



# LUCT20-0011

2918 Tutt St, 2970 Tutt St, 2955 Pandosy St and  
2949 Pandosy St.

Land Use Contract Termination



# Proposal

- ▶ To terminate the Land Use Contract (LUC76-1044) from the subject property and revert the parcel to the underlying C<sub>4</sub> – Urban Centre Commercial zone.

# Development Process

Dec 9, 2020

LUC Termination Initiated by Staff



Dec 18, 2020

Owner Notification Completed



Aug 23, 2021

Initial Consideration




Public Hearing (LUCT)  
Second & Third Readings



Final Reading

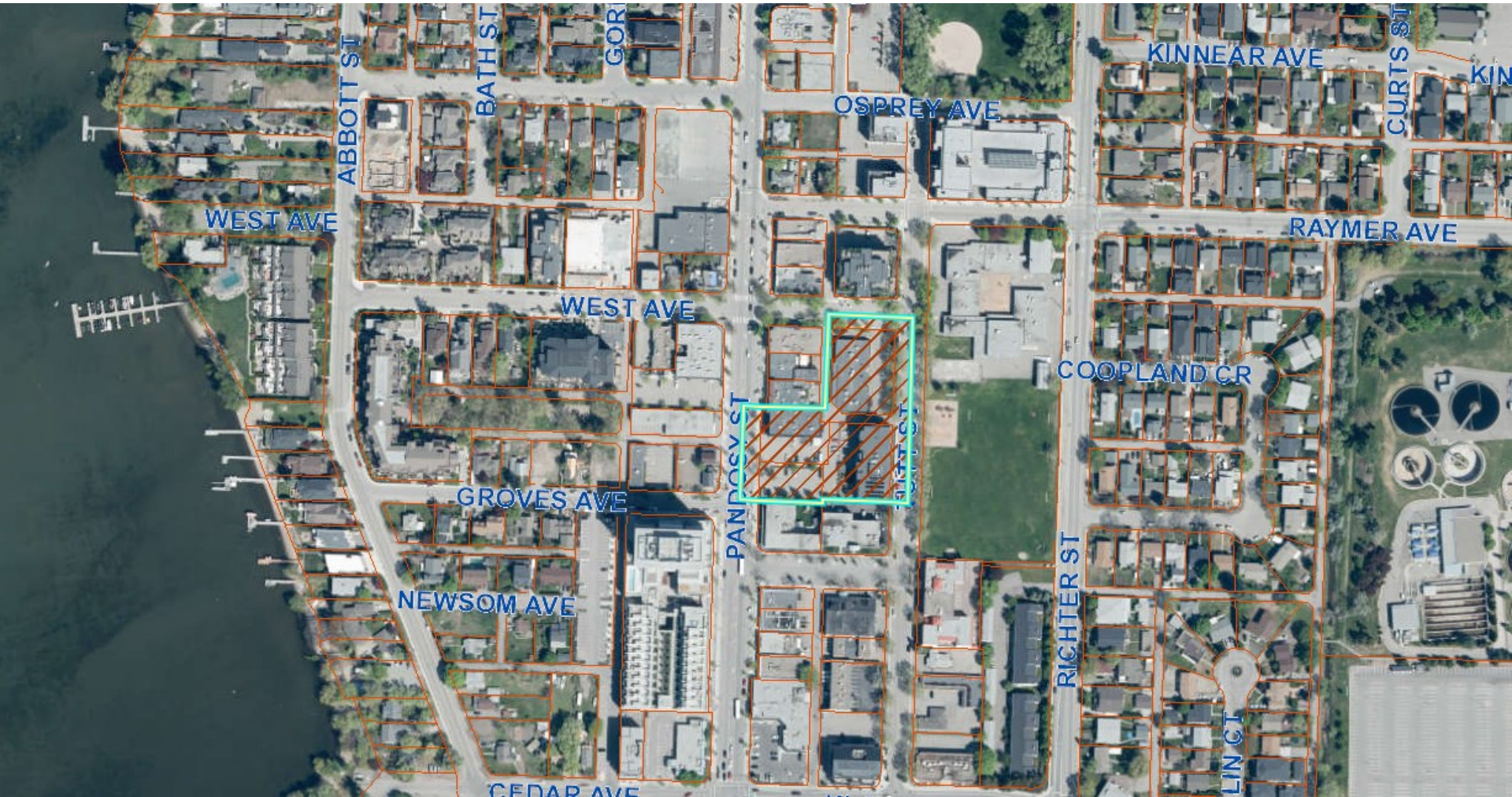


LUC Eliminated (1 year later)

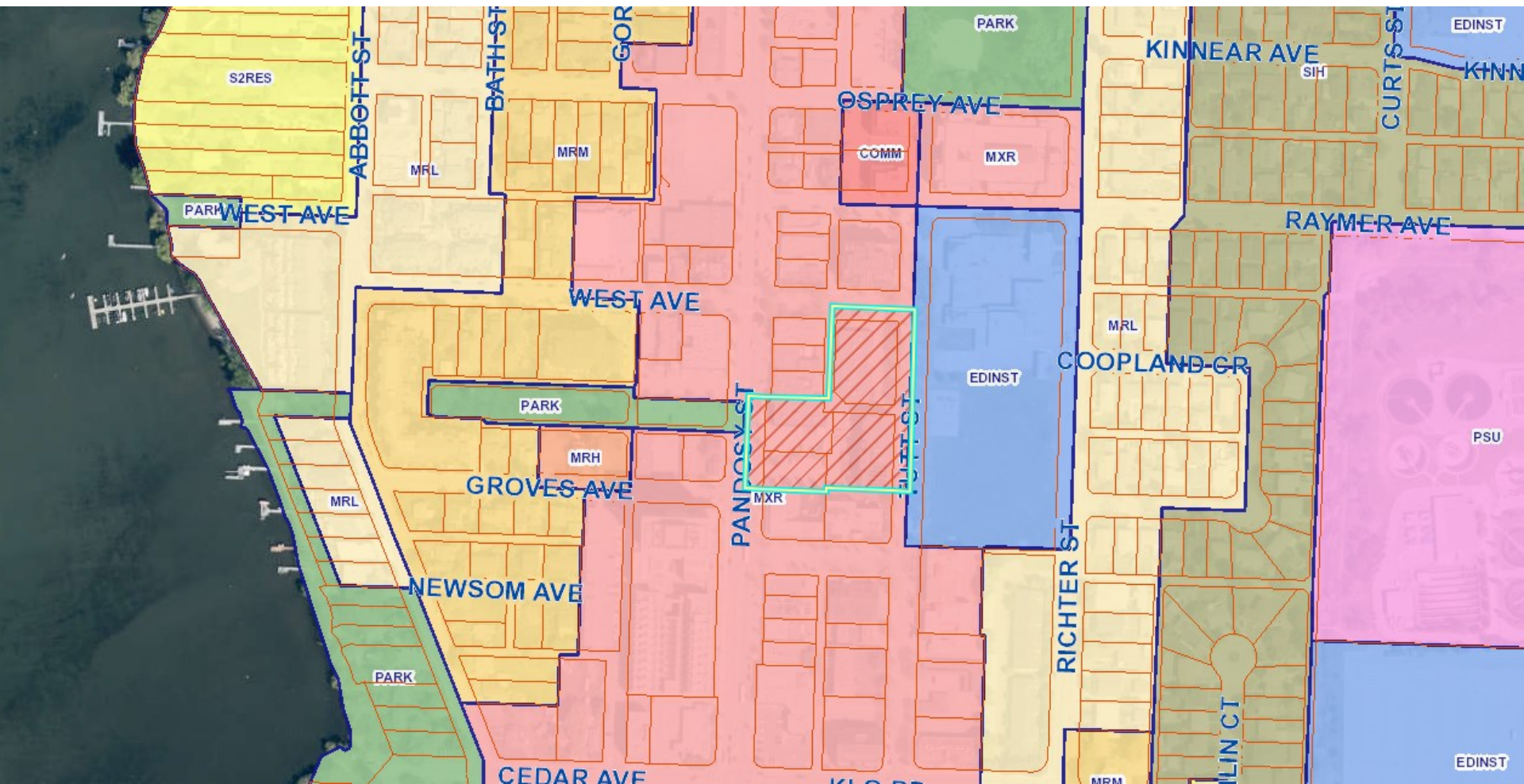


Council  
Approvals

# Context Map



# 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.

# Project Details

- ▶ Staff initiated the termination of LUC76-1044.
- ▶ Staff are proposing to revert the parcel back to the C<sub>4</sub> – Urban Centre Commercial zone, as it matches the existing uses.
- ▶ If successful, the property will get the full use of current C<sub>4</sub> zone, one year after termination date.

# Public Notification Policy #367

- ▶ Staff sent a letter to the property owner of the Proposed Land Use Contract Termination on December 18<sup>th</sup>, 2020.
  - ▶ A copy of the C<sub>4</sub> zone was included in the letter.



# Staff Recommendation

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



## *Conclusion of Staff Remarks*