



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, February 28, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0040

SUBJECT: Addendum Report - Application to rezone 2772 Vantilburg Crescent from One- and Two-Family Residential (R2) Zone to City Centre 2 (CC2) Zone to allow for the development of 20 townhomes.

BACKGROUND:

Mehdi Khataw of Khataw Developments has applied to rezone 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) Zone to the City Centre (CC2) Zone to allow for the development of approximately 20 townhouses. The original staff report is attached to this report.

At their regular meeting of January 10th, 2022 Council passed the following motion with respect to the property located at 2772 Vantilburg Crescent:

That Council:

1. Take no action at this time with respect to Bylaw No. 2012; and
2. That the applicant consult with the neighbourhood.

COMMENTARY:

The Director of Planning and Subdivision has received a summary of comments generated by the consultation of the Vantilburg Crescent and Penelope Place neighbourhood, completed by Grayland Consulting Ltd., dated February 3rd, 2021.

Council may wish to note that the applicant has made changes to their site plan, outlining where the outdoor common amenity space will be located and the realignment of visitor parking stalls.

Approximately 60% of the subject property is a designated Development Permit Area for “Drainage Concern”. Stormwater management will be addressed through a Stormwater Management Plan, and

the applicant will provide a technical memo from a qualified engineer stating that stormwater can be adequately managed on-site. This, however, is a hazardous Development Permit designation, and not an environmental DP designation. Council may, therefore, wish to have the applicant apply a non-disturbance covenant to the property as a condition of rezoning and require a bird nesting survey, conducted by a Registered Professional Biologist, prior to any alteration of the land. Council also may wish to have the applicant's biologist identify any significant trees on the subject property that can be retained in conjunction with the development plan as presented.

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2012 to amend the zoning designation of the property at 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) to City Centre 2 (CC2) subject to the following conditions:
 - a) That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to issuance of building permit**:
 - i. \$3,800 towards the General Amenity Fund; and
 - ii. \$1,000 towards the Affordable Housing Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:
 - i. That there shall be no disturbance of the site until the applicant provides a bird nest survey and a tree retention plan prepared by a Registered Professional Biologist, to the satisfaction of the Director of Planning and Subdivision.
 - ii. 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:
 - i. Full frontage improvements;
 - ii. A storm water management plan; and
 - iii. A Construction Parking and Traffic Management Plan.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Take no action at this time with respect to Bylaw No. 2012.

SUBMITTED BY: Matt Notley, Planner I

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

Concurrence: Donna Petrie, Manager of Business Development and Events

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