

At the Sustainable Development Advisory Committee Meeting held March 10, 2025, Committee resolved to amend the following resolution from the February 24, 2025, meeting:

On the Main Motion:

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the zoning the zoning designation of the properties located at 2795 and 2799 Scafe Road from 'One- and Two-Family Residential' (R2) to City Centre (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a building permit:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant, prior to Bylaw Adoption, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements, which includes additional frontage works immediately north of the lobby as presented to Council at the time of rezoning to be maintained by the owner(s)/strata; and
 2. A storm water management plan; and
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any development permit or land alterations:
 1. A construction parking and delivery management plan; and
 2. A mitigation plan;
 - iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated

to each unit and is not provided in exchange for compensation separate from that of a residential unit;

- v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
- vi. That individual heat pumps for each unit, or an equivalent central system, be installed prior to issuance of an occupancy permit;
- vii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 5% of units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN) OR a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years, and that the developer identify the Attainable Units on the plans submitted for the required Development Permit application.
- ix. That the building plan reflects the rendering by the architect in its form and character and use of materials;
- x. ~~That the landscaping plan include native and performance species.~~ **That landscaping should utilize native species to provide wildlife benefits and support biodiversity while reducing maintenance requirements.**

AND

- 2. Authorize the Director of Development Services to issue the following variance within the future Development Permit for Form and Character of this site:
 - a. That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces from the required 1.25 spaces per dwelling, of which 0.25 shall be designed for visitor parking, to 1.08 spaces per dwelling, of which 0.08 shall be designed for visitor parking, subject to the following:

- i. Provide at least 2 bike parking stalls per residential unit;
- ii. Provide a bike wash and repair station;
- iii. Provide 11 bike stalls that will accommodate cargo bikes; and
- iv. Provide electricity to all the bike stalls for e-bike charging.

Motion CARRIED.