

Report to Council



Date: March 20, 2017
File: 1250-20
To: City Manager
From: Community Planning (LB)
Subject: Bylaw Adoption for OCP16-0027 / Z16-0075 (E of) Upper Canyon Drive

Recommendation:

THAT Council waives the requirement for a Development Permit and Development Variance Permit to be considered in conjunction with Final Adoption of Official Community Plan Map Amending Bylaw No. 11355 and Rezoning Bylaw No. 11357;

AND THAT Final Adoption of Official Community Plan Map Amending Bylaw No. 11355 and Rezoning Bylaw No. 11357 be considered by Council.

Purpose:

To waive a condition of adoption of Official Community Plan Map Amending Bylaw No. 11355 and Rezoning Bylaw No. 11357, and to forward the Bylaws for adoption.

Background:

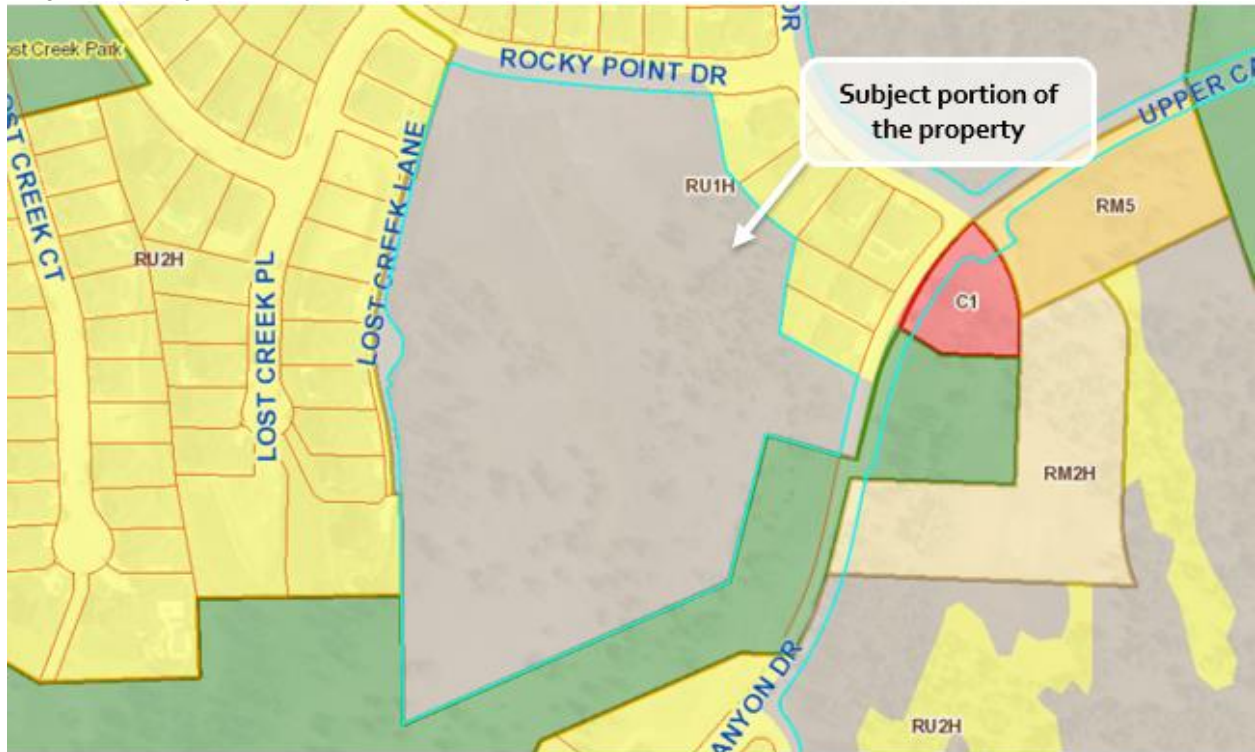
On February 21, 2017, Council gave second and third readings to Bylaws No. 11355 and 11357 to amend the Future Land Use designation and rezone portions of (E of) Upper Canyon Drive to facilitate a strata development with parkland dedication. The Future Land Use designations are Major Park / Open Space (Public) and Single / Two Unit Residential – Hillside, and the corresponding zones are P₃ – Parks and Open Space and RU₄h – Low Density Cluster Housing (Hillside Area).

The applicant would like to work with neighbourhood residents and Council to address concerns raised through the Public Hearing process. They have requested the Bylaws be adopted to allow further discussion with Council regarding matters related to the Development Permit (DP), including site layout and landscaping.

Staff support the request that Council waive the requirement for a DP and Development Variance Permit (DVP) to be considered in conjunction with final adoption of the Bylaws. The DP and DVP will be brought forward for Council consideration at a later date, prior to development of the site.

The applicant has satisfied the other condition of adoption by meeting the requirements of the Development Engineering Department.

Subject Property Map



Considerations not applicable to this report:

- Internal Circulation:
- Legal/Statutory Authority:
- Legal/Statutory Procedural Requirements:
- Existing Policy:
- Financial/Budgetary Considerations:
- Personnel Implications:
- External Agency/Public Comments:
- Communications Comments:
- Alternate Recommendation:

Submitted by:

L. Bentley, Planner II

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager