

- A modest expansion of the area would reduce impacts on other commercial/retail objectives throughout the remainder of the City;
- Additional residential densities associated with the NC may support the required commercial/retail development within the NC;
- Access to residents to a mixed use area on either side of Gellatly Road support walkability objectives; and
- A smaller expansion will have a reduced impact on growth projections.

Should Council wish to direct revisions to the Goat's Peak NC size, it is recommended that the revisions are directed in accordance with Figure 4.

**DECISION POINT #5 Does Council support expansion of the Goats Peak Neighbourhood Centre in accordance with Figure 4?**

**NEXT STEPS**

- Complete outstanding edits as a result of the external referral and public engagement process
- Complete necessary edits related to Council direction as outlined in this report
- Council to consider first reading of the OCP (anticipated for June 2023)
- Council to consider the Financial Plan and Waste Management Plan (anticipated June 2023)
- Refer the OCP to the Agricultural Land Commission
- Council to hold Public Hearing (anticipated June 2023)
- Amend OCP as necessary to reflect Council and Public feedback (summer 2023)
- Council to consider second, third, and final readings of the OCP, as applicable (summer 2023)