

REPORT TO COUNCIL SUPPLEMENTAL



Date: September 23, 2024
To: Council
From: City Manager
Address: 1508 Highland Dr
File No.: Z24-0022

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Council receives, for information, the Report from the Development Planning Department dated September 23, 2024 with respect to Rezoning Application No. Z24-0022 for the property located at 1508 Highland Dr;

AND THAT Rezoning Bylaw No. 12677 be forwarded for further reading consideration.

2.0 Purpose

To provide additional information on the rezoning application for 1508 Highland Dr.

3.0 Discussion

On July 8, 2024, Staff brought forward a rezoning application for initial consideration for the subject property located at 1508 Highland Dr. Consideration for first reading of the associated rezoning bylaw was deferred at the July 22, 2024 meeting. Over the past few months, the applicant has been in regular contact with Staff and made several revisions to the proposed townhouse development and site plan. The applicant has also connected with neighboring property owners through email, phone, and distributed letters, and participated in a meeting with residents of SkyView Terrace to discuss their issues and concerns, which relate primarily to existing on-street parking.

The applicant continues to work on a revised Development Permit. Currently, the site plan will not require any variances under the MF2-Townhouse Housing Zone. The applicant has indicated the following revisions have been made which include, but are not limited to:

- Unit count reduced from 19 to 17 units
- On-site parking with large stall sizes exceeds the bylaw requirement with an additional stall
- Increased Common Amenity Area
- Building Siting adjustments to enhance privacy
- Tree and hedge retention
- Relocation of vehicle access

The Development Permit will be brought forward to council at a later date should Council advance the relevant bylaw.

Further public notice was given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310. At the time of writing, one piece of correspondence was received following the notice given in September. Staff are recommending Council proceed with further readings of the bylaw.

4.0 Application Chronology

Rezoning Application Accepted: May 9, 2024

Reading Consideration: September 23, 2024

Report prepared by: Jason Issler, Planner II

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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