

Staff Report to Council

Type Name of Department Here

FILE: 6520-20/19

DATE: October 24, 2019

Date of Meeting – October 29, 2019

TO: Mayor and Council

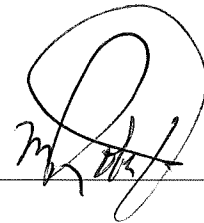
FROM: Colin O'Byrne, Project Manager of Community Development

SUBJECT: North Lougheed Study Area Draft Land Use Concept 4

RECOMMENDATION(S): THAT Council:

- A. Direct Staff to include the fourth land use concept for the North Lougheed Study Area, as presented at the October 29, 2019 Special (Public) Meeting of Council, in the public engagement process; OR
- B. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:



PURPOSE

To present a fourth draft land use concept for the North Lougheed Study Area, showing options for residential or mixed use residential towers along the north edge of the NLSA.

☐ Information Report

☒ Direction Report

☐ Decision Report

DISCUSSION

Background:

Following Council's October 22, 2019 approval to proceed with public and stakeholder engagement on three draft land use concepts for the North Lougheed Study Area, planning staff were asked by the CAO to include a fourth draft land use concept that includes opportunities for residential or mixed use residential towers in the northeast and northwest corners of the study area.

Relevant Policy, Bylaw or Legislation:

Section 475 of the *Local Government Act* sets out the requirements for consultation during the amendment of an Official Community Plan (OCP), including consideration by Council of what are appropriate opportunities for consultation, beyond the required public hearing, with persons, organizations and authorities it considers will be affected.

Information received from this second phase of in-person and online engagement will be collated and appended to the revised land use concept when it is presented to Council in December.

The public and stakeholders will also be engaged at future steps in the planning process, including: when Council is considering incorporating the revised land use concept into the City's OCP and when staff are preparing the area design guidelines.

Analysis:

The fourth draft land use concept (Attachment A) is generally informed by the same information as the three earlier land use concepts identified in the report titled, "North Lougheed Study Area Draft Land Use Concepts," dated October 11, 2019.

The key differences with the previous draft land use concepts include:

- Opportunities for towers in the northeast and northwest corners of the study area to take advantage of views from these locations;
- A live/work area situated to create a 'High Street' between an educational campus area and a mixed employment area. This is anchored on the south end by a potential tower location.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Fiscal stewardship and accountability. Strive to maintain an informed balance between taxation levels and the delivery of quality City services.

Business vitality. Foster a vibrant and diverse economy where local businesses thrive.

Agriculture. Support and advocate for the continued viability of our agricultural industry.

Affordability. Promote accessible and affordable transportation, daycare and housing opportunities to help families and businesses thrive.

Employment. Help residents improve their quality of life by encouraging and sustaining diverse, well-paying employment opportunities close to home.

Wellness. Provide and encourage a community conducive to healthy, inclusive and accessible living.

Natural environment. Promote the conservation and enhancement of our natural environment for the benefit of current and future generations.

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

Improved transportation. Encourage a livable, healthy and environmentally responsible community through the promotion of active modes of transportation.

Accountability. Demonstrate open and honest accountability in all activities.

FINANCIAL IMPLICATIONS

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

Budgeted costs associated with engagement and review of the draft land use concepts were included in the scoping report approved by Council on May 28, 2019 and an amended budget approved on October 1, 2019.

PUBLIC PARTICIPATION

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Staff will take the attached draft land use concepts to the public for review and comment through October and November 2019. The public will have opportunities to review and provide comment on the draft land use concepts in person and online. Received comments will be

compiled and presented to Council along with a refined land use concept in December 2019.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

All four draft land use concepts will be referred to the Katzie First Nation for their review and comment.

SIGN-OFFS

Written by:

Colin O’Byrne,
Project Manager of Community Development

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

- A. North Lougheed Study Area Draft Land Use Concept 4