

Staff Report to Council

Planning & Development

FILE: 6480-20-2020-02

REPORT DATE: March 30, 2022

MEETING DATE:

April 26, 2022

TO: Mayor and Council

FROM: Colin O'Byrne, Acting Director of Planning & Development

SUBJECT: Official Community Plan and Zoning Bylaw Amendments Application for
11812 and 11816 Blakely Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Adopt Official Community Plan Amendment Bylaw No. 2854, 2020 and Zoning Amendment Bylaw No. 2855, 2020 for 11812 and 11816 Blakely Road; OR
- B. Other.

PURPOSE

To adopt Official Community Plan Amendment Bylaw No. 2854, 2020 and Zoning Amendment Bylaw No. 2855, 2020 for 11812 and 11816 Blakely Road, to permit development of four townhouse units.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

At the November 2, 2021 Public Meeting, Council granted third reading to the bylaws and passed the following motion:

“Require the following conditions be fulfilled prior to adoption of Official Community Plan Amendment Bylaw No. 2854, 2020 and Zoning Amendment Bylaw No. 2855, 2020:

1. Electric vehicle charging stations for each unit secured through a registered covenant;
2. A registered covenant to prevent garage conversion to living space;
3. Payment of \$20,000 community amenity contribution.

CARRIED.”

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw No. 2505, 2011.

Analysis:

All conditions of approval have now been completed, and staff recommend final adoption of the bylaws to allow the development of four strata townhouse units.

Before construction, a development permit will be required to address the form and character outlined in the Development Permit Area (DPA) No. 9 –Multi-Family Development. This DPA intends to facilitate the construction of multi-family development that is compatible and complementary to adjacent development by encouraging attractive residential streetscapes and landscapes. Council approval for this type of development permit is required.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☒ Other

Community Amenity Contribution of \$20,000 was received.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A public information meeting and public hearing were held.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

Reviewed by:

Colin O'Byrne,
Acting Director of Planning & Development

ATTACHMENT(S):

- A. Official Community Plan Amendment Bylaw No. 2854, 2020
- B. Zoning Amendment Bylaw No. 2855, 2020