



POST PUBLIC HEARING COUNCIL REPORT

To: Mayor and Council

Date: March 26, 2024

From: Ron Mattiussi, Interim CAO

File No: Z 21-05

Subject: **Z 21-05; OCP and Zoning Bylaw Amendments; (Post Public Hearing Options, Third); 3636 McIver Road**

Report Prepared by: Brad Clifton, Senior Planner

Background

Council gave first and second reading for OCP Amendment Bylaw No. 300.03, 2024 & Zoning Amendment Bylaw No. 0265.23, 2024 (File Z 21-05), on March 12, 2024, and forwarded both bylaws to a Public Hearing.

Council may consider the options listed below in accordance with the City's Post Public Hearing Procedure authorized under Resolution No. C195/21.

Should additional conditions or requirements be identified following the Public Hearing, it is recommended the application is postponed accordingly.

OPTIONS FOR COUNCIL TO CONSIDER AND RESOLVE

1. Give Third Reading

THAT Council give third reading to OCP Amendment Bylaw No. 300.03, 2024 & Zoning Amendment Bylaw No. 0265.23, 2024 (File Z 21-05)

THAT Council direct staff to direct staff to schedule the bylaws for consideration of adoption following registration of a Section 219 Covenant to secure servicing and infrastructure works as a condition of zoning, including preliminary design and cost estimates to the satisfaction of the City and as described in this report for the following:

- Frontage improvements along McIver Road per existing covenant CA3050232 (a new covenant will be registered on title to 3636 McIver)
- Proportional contribution toward a future left-turn lane at the intersection of Glenrosa Road and McIver Road;
- Proportional contribution toward a pathway or sidewalk on McIver Road to connect the development to Glenrosa Road;
- Connection of the pedestrian pathway in Phase 3 through Phase 4 to McIver Road;

- Prepare and submit a Stormwater Management Plan to address catchment areas within the subject property, future upstream phases, and existing phases that are currently detained by the temporary stormwater management constructed within Phase 2 of the Glen Eagles Subdivision and
- Clean the ditch and repair collapsed culverts in the south ditch on McIver Road.

This option is recommended

2. Postpone Consideration

THAT Council postpone consideration of OCP Amendment Bylaw No. 300.03,2024 & Zoning Amendment Bylaw No. 0265.23, 2024 (File Z 21-05)

Should Council postpone consideration of the proposed amendment bylaws, further direction to staff on how to proceed is requested.

3. Deny application

THAT Council rescind first and second readings of OCP Amendment Bylaw No. 300.03,2024 & Zoning Amendment Bylaw No. 0265.23, 2024 (File Z 21-05) and abandon the bylaw; and

THAT Council direct staff to close the file (Z 21-05) .

Should Council deny the proposed amendment bylaws, the application will be closed in accordance with the Development Applications Procedures Bylaw No. 0260. Council shall not reconsider an application of this nature for the property for a period of six months.

REVIEWED BY

Chris Oliver, Planning Manager

Bob Dargatz, Development Engineering Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Ron Mattiussi, Interim CAO

Powerpoint: Yes No