



## POST PUBLIC HEARING COUNCIL REPORT

To: Mayor and Council

Date: February 25, 2025

From: Ron Bowles, Chief Administrative Officer

File No: Z 24-03

Subject: **Z 24-03; OCP & Zoning Bylaw Amendment (Post Public Hearing Options, Third); 2971 Gorman Road**

Report Prepared by: Cam Graham, Planner II

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### Background

Council gave first and second reading for OCP amendment Bylaw No.0300.06, 2024 and Zoning Amendment Bylaw No. 0265.29, 2024 (File Z 24-03), on December 10<sup>th</sup>, 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 No. 0300.06,2024 and Zoning Amendment Bylaw No. 0265.29, 2024 (File Z 24-03);

**AND THAT** Council 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 as described below:

- Pedestrian and emergency connection between Gorman Road & McIver Road;
- Establishment of crosswalks at the corner of Gorman Road and Ficke Road as well as Webber Road and Lyon Road to connect to the existing BC Transit stop;
- Emergency vehicle connection from Lyon Road;
- Stormwater improvements to allow for safe conveyance of upstream storm from Gorman Road to Webber Road through either option identified in Z 24-03 Public Hearing Report.

This option is recommended by staff.

2. Postpone Consideration

**THAT** Council postpone consideration of OCP amendment Bylaw No. 0300.06, 2024 and Zoning Amendment Bylaw No.29, 2024 (Z 24-03).

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. 0300.06, 2024 and Zoning Amendment Bylaw No. 0265.29,2024 and abandon the bylaw;

**AND THAT** Council direct staff to close the file (Z 24-03).

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

Brent Magnan, Director of Community Development

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

**APPROVED FOR THE AGENDA BY**

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes ☐ No ☒

Attachments:

1. Official Community Plan Bylaw Amendment 300.06, 2024
2. Zoning Bylaw Amendment 0265.29. 2024