Planning and Development Services

CURRENT PROJECTS

April 2018
New Projects
DROUGHT ROAD DEVELOPMENT
5181 Robinson Lane, 3560, 3520 and 3498 Drought Road

Lot C and undivided 1/3 share in Lot D, D.L. 449, Plan KAP23744,
Lot 1, D.L. 449, Plan KAP14181, Except Plan 16511,
Lot 1, D.L. 449 & 5260, Plan KAP63595, and
Lot 2, D.L. 2690, Plan KAP14611

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

Next Steps:

1. Applicant is required to submit a Development Permit application to address Foreshore and Steep Slope 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:** To create 3 new RR1 Rural Residential lots

1. Subdivision application

   - Public Information Meeting: N/A
   - Agency Referrals & Comments: April 23, 2018
   - Technical Development Permit—Steep Slope
   - Subdivision Preliminary Layout Review Letter:
   - Subdivision PLR Extension: New Owner
   - Subdivision Registered in LTO Approved:

**Next Steps:**

1. Once all Referral Agency comments have been received and reviewed a PLR letter will be drafted. Outlining the next steps in the subdivision process.
Ongoing Projects
Intent: To create a modular home neighbourhood in conjunction with the neighbouring property currently zoned RM-1 application to amend:

1. Official Community Plan (OCP) designation from Rural to Low Density and
2. Zoning designation from A-1 Rural (Non ALR) to RM-1 Manufactured Home zone.

Next Steps:

1. Applicant hosted a public information meeting on January 23rd 2018 to gather feedback prior to application proceeding to Council for recommendation.

2. Applicant to submit site layout and supporting documents.

3. Staff will evaluate the Agency comments and prepare an OCP and Zoning Bylaw Amendment report for Council recommendation.
Intent: Subdivision to create two (2) R-1 Single Detached Residential lots.

Next Steps:

1. Applicant required to complete the conditions of the PLR Letter.
**Intent:** To create 17 Single Detached Residential lots and 17 Multi-Unit Residential units, application to amend:

1. Official Community Plan (OCP) designation from Institutional to Low Density Residential zones, triggering an OCP amendment to include Intensive Residential as a new Development Permit (DP) Area pursuant to *Local Government Act Sec. 488(i)(e)*, and

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

**Next Steps:**

1. Technical DP approved, applicant is working on Form & Character DP requirements prior to proceeding to final Reading/Adoption of zoning bylaw.
Peach Tree Village
Gaetan Royer
5760 Beach Avenue
Lots 1 & 2, Block 5, Plan KAP 44, DL 490

**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: May 23, 2017
   - Public Hearing: June 13, 2017
   - 3rd Reading: June 27, 2017
   - MoTI Approval: Aug. 2, 2017
   - Final Reading/Adoption & DP Approval: Bylaw No. 2177 Sept. 5, 2017
   - Subdivision Preliminary Layout Review Letter: N/A
   - Subdivision Registered in LTO Approved: N/A

**Next Steps:**

1. Technical DP for Foreshore Development Permit Area issued.
2. DP for Form and Character issued Sept. 5, 2017.
3. Subdivision/Lot consolidated and Servicing Agreement required prior to work commencing.
**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. On hold until further notice.
**Morrison Ridge Developments**  
5071 Morrison Court  
Lot 8, Plan 217, D.L. 449

**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: Aug. 8, 2017  
- 3rd Reading: Aug. 8, 2017  
- MoTI Approval: N/A  
- Final Reading/Adoption & DP Approval: Bylaw No. 2006, No. 2007  
- Subdivision Preliminary Layout Review Letter:  
- Subdivision Registered in LTO Approved:  

**Next Steps:**

1. Approval of Zoning will be coordinated with Subdivision Approval and Servicing Agreement.
Coldham Road Development
Coldham Road
Lot 2, D.L. 1174, Plan KAP39089

**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
Beach Avenue Development
4364 Beach Avenue
Lot 5 D.L. 220, Plan KAP5230

**Intent:** 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
   Subdivision Preliminary Layout Review Letter: N/A
   Subdivision Registered in LTO Approved: N/A

**Next Steps:**


2. Zoning and Form and Character DP Approved February 27, 2018.
New Town Planning (Columbia Avenue)
5930 Columbia Ave & 4596 Princeton Ave
Block 14, Plan 125, D.L. 490 & Block 39, Plan 125, D.L. 490

Intent: To create 97 Multi-Unit Residential units once the two lots have been consolidated. Note that 4596 Princeton Avenue was already zoned RM-3 Multi-Unit Residential - Low Density, application to amend:

1. Zoning designation from A-2 Rural (Non-ALR) to RM-3 Multi-Unit Residential - Low Density and Cluster zone.

Next Steps:

1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-09 (Form and Character).

2. Requirements of Technical and Form & Character DP are required to be addressed.
New Town Planning (Huston Road)
5344 Huston Road & 5325 Trepanier Bench Road
Lot B, Plan 18977, D.L. 449 & Rem 10, Block D, Plan 24748, D.L. 449

Z13-1,004
DP14-03

Intent: To create 52-unit Low Density Multi-Family townhouse-style units in 21 buildings, application to amend:

1. Zoning designation from RR-1 Rural Residential to RM-3 Multi Unit Residential - Low Density and Cluster housing.

   Public Information Meeting: March 26, 2013
   Agency Referrals & Comments: April 16, 2015
   1st & 2nd Readings: July 14, 2015
   Public Hearing: September 29, 2015
   3rd Reading: October 27, 2015
   Technical DP Approved: December 1, 2015
   MoTI Approval: November 12, 2015
   Final Reading/Adoption & DP Approval: Bylaw No. 2052 October 11, 2016
   Subdivision Preliminary Layout Review Letter: [Lot Consolidation]
   Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-03 (Form and Character).
2. Requirements of Technical and Form & Character DP are required to be addressed.
**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.

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<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Public Information Meeting</td>
<td>N/A</td>
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<tr>
<td>Agency Referrals &amp; Comments</td>
<td>May 24, 2011</td>
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<td>1st &amp; 2nd Readings</td>
<td>June 8, 2011</td>
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<td>Public Hearing</td>
<td>June 14, 2011</td>
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<td>3rd Reading</td>
<td>June 14, 2011</td>
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<td>MoTI Approval</td>
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<td>Final Reading/Adoption &amp; DP Approval</td>
<td>June 14, 2011</td>
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**Next Steps:**

1. The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails”.

![Image of the area with roads and buildings]
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                  July 10, 2013
   PLR Letter: 14-01 Phase 2                   March 10, 2014
   PLR Letter: S14-04 Phase 3 & 4              November 12, 2014
   PLR Letter: S15-03 Phase 5                  April 15, 2015
   PLR Letter: S15-04 Phase 8                  April 19, 2017

Next Steps:

1. Submission of fees to satisfy Development Permit Phase 1B and 1C provisions.
2. Building Permit applications for next phases (9-13).
3. Subdivision application for each further strata plan phase approval for phases 9-13.
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.
**New Monaco**  
Highway 97 / Highway 97C

**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. The Applicant is working with the Ministry of Transportation (MOTI) on access issues.
2. The applicant is working with the District on technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.

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**Public Information Meeting:** April 5, 2011  
**Agency Referrals & Comments:** December 4, 2013  
**1st & 2nd Readings:** April 22, 2014  
**Public Hearing:** May 20, 2014  
**3rd Reading:** May 27, 2014  
**MoTI Approval:** September 23, 2014  
**Final Reading/Adoption & DP Approval: Bylaw No. 2065:** October 14, 2014  
**Subdivision Preliminary Layout Review Letter:** (Lot Consolidation)
New Town Planning (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
   Subdivision Preliminary Layout Review Letter: (Lot Consolidation)
   Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant finalizing requirements for the lot consolidation and the Works and Services Agreement.
2. MOTI has provided approval of the proposed Hawkes Street design and culvert crossing. A MOTI road works permit has been issued.
Planning Projects
Background:

1. Official Community Plan Renewal Project Plan was presented to Council for information on April 12, 2016.
2. Communications and Public engagement was undertaken in May and June 2016.
3. “Did We Get It Right” Feedback underway.
4. March 27, 2018—Draft OCP Bylaw No. 2200 received 1st Reading.
5. April 9, 2018 - Public Open House held to provide community feedback.

Next Steps:

1. Staff will Schedule a Public Hearing following approval of 2nd Reading.
Direct Energy System Planning

Background:
1. Ongoing communication with Terasen Gas, BC Hydro and the Community Energy Association, per implementation with new development.

Next Steps:
1. Ongoing

Mayor’s Task Force on Climate Change

Background:
1. Bi-Monthly meetings to provide advice to the Planning Department and Operations Department to facilitate community-wide involvement in climate change.

Next Steps:
1. Ongoing.

Community Energy Emission Plan

Background:
1. Community Wide Energy Program: BC Hydro Power Smart

Next Steps:
1. Ongoing

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.