Planning and Development Services

CURRENT PROJECTS
MARCH 2020
Ongoing Projects
Lakeview Construction 13th Street Development
4178 & 4186 Lake Avenue,
4189 13th Street & 4183 San Clemente Avenue
Lots 45-48, D.L. 220 ODYD Plan KAP 10665

Intent: To create a Mixed Use Commercial building, retail at grade and 36 units residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

Next Steps:

1. Applicant to provide Traffic Impact Assessment (TIA) and respond to comprehensive review letter prior to proceeding to 1st and 2nd readings.
**Intent:** To create a subdivision of 10 Single Detached Residential lots.

Public Information Meeting:  
Agency Referrals & Comments: January 7, 2019  
Approval of DVP19-06 September 17, 2019  
Subdivision Preliminary Layout Review Letter: July 3, 2019  
Development Variance Permit Approved: September 17, 2019  
Technical Development Permit Approved:  
Subdivision Registered in LTO Approved:

**Next Steps:**

1. Technical Development Permit Application for Hillside & Environmental currently under review. Permit issuance to be concurrent with final subdivision approval.  
2. Applicant working towards completing PLR requirements.
**Intent:** To create a modular home neighbourhood in conjunction with the neighbouring property currently zoned RM-1 application to amend:

1. Zoning designation from A-1 Rural (Non ALR) to RM-1 Manufactured Home zone.

   **Next Steps:**

   1. Waiting on applicant to complete Form and Character Development Permit application.
   2. Waiting on applicant to complete Technical DP application.
**4316 Beach Avenue**

Lot B, Plan KAP10964, DL 220 ODYD

**Intent:** To Rezone one lot from R-1 to CR-2 to enable the development of a mixed use building.

- **Public Information Meeting:** December 20, 2017
- **Agency Referrals & Comments:** August 10, 2018
- **1st & 2nd Readings:** February 12, 2019
- **Public Hearing:** April 2, 2019
- **3rd Reading:** TBD
- **Final Reading/Adoption & DP Approval:**

**Next Steps:**

1. Applicant submitted post Public Hearing response & Development Permit application.
2. Re-submission under review by staff.
Intent: To create 3 new RR1 Rural Residential lots.

1. Subdivision application

   Public Information Meeting: N/A
   Agency Referrals & Comments: April 23, 2018
   Technical (Hillside) Development Permit: TBD (pending)
   Subdivision Preliminary Layout Review Letter: November 15, 2019
   Subdivision Registered in LTO Approved: N/A—file closed

Next Steps:

1. Applicant has withdrawn application — FILE CLOSED.
Intent: To Rezone two lots from RM-3 to RM-4 and combine them to create a 21 unit townhome development.

Public Information Meeting: January 11, 2019
Agency Referrals & Comments:
1st & 2nd Readings:
Public Hearing:
3rd Reading:
Final Reading/Adoption & DP Approval:

Next Steps:
1. Application has lapsed — FILE CLOSED.
**DROUGHT ROAD DEVELOPMENT**

5181 Robinson Lane, 3560, 3520 and 3498 Drought Road


**Intent:** To combine 4 existing lots to create a subdivision of 10 Single Detached Residential lots.

- **Public Information Meeting:** June 14, 2018
- **Agency Referrals & Comments:** May 7, 2018
- **Subdivision Preliminary Layout Review Letter:**
- **Subdivision Registered in LTO Approved:**

**Next Steps:**

1. Applicant required to submit Development Permit application (Aquatic Ecosystem and Hillside Development Permit Areas).

2. Applicant is working with an Engineer to address the requirements of infrastructure to provide utility services and access to the site.
Intent: Subdivision to create two (2) R-1 Single Detached Residential lots.

Public Information Meeting: N/A
Agency Referrals & Comments: January 13, 2017
Development Permit—Steep Slope Issued: July 11, 2017
Subdivision Preliminary Layout Review (PLR) Letter Issued: 2nd extension granted
January 3, 2019
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant required to complete the conditions of the PLR Letter.
Turner Avenue Development
6114 Turner Avenue
Lot 49, D.L. 1183, Plan KAP117

**Intent:** To create 17 Single Detached Residential lots and 17 Multi-Unit Residential units, application to amend:

1. Zoning designation from P-2 Public/Institutional zone to now P-1 Parks, RI-1 Intensive Residential and RM-2 Multi-Unit Residential zones.

   - **Public Information Meeting:** December 8, 2016
   - **Agency Referrals & Comments:** May 30, 2017
   - **1st & 2nd Readings:** August 8, 2017
   - **Public Hearing:** September 5, 2017
   - **3rd Reading:** September 19, 2017
   - **Final Reading/Adoption & DP Approval:**
   - **Subdivision Preliminary Layout Review Letter:**
   - **Subdivision Registered in LTO Approved:**

**Next Steps:**

1. Applicant considering design changes and requests more time.

2. Technical DP approved, applicant must submit outstanding Form and Character Development Permit requirements prior to proceeding to adoption of zoning amendment bylaw.
Intent: To create 5 R-1 Single Detached Residential lots, Subdivision Application.

Public Information Meeting: May 1, 2017
Agency Referrals & Comments: September 6, 2016
Subdivision Preliminary Layout Review Letter: February 20, 2017
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant and an Engineer are working on PLR Requirements.
Approved Projects
**Inten:** To create 7 Multi-Unit Residential units within one building, application to amend:

1. Zoning designation from R-1 Single Detached Residential to RM-4 Multi Unit Residential zones.

   - Public Information Meeting: October 26, 2017
   - Agency Referrals & Comments: June 29, 2017
   - 1st & 2nd Readings: November 14, 2017
   - Public Hearing: December 12, 2017
   - 3rd Reading: January 9, 2018
   - MoTI Approval: January 15, 2018
   - Final Reading/Adoption & DP Approval: February 27, 2018
   - Building Permit Issued: October 17, 2018
   - Subdivision Preliminary Layout Review Letter:
   - Subdivision Registered in LTO Approved:

**Next Steps:**

2. Zoning and Form and Character DP Approved February 27, 2018.
3. **Under construction.**
**Morrison Ridge Developments**

5071 Morrison Court  
Lot 8, Plan 217, D.L. 449

**OCP16-03**  
**Z16-08**

**Intent:** To create 15 duplexes (30 units) on fee simple lots in Phase 1 and single detached lots on the remainder when access becomes available to the upper portion of the property, application to amend:

1. OCP designation of a portion of the property from Rural to Low Density Residential, and
2. Zoning designation from A-2 Rural (Non ALR) to R-1 Single Detached Residential and R-2 Two Unit Residential.

**Public Information Meeting:** March 30, 2017  
**Agency Referrals & Comments:** November 4, 2016  
**1st & 2nd Readings:** July 11, 2017  
**Public Hearing:** August 8, 2017  
**3rd Reading:** August 8, 2017  
**Final Reading/Adoption & DP Approval: Bylaw No. 2006, No. 2007** June 25, 2019  
**Subdivision Preliminary Layout Review Letter:** May 22, 2019  
**Subdivision Registered in LTO Approved:** July 3, 2019

**Next Steps:**

1. **Under construction.**
**Somerset Reach (Princess Street)**
5976 Princess Street
Lot 9, Plan 117, & Block 29, Plan 125, D.L. 490

**Intent:** To create 56-units in 14 townhouse style buildings.

1. Zoning designation from RR-1 Rural Residential, R-1 Single Detached Residential and C-3 Convenience Commercial to RM-4 Multi-Unit Residential.
   - Public Information Meeting: N/A
   - Agency Referrals & Comments: N/A
   - 1st & 2nd Readings: May 22, 2012
   - Public Hearing: June 12, 2012
   - 3rd Reading: June 26, 2012
   - MoTI Approval: January 28, 2015
   - Final Reading/Adoption & DP Approval: Bylaw No. 1810 September 29, 2015

**Next Steps:**

1. MOTI has provided approval of the proposed Hawkes Street design and culvert crossing
2. DP issued September 27, 2019
3. Under construction: Certificate to Proceed with Construction issued February 28, 2020
4. Applicant to complete Permit Application to MoTI for works on Highway 97
**Intent:** To create a 5 storey Mixed Use Commercial (retail at grade/offices on 2nd floor) residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

   - Public Information Meeting: March 9, 2017
   - Agency Referrals & Comments: March 4, 2017
   - 1st & 2nd Readings: Jan. 9, 2018
   - Public Hearing: Jan 30, 2018
   - 3rd Reading: Feb. 13, 2018
   - MoTI Approval: Feb. 6, 2017
   - Final Reading/Adoption & DP Approval: Bylaw No. 2217 Feb. 27, 2018

**Next Steps:**

1. Technical DP for Foreshore Development Permit Area issued.
2. DP for Form and Character approved on Feb. 27, 2018. Applicant to provide items to meet requirements for issuance.
3. Subdivision/Lot consolidated and Servicing Agreement required prior to issuance of DP and Building Permit.
4. **Final Extension Granted — DP Approval Expires: February 27, 2021**
**Intent:** To create a neighbourhood containing over 2,100 residential dwelling units ranging from single-family dwellings to multiple-family strata units, an urban village with commercial development and tourist accommodation, a winery and a vineyard, application to amend.

1. **OCP designation:** Pincushion ASP Amendment Bylaw No. 2002.
2. **Zoning designation** to create the CD-7 Ponderosa Community zone to guide the redevelopment of the Ponderosa Golf Course (159 ha) including a Phased Development Agreement.

   - **Public Information Meeting:** N/A
   - **Agency Referrals & Comments:** May 24, 2011
   - **1st & 2nd Readings:** June 8, 2011
   - **Public Hearing:** June 14, 2011
   - **3rd Reading:** June 14, 2011
   - **Final Reading/Adoption & DP Approval:** Bylaw No. 2002, June 14, 2011

**Next Steps:**

1. The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails”.
2. Planning stages for next phase of development ongoing.
Intent: To create a 69-unit residential strata development to be contained in 17 townhouse style buildings.

1. Subdivision of strata lots Phases 1 to 8 (44 units) have been filed and approved.
2. 44 units contained in eleven (12) buildings have been issued occupancy Permits

   PLR Letter:  S12-001 Phase 1  
   PLR Letter:  14-01 Phase 2  
   PLR Letter:  S14-04  Phase 3 & 4  
   PLR Letter:  S15-03 Phase 5  
   PLR Letter:  S15-04 Phase 6 & 7  
   PLR Letter:  S15-04 Phase 8  
   July 10, 2013  
   March 10, 2014  
   November 12, 2014  
   April 15, 2015  
   December 21, 2015  
   April 19, 2017

Next Steps:

1. Submission of fees to satisfy Development Permit Phase 1B and 1C provisions.
2. Building Permits issued for next phases (9-13).
3. Subdivision application for each further strata plan phase approval for phases 9-13.
4. Final phases under construction.
**Intent:** To create a municipal road across the hillside connecting Princeton Avenue to Ponderosa Drive.

1. All utilities to be placed in the realigned right of way and road construction to be completed to District requirements.

**Next Steps:**

1. Road Closure will be completed once Road “B” is constructed and approved by the District.
Intent: To create a neighbourhood community of 2,600 to 2,800 residential units, retail, office, hotel, congregate care on 125 acres site.

1. Zoning designation from A-2 Rural (Non-ALR) to CD-10 (New Monaco Neighbourhood Comprehensive Development) Zone, 2. Subdivision application for first 88 lots.

Next Steps:

1. Applicant anticipates submitting a zoning amendment bylaw application soon to address changes with respect to access location (currently restarting the project after stall for several years).

2. The applicant will work with the District on technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, housing and parks plans.
Background:
2. Reviewing potential projects for 2020 — 2021
3. Committee meetings currently on hold due to Covid-19

Next Steps:
1. Business Licence Bylaw out for referral
2. Draft Development Procedures Bylaw & Draft Building Bylaw currently under staff review
3. Remaining supporting bylaws in draft development
Climate Action Revenue Incentive Program

Background:
1. 2019 Report currently being completed by staff for submission by June 1
2. New GHG tracking platform being initiated and calculations in progress to be submitted by June 1

Official Community Plan—Next Steps

Background:
1. Next Steps as identified in Section 9.2 of the Official Community Plan are currently under review for prioritization by staff

Secondary Suites Regulations

Background:
1. Updates to Policy DEV-188 approved by Council on December 10, 2019.
2. Supporting Bylaw Amendments currently being drafted and reviewed by staff prior to Council’s consideration

There are a number of additional development proposal pre-application meetings and discussions taking place with staff that have not been noted in this listing. Developer confidentiality must be respected at enquiry stage of development. These will be added to the above-noted listing once a formal application has been made and a file has been established.