



PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: May 25, 2021

From: Jayden Riley, Planner II

File No: Z 20-04

Subject: **Z 20-04; OCP Amendment Bylaw No. 0100.61 and Zoning Amendment Bylaw No. 0154.94 (Public Hearing); Goats Peak, Block C**

BACKGROUND

The subject application is the first phase of the Goat's Peak Comprehensive Development Plan (CDP). Since the adoption of the CDP, the applicant has refined their plan for Block C and is proposing to amend the OCP land use designations and concurrently rezone the subject properties. The proposed amendments are intended to accommodate approximately 60 single family residential lots and 82 single family or duplex lots, and 42 townhouse units in the Goats Peak / Gellatly neighbourhood.

ADDITIONAL INFORMATION FOR PUBLIC HEARING

Remnant Parkland

Staff have been in discussion with the developer regarding future dedication of the remnant Parks and Open Space (P1) land proposed by the rezoning (*Figure 1*). The Parks Department has identified the parkland as a potentially valuable public asset that would provide passive recreation opportunities and connectivity to future trails in Block D and Goats Peak Regional Park. Parkland dedication would occur at time of subdivision with conditions established at 3rd Reading to ensure public access is accommodated, such as a vehicle staging area. Further discussion with the developer regarding these conditions are still ongoing. More information will be provided at 3rd Reading regarding long term ownership and maintenance.

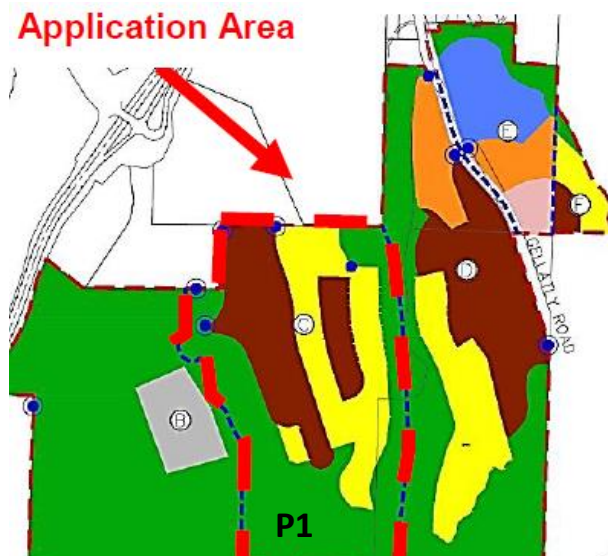


Figure 1: Block C remnant park (P1) land (in green)

Transit Stop

Upon further discussion with BC Transit and the Ministry of Transportation and Infrastructure regarding the public transit stop for the Gellatly South interchange, it was determined to defer this off-site improvement to a later phase of the Goats Peak development (*Figure 2*). The reason for deferment is due to the subject property and surrounding area not meeting BC Transit's population density threshold to fully service a transit stop at this location; therefore, a transit stop will be considered in the subsequent Block D development phase, while other frontage works at the site entrance will still be required at time of subdivision. Staff will recommend a covenant is registered at 3rd Reading to consider the transit stop off-site improvement at time of Block D rezoning.



Figure 2: future transit stop to be considered in subsequent phases

Archaeological

An Archeological Overview Assessment and Preliminary Field Reconnaissance was completed for the project area following 1st and 2nd Reading. The report identified two areas of potential (AOP). As a result, the report recommended that any development within these portions of the project area that includes ground disturbance should be subject to an Archaeological Impact Assessment (AIA). An AIA requires a Heritage Inspection Permit issued by the Provincial Archeological Branch which may require additional work based on the results.

The applicant has since applied for a Heritage Permit. Staff will recommend that a S.219 no build / no disturb covenant is registered on the property as a condition of zoning, with removal subject to the recommendations of the AIA. This is not anticipated to affect the rezoning.

Public Notification

In accordance with the *Local Government Act*, an advertisement has been published within the local newspaper advising residents of the Public Hearing and how to make a submission. Also, in accordance with the Development Application Procedures Bylaw No.

0260, 57 notices have been mailed to property owners and tenants within 100 m of the subject property. At the time of writing this report, no submissions have been received.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 8, 2021	THAT Council give Official Community Plan Amendment Bylaw No. 0100.61, 2020 and Zoning Amendment Bylaw No. 0154.94, 2020; and THAT Council direct staff to schedule the bylaws for public hearing.	C311/20

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.61
2. Zoning Amendment Bylaw No. 0154.94
3. 1st and 2nd reading report (File: Z 20-04)