

REQUEST FOR DECISION

TO: Mayor and Council
REPORT DATE: July 6 , 2006, **TARGET DECISION DATE:** July 11, 2006
FROM: Planning Director
RE: Official Plan Amendment / Rezoning Amendment Silverback
FILE NO: 3360 20 2005-06

PURPOSE

For Council to give first reading to Official Plan Amendment and Zoning Bylaw Amendment for the Silverback application and to refer this application to a Public Hearing.

OPTIONS/ALTERNATIVES

That an Official Community Plan amendment and Zoning Bylaw Amendment be given First reading for the proposed Silverback development and referred to a Public Hearing.

A second alternative is that Council considers an Official Community Plan Amendment and considers Zoning Bylaw Amendments for each individual phase of the Silverback Development as proposed in the Comprehensive Development Plan.

A third alternative is that Council direct the applicant to revise their proposed development.

A fourth alternative is for Council to reject the application

FINANCIAL IMPLICATIONS

DCCs on the project will be payable at time of subdivision or building permit availability of commercial and multi family units. At buildout the residential taxes payable could be approximately \$3.2 million annually.

DISCUSSION

Context/Background

On July 11th, 2006 Planning Committee discussed the Silverback application for an Official Community Plan Amendment and Zoning Bylaw Amendment.

Planning Committee passed the following resolution:

That an Official Community Plan amendment to revise OCP Policy 2.4.11 and East Porpoise Bay Neighbourhood Plan Policy 2.7 "Comprehensive Residential Golf Course Development Area" be brought forward to Council for First Reading and referred to a Public Hearing; and

That A Comprehensive Development Zoning Bylaw be given First Reading and referred to a Public Hearing; and

The Silverback Comprehensive Development Plan be made a schedule to the OCP amendment; and

Before Fourth Reading of the OCP and Zoning Bylaw Amendment the following be approved by the District of Sechelt

- *a Developers Agreement and Amenity Contribution Agreement*
- *Access agreements to guarantee public access to and maintenance of parks, open space and trails*
- *Design guidelines for residential, multi family and commercial developments*
- *A revised development permit for Environmentally Sensitive Areas and Hazardous areas*
- *An agreement in respect of affordable housing*
- *A strata declaration for the phased strata development*
- *A strategy for the provision of affordable housing*

Furthermore the Developer agreed to hold another public information meeting to present and discuss the proposal before Council holds a statutory public hearing.

Staff has prepared the attached Official Community Plan Amendment and Comprehensive Development (CD) Bylaw for Council's consideration. Staff advises that because of time constraints it has not had an opportunity to refer these bylaws to legal counsel for review. At the advice of Counsel considerable change might be made to the amending bylaws.

RECOMMENDATION

That the Silverback Project developer confirm a date and venue for a public information meeting; and

That Official Community Plan Amendment Bylaw No. 435-7, 2006, and Zoning Amendment Bylaw 25-195 (CD-13), 2006 be given First Reading and referred to a public hearing.