

## **SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT**

---

**TO:** Planning and Community Development Committee – September 21, 2017

**AUTHOR:** Yuli Siao, Senior Planner

**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT BYLAWS (AFFORDABLE HOUSING POLICIES) CONSIDERATION FOR FIRST READING

---

### **RECOMMENDATIONS**

**THAT** the report titled Official Community Plan Amendment Bylaws (Affordable Housing Policies) Consideration for First Reading be received;

**AND THAT** the following Official Community Plan Amendment Bylaws be forwarded to the Board for First Reading:

- 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
- West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017

**AND THAT** the proposed affordable housing policies be incorporated into the Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 for consideration at Second Reading;

**AND THAT** this report be referred to:

- shísháíh and Skwxwú7mesh Nations;
- all Advisory Planning Commissions;
- Vancouver Coastal Health Authority;
- Town of Gibsons;
- District of Sechelt; and
- The Sunshine Coast Housing Committee

**AND THAT** a public information meeting be held with respect to the proposed Official Community Plan Amendment Bylaws;

**AND FURTHER THAT** comments received from the referrals and the public information meeting be incorporated into a report to be presented to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaws.

---

## BACKGROUND

On June 22, 2017, the Sunshine Coast Regional District Board adopted the following resolution:

209/17            **Recommendation No. 2**            *Affordable Housing*

THAT the report titled Referral Feedback and Comprehensive Review of Official Community Plans with Respect to Affordable Housing Policies be received;

AND THAT Crown Land be referred to as Crown/Unceded Land in staff reports regarding affordable housing;

AND FURTHER THAT staff prepare Official Community Plan amendment bylaws to implement affordable housing policies for consideration at a future Committee meeting in Q3 2017.

Building on previous reports on affordable housing opportunities and policies, this report presents OCP amendment bylaws to implement land use policies to support affordable housing in the rural areas of the Sunshine Coast.

## DISCUSSION

Upon receiving the Board's direction and further feedback from the community on the recommended affordable housing policies, this report addresses these comments and provides updated policies to be incorporated into the OCP amendment bylaws.

As discussed in the June Staff Report, a set of common policies have been identified to strengthen affordable housing policies across five official community plans, which include Egmont/Pender Harbour, Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound. The Hillside/Port Mellon and Twin Creek areas in Electoral Area F are not considered suitable locations for higher-density affordable housing because of their predominantly industrial, rural and resource extraction land uses, and lack of developed infrastructure and services to support residential development. The focus of the OCPs of these two areas is on industrial development and preventing conflict with other more sensitive land uses such as residential use.

Once adopted, the SCR D will incorporate provisions to support these policies into the zoning bylaws and any other relevant bylaws through bylaw reviews and updates. There are areas in the zoning bylaws that can be updated to support affordable housing policies; for example, increasing the maximum size of an auxiliary dwelling beyond 55 m<sup>2</sup> can provide more living space for an affordable unit where it can be adequately accommodated; reducing the minimum building width of a dwelling below 6 m can offer more flexibility in developing smaller lots, designing efficient living space and facilitating the placement of infill units or structures where appropriate.

### Recommended New Policies

The following are new common policies on affordable housing recommended for the Official Community Plans of Egmont / Pender Harbour, Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound. These policies will form a new section or replace existing sections concerning affordable housing (i.e. Roberts Creek OCP Sections 17.8 & 17.9, West Howe

Sound OCP Section 6) in each of the five OCPs. The OCP amendment bylaws for Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound can be found in Attachments A – D. As the review of a new Egmont / Pender Harbour OCP is currently underway, the proposed affordable housing policies are recommended to be incorporated into the Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017 for the Board's consideration of Second Reading.

### **Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

#### 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 affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

#### 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 could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family 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. Affordable 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.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.
- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

#### *Organization and Intergovernmental Implications*

The proposed OCP amendments, if endorsed by the Board after First Reading, will be referred to agencies and community groups for comments. Communication and consultation with other levels of government are essential during the process of reviewing the OCP amendments.

*Financial Implications*

None at this time.

*Timeline for next steps*

1. For the bylaw amendments to Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound, this report will be referred to agencies, and a public information meeting will be organized. Comments received from the referrals and the public information meeting will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaws. Then 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 approved by the Board the bylaws will be adopted.
2. The recommended policies will be incorporated into the Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017.
3. The recommended policies will be implemented through updates to the zoning bylaws and any other relevant bylaws.

*Communications Strategy*

Information on this application will be posted to the SCRD website. Any public meetings will be advertised in the local newspaper.

**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 also aligned with the sustainable land use principles that were developed in 2016, which were expanded upon from the Regional Sustainability Plan: 'We Envision' for the Sunshine Coast.

**CONCLUSION**

Based on previous research, community feedback and the Board's direction, Staff recommend OCP amendments to incorporate affordable housing policies across five applicable electoral areas. Consultation with the public and agencies through information meetings and referrals will follow as part of the bylaw adoption process.

*Attachments*

Attachment A – Halfmoon Bay Official Community Plan Amendment Bylaw 675.4

Attachment B – Roberts Creek Official Community Plan Amendment Bylaw 641.8

Attachment C – Elphinstone Official Community Plan Amendment Bylaw 600.8

Attachment D – West Howe Sound Official Community Plan Amendment Bylaw 640.2

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X-I. Hall	Legislative	
CAO	X- J. Loveys	Other	

**Attachment A**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 675.4**

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

---

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 the *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:

Insert the following section immediately following Section 28:

**29. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

**29.1 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 affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.

- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 29.2 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 could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family 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. Affordable 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.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.

- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

**PART C – ADOPTION**

READ A FIRST TIME this DAY OF MONTH YEAR

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

---

Corporate Officer

---

Chair

**Attachment B**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 641.8**

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

---

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 the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017*.

**PART B – AMENDMENT**

3. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:
  - i. Delete Sections 17.8 and 17.9
  - ii. Renumber Sections 17.10 – 17.15 to 17.8 – 17.13 respectively
  - iii. Insert the following section immediately following Section 19:

**20. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

**20.1 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 affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 20.2 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 could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family 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. Affordable 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.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.

- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.
- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

**PART C – ADOPTION**

READ A FIRST TIME this DAY OF MONTH YEAR

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 C**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 600.8**

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

---

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 the *Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017*.

**PART B – AMENDMENT**

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

Insert the following section immediately following Section B-12:

**B-13 Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

**B-13.1 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 affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.
- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.

- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

#### B-13.2 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 could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family 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. Affordable 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.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.

- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

**PART C – ADOPTION**

READ A FIRST TIME this DAY OF MONTH YEAR

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

---

Corporate Officer

---

Chair

**Attachment D**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 640.2**

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

---

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 the *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017*.

**PART B – AMENDMENT**

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

Replace Section 6 with the following section:

**6. Affordable Housing**

Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.

**6.1 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 affordable locations, such as village core areas.
- c. Integrate affordable housing within the rural context.

- d. Encourage small-lot subdivisions with density bonusing and adequate utility servicing.
- e. Encourage the use of advanced sewage treatment systems and efficient building and site design.
- f. Enhance affordability by improving infrastructure and servicing in affordable locations.

## 6.2 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 could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.
- b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family 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. Affordable 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.
- d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.
- e. A housing agreement pursuant to the *Local Government Act* shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site-specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and

innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.

- f. Sewage treatment systems that do not require an absorption field occupy much less land than conventional septic systems, making higher-density development more affordable. They should be considered for small-lot or cluster housing developments subject to the approval of the Vancouver Coastal Health Authority.
- g. Smaller buildings are more suitable for infill, small-lot and cluster development. They normally cost less to build and maintain. With the use of energy-efficient technology and durable building materials, they can be made more affordable over the long term. This type of construction should be encouraged wherever suitable.
- h. The Regional District shall seek opportunities to improve infrastructure and servicing in affordable locations to further enhance their affordability, such as pedestrian connections, parks, trails, biking paths, community sewage treatment plants and transit service.

**PART C – ADOPTION**

READ A FIRST TIME this DAY OF MONTH YEAR

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

---

Corporate Officer

---

Chair