



Staff Report to Council

DATE: Monday, July 18, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0031

SUBJECT: Bylaw No. 2034 – Application to Amend the Text of the CD4 (Comprehensive Development - Olympic View) Zone at 749 Latoria Road, 781 Gwendolynn Drive, and 655 Frederick Road and an unaddressed parcel off Willing Drive

At their Regular Meeting of February 22, 2022, Council passed the following resolution with respect to the Olympic View Lands at 749 Latoria Road, 781 Gwendolynn Drive, 655 Frederick Road, and an unaddressed parcel off Willing Drive:

1. *Proceed with consideration of First Reading to Bylaw No. 2034 as drafted, to delete and replace the CD4 (Comprehensive Development – Olympic View) Zone subject to the following:*
 - a. *That prior to Public Hearing, the applicant shall submit a Traffic Impact Assessment to the satisfaction of the Director of Engineering; **(completed)***
 - b. *That prior to bylaw adoption, the updated Master Development Agreement will be secured through a Section 219 Covenant registered in priority of all other charges on title that includes the following: **(completed)***
 - i. *That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 to the satisfaction of the Director of Engineering which shall include the following:*
 1. *Sidewalk or a minimum 3.0 m wide multi-use paved trail on one side, boulevard/trees, and streetlights along the Gwendolynn frontage;*
 2. *A multi-use gravel road edge trail behind split rail fencing along the Klahanie Drive frontage;*
 3. *Bike lanes and a flashing pedestrian crossing lined up with Desmond Drive to provide access to the multi-use trail on the north side of the road along Latoria;*
 4. *Multi-use trail and/or sidewalks per the Olympic View master plan in addition to boulevards and landscaping on all new interior roads;*

- ii. *That the developer provides a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;*
 - iii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;*
 - iv. *That the applicant agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;*
 - v. *Acknowledgment that the proximity to agricultural operations and to the South Vancouver Island Rangers has the potential to create conflict and nuisances for residents;*
 - vi. *That the developer provides a construction parking management plan, to the satisfaction of the Director of Engineering, prior to any land alteration;*
 - vii. *That 40% of the land will be used for open space, in general compliance with the Open Space Plan attached as Appendix A;*
- c. *That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;*

COMMENTS

The applicant has registered a Section 219 covenant against the title of the subject property that agrees to items 1. b) i. - vii, in Council's resolution from February 22, 2022. The discharge in item 1.c) has been submitted to the Land Title Office.

A public hearing was held on April 19, 2022.

As the subject properties are not located within 800 meters of a controlled access highway, the bylaw does not require signature by the Minister of Transportation and Infrastructure.

As there are no outstanding conditions required at this time, Council may wish to proceed with bylaw adoption.

OPTIONS:

Option 1

That Council adopt Bylaw No. 2034.

OR Option 2

That Council not take any action at this time with regards to Bylaw No. 2034.

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer