cluster areas.
  - c. Integrate housing development with the rural context.
  - d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
  - e. Use housing agreements to secure affordable housing.

## 7.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Langdale Neighbourhood Village Centre or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
  - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
    1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
    2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

**PART C – ADOPTION**

READ A FIRST TIME this 12<sup>th</sup> DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this

DAY OF

MONTH

YEAR

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Corporate Officer

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Chair