



Staff Report to Council

Planning and Development

FILE: 08-3360-20-2024

REPORT DATE: August 13, 2024 **MEETING DATE:** September 10, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application for Restaurants in Golden Ears Business Park

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading and adopt Zoning Text Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants within the Golden Ears Business Park; OR
- B. Other.

PURPOSE

Following a public hearing, Council to consider granting third reading to, and adoption of, Zoning Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants anywhere within the Golden Ears Business Park (19055, 19100, 19265, 19300 Airport Way – PIDs: 025-907-867, 028-360-494, 031-463-088, 031-463-070).

- Information Report Decision Report Direction Report

DISCUSSION

Background:

The applicant is requesting a Zoning Bylaw text amendment to relax the location restrictions for restaurants in Golden Ears Business Park, which would permit a total of nine restaurants anywhere in the park. First and second reading of the amending bylaw were granted on June 25, 2024, and a public hearing was held on July 23, 2024.

Currently, restaurant use in the I-3 zone is specifically limited to three per lot and in the following locations shown in orange in Figure 1:



Figure 1: Areas where restaurants are currently permitted (orange)

If approved, the Zoning Text Amendment will allow up to nine restaurants located anywhere within GEBP. It is anticipated that most of these nine will initially be located in Phase 3.

Relevant Policy, Bylaw or Legislation:

The City’s Official Community Plan prioritizes business park lands for light industrial uses, but also supports appropriately scaled commercial opportunities to serve employees and the public in industrially zoned areas.

The City’s Economic Development Strategic Plan also supports prioritizing business park lands for light industrial uses, and encourages increasing the diversity of unit sizes and being supportive of evolving industrial needs.

The site is zoned I-3 Light Industrial Business Park, which permits light industrial and other complementary uses, subject to the conditions of use in the zone.

Analysis:

A public hearing for the application was held on July 23, 2024. Three written submissions were received in advance of the public hearing; all were in support of the application. Reasons for support cited a desire for more restaurants in the area to serve local employees and residents, and that are walkable. One speaker was present at the public hearing, and expressed support for the application.

Given the applicant is not asking to increase the number of restaurants but rather is requesting flexibility in their location, and that there was no opposition raised by the public hearing process, it is recommended that Council grant third reading and adopt the zoning amendment bylaw.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
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FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 - Other
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PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted on June 25, 2024. A public hearing was held on July 23, 2024.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Text Amendment Bylaw No. 2992, 2024