



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council

File No.: 6480-20-1902 and 3360-20-1911

From: Chief Administrative Officer

Date: March 16, 2020

Subject: Follow Up Report - OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road

PURPOSE:

The purpose of this report is to provide a resolution that addresses specific items identified by Council at the February 18, 2020 regular Council meeting related to the proposed bylaw amendments.

CAO RECOMMENDATIONS:

That based on the March 16, 2020 staff report entitled "Follow Up Report - OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road." Council approve OPTION 1 and requires the applicant to make revisions to the proposal and supply the information listed below prior to proceeding with the bylaw amendments:

1. All remaining trees within the area identified generally on Schedule No. 1 are to be protected with the exception of tree removal necessary to allow for the extension of the Britannia Place strata as well as the extension of Britannia Way.
2. Require that the location of any proposed stormwater management facility is identified to the satisfaction of all relevant authorities but in no case can the facility be located within the area identified on Schedule No. 2.
3. The development's stormwater management design must be completed to the satisfaction of the City and any other agencies which may be affected depending on the facilities' location.
4. An appraisal is to be provided to the City determining the current property value and the value realized once the subject property is rezoned to help inform Council's decision on amenities.
5. Additional consideration of transportation modes must be provided and integrated into the proposal to reduce the dependence on automobile trips.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM
Chief Administrative Officer

BACKGROUND:

The subject property is 16.3ha (40.2ac.) in area and located on the edge of East Courtenay adjacent to the Comox Valley Regional District (CVRD) and the Crown Isle golf course/residential community. The subject property was annexed by the City in 2013 and has since remained vacant. Prior to annexation the parcel was logged in 2010 with limited tree cover remaining on the south edge.

The applicant is proposing an amendment to the OCP and zoning bylaw to facilitate the future subdivision of the subject property to permit 330 residential units. The development will function as an extension of the adjacent Crown Isle community. The applicant seeks to develop the property for residential purposes with a similar intensity and style found elsewhere in Crown Isle but with greater diversity of housing types, densities and improved building performance standards.

Council gave the proposed bylaw amendments First and Second Readings on January 6, 2020. A Public Hearing was held on January 20, 2020. The proposal was brought back for Council to consider Third Reading on February 18, 2020. At that meeting Council resolved to proceed with the February 18, 2020 Staff Report's Second Option which was that Council postpone consideration of Third Reading of the bylaws and request that staff return to Council with a resolution that addresses specific items identified by Council. The recommended option contained in this report provides the requested resolution.

Following receipt and review of the information requested, staff will return to Council with a report to consider scheduling a new Public Hearing prior to proceeding with the bylaws.

OPTIONS:**OPTION 1: (Recommended)**

That based on the March 16, 2020 staff report entitled "Follow Up Report - OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road." Council approve Option No. 1 and requires the applicant make revisions to the proposal and supply the information listed below prior to proceeding with the bylaw amendments:

1. All remaining trees within the area identified generally on Schedule No. 1 are to be protected with the exception of tree removal necessary to allow for the extension of the Britannia Place strata as well as the extension of Britannia Way.
2. Require that the location of any proposed stormwater management facility is identified to the satisfaction of all relevant authorities but in no case can the facility be located within the area identified on Schedule No. 2.
3. The development's stormwater management design must be completed to the satisfaction of the City and any other agencies which may be affected depending on the facilities' location.
4. An appraisal is to be provided to the City determining the current property value and the value realized once the subject property is rezoned to help inform Council's decision on amenities.
5. Additional consideration of transportation modes must be provided and integrated into the proposal to reduce the dependence on automobile trips.

OPTION 2:

That Council postpone consideration of Bylaws 2972 and 2973 with a request for more information.

OPTION 3:

That Council not proceed with Bylaws 2972 and 2973.

Prepared by:



Matthew Fitzgerald, RPP, MCIP
Manager of Development Planning

Reviewed by:



Ian Buck, RPP, MCIP
Director of Development Services

Attachments:

Schedule No. 1 (Protected Trees)

Schedule No. 2 (Stormwater Management Facility Restricted Area)

Schedule No. 1 (Tree Retention Area)



Schedule No. 2 (Stormwater Management Facility Restricted Area)

