



## **STAFF REPORT**

**Title:** Bylaw No. 634-LU-18 - Amend LUB No. 382-LU-10

**Meeting Date:** December 10, 2019

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### **Executive Summary:**

Application to rezone the lands described as Part of 34-62-2-W4M from RMX-Residential Mixed Use to C2-Arterial Commercial.

### **Background:**

The City has received an application to rezone the lands described as Part of 34-62-2-W4M from RMX-Residential Mixed Use to C2-Arterial Commercial. The proposed rezoning is to amend the Land Use Bylaw Map, being part of the City's Land Use Bylaw No. 382-LU-10. The purpose of the proposed rezoning is to allow for a variety of commercial uses on the subject property.

The subject lands are bordered by developed RMX-Residential Mixed Use on the north and east with developed C2-Arterial Commercial lands on the south and west. Administration is of the opinion that the proposed rezoning would be compatible with the existing and proposed land uses in the surrounding neighbourhood and continues the established sequence of development within the immediate area.

Administration is of the opinion that the proposed rezoning complies with the policies of the Municipal Development Plan. The property in question is not governed by an Area Structure Plan.

Bylaw 634-LU-18 received first reading at the October 23, 2018 Council meeting with a Public Hearing and Second reading on November 27, 2018. No issues were raised at the Public Hearing or through the application referral and third reading had been deferred at that time at the request of the applicant. The prospective purchaser has, with the property owner's consent, requested that the rezoning of the property to C2-Arterial Commercial be finalized.

Administration recommends that Bylaw 634-LU-18 be given third and final reading.



**Alternatives:**

Council may consider the following alternatives:

- 1) Pass a motion to give bylaw 634-LU-18 third and final reading.
- 2) Defeat a motion to give bylaw 634-LU-18 third and final reading.
- 3) Accept as information only.

**Recommended Action:**

Administration recommends that Council proceed to give Bylaw No. 634-LU-18 third and final reading.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer