LUCT20-0006 / Z20-0065

1521 Sutherland Ave

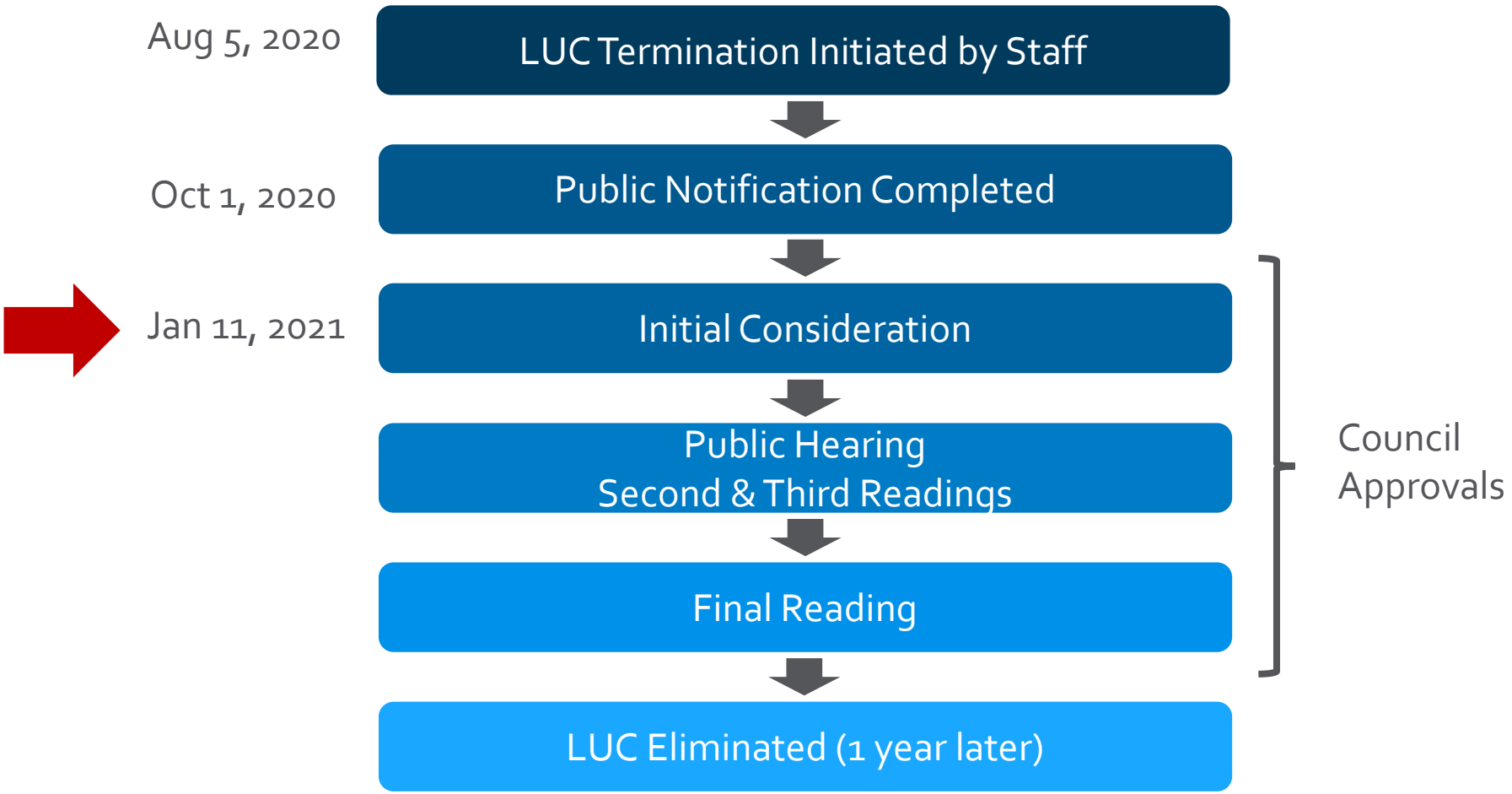
Land Use Contract Termination and Rezoning Application



Proposal

- To terminate the Land Use Contract (LUC78-1004) and to rezone the subject properties from RU1 – Large Lot Housing zone to C3 – Community Commercial Zone.

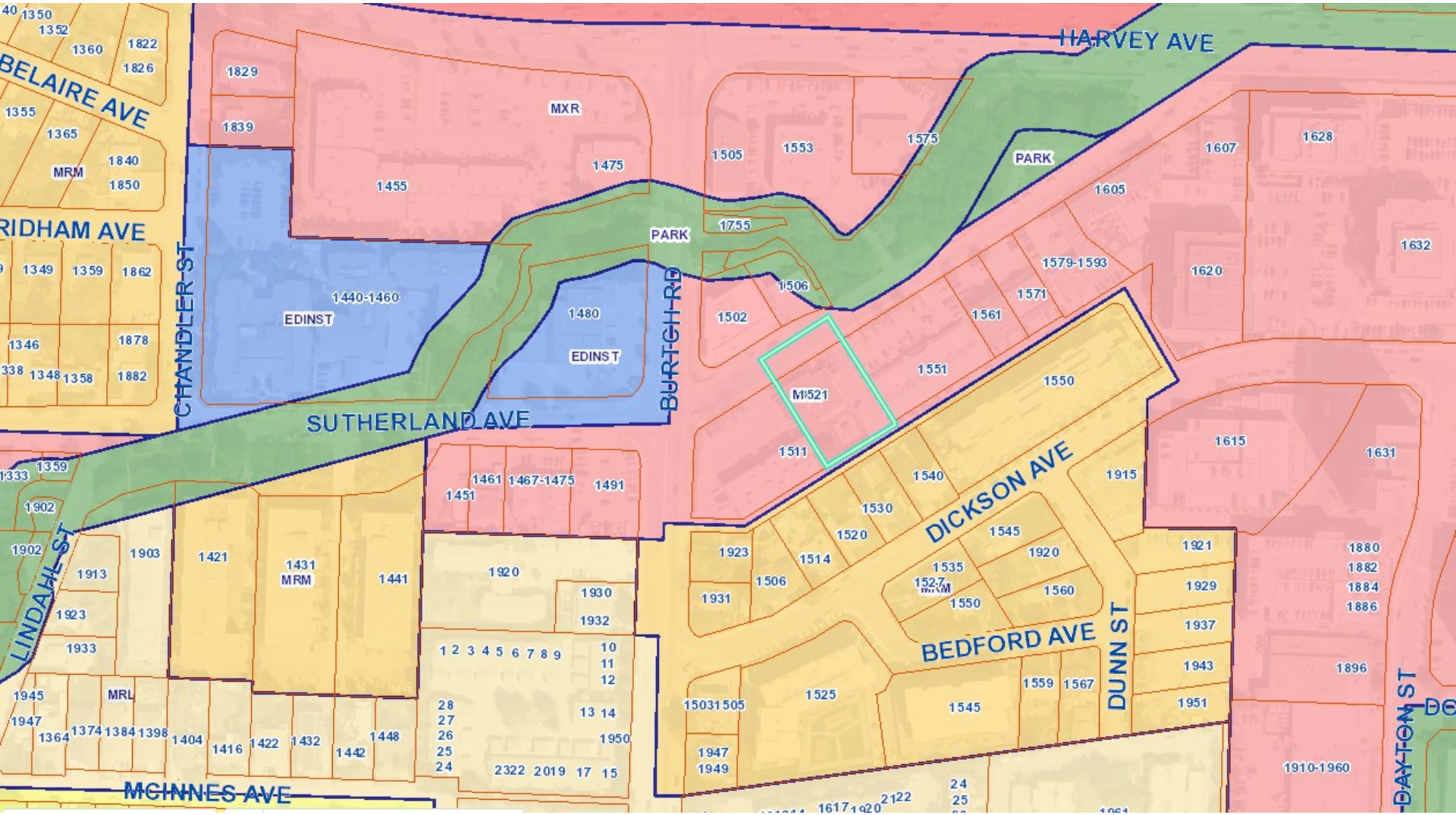
Development Process



Context Map


HARVEY AVE
BELAIRE AVE
RIDHAM AVE
CHANDLER ST
SUTHERLAND AVE
BURTCH RD
DICKSON AVE
BEDFORD AVE
DUNN ST
LINDAHL ST
MCINNES AVE
1521
1511
1505
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1579-1593
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1467-1475
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1480

OCP Future Land Use



Background

- Land Use Contracts: 1970's tool
- Allow local governments to grant development rights above and beyond current zoning
- Exchange for commitments from developers to help infrastructure costs
- BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.
- If an applicant initiates a discharge – Staff initiate a termination

Project Details

- Staff initiated termination of LUC78-1004 for the subject property.
- The LUC allows them to operate a major childcare centre and all uses within C3 – Community Commercial in Zoning Bylaw no. 4500.
- Staff are proposing to adopt C3 – Community Commercial, which allows for all existing uses and meets the Future Land Use.

Public Notification Policy #367

- Staff sent a letter of Proposed Termination of Land Use Contract to both property owners.
  - Sent on Oct 1st, 2020

- One-year grace period from Council consideration before the rezoning comes into effect.

Staff Recommendation

- Development Planning Staff recommend **support** for the proposed rezoning and land use contract termination:
  - C3 zone is appropriate to support existing use and matches the surrounding area.
  - Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks