



# Zoning Amendment Lots 37 & 38, Celia Crescent (Parkland Subdivision)

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COMMITTEE OF THE WHOLE – SEPTEMBER 21, 2021



# Purpose

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To obtain a recommendation to Council on:

1. The proposed Zoning Amendment to change the existing zone from Single-Family and Two-Family Residential Zone 3 (R-3) to Residential Cluster (RCL); and
2. Preliminary comments on the form and character of the proposed development in relation to Development Permit Area No. 8 (DPA 8).



# Council Direction

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**R2021-330      Rezoning and Form and Character Development Permit for Cluster Residential Development at Proposed Lots 37 and 38 Celia Crescent**

MOVED by Councillor Lumley  
SECONDED by Councillor Croal  
OPPOSED Councillor De Andrade

THAT the Director of Planning's report titled Rezoning and Form and Character Development Permit for Cluster Residential Development at Proposed Lots 37 and 38 Celia Crescent be referred to the September 21, 2021 Committee of the Whole meeting, for the purpose of requesting additional information from Ministry of Transportation and Infrastructure regarding secondary vehicle access to Reed Road and to consider the possibility and timing of conducting a traffic study.

**CARRIED**



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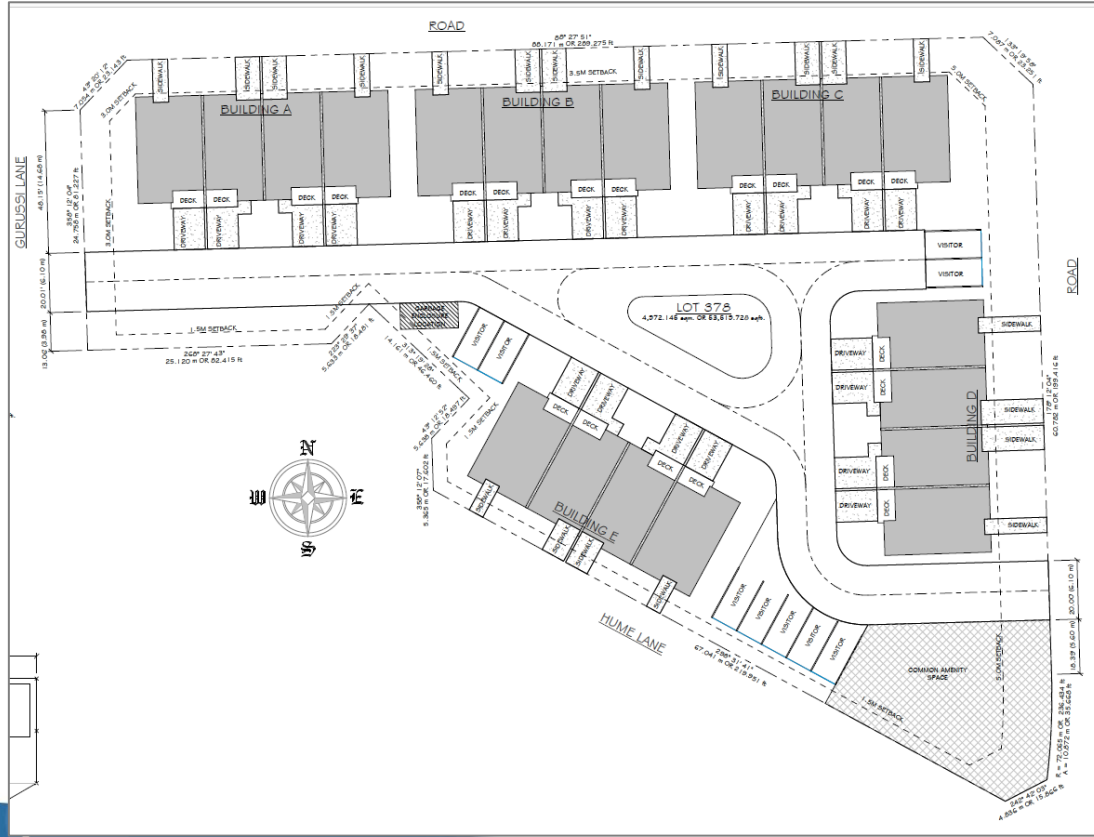
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# Proposal

## LOT 38



## LOT 37







# MOTI Comments - 2008

4. All access shall be provided via internal road, so that access onto Reed Rd. is not required. Applicant to enter into Restrictive Covenant pursuant to Section 219 of the Land Title Act to be registered against proposed lots in favor Minister of Transportation to establish the condition "no direct access to Reed Road shall be permitted". Covenant to have priority over all financial charges. Appropriate notation to appear on final plans.

February 5, 2008

Town of Gibsons  
474 South Fletcher Road  
P.O. Box 340  
Gibsons, BC V0N 1V0

Attention:

Dear Mr. Marshall:

Chris Marshall  
Director of Planning

RE: Proposed Rezoning and OCP amendment of Lot 31 & 32, Blk. 1 to 4, DL 689, Grp.1, NWD, Plan 17211 - Gibsons, BC

Thank you for your application received January 24, 2008 to rezone and amend the official community plan for Lot 31 & 32, Blk. 1 to 4, DL 689, Grp.1, NWD, Plan 17211 located in the Town of Gibsons, BC. The Ministry advises that this property falls within the parameters of Sec. 52 of the Transportation Act. therefore formal bylaw approval from the Ministry is required.

- Approval is subject to the following conditions:
1. The developer shall hire a Traffic Engineer, licensed to practice in the Province of British Columbia, to produce a Traffic Impact Study. The study shall investigate the impact of the ultimate development, according to the Terms of Reference and following the format of the Ministry of Transportation, Site Impact Analysis Requirements Manual. The Terms of Reference will be determined at a meeting between the Ministry, the developer and the Traffic Consultant prior to the start of the study. Three (3) copies of the report under seal of the engineer to be submitted for review by Ministry staff.
  2. Proposed road dedication at the north end of proposed Remainder A to be dedicated 20 metres in width in accordance with Schedule A.
  3. 6 metres x 6 metres corner cutoff to be established at the corner Reed Rd. and Payne Rd.
  4. All access shall be provided via internal road, so that access onto Reed Rd. is not required. Applicant to enter into Restrictive Covenant pursuant to Section 219 of the Land Title Act to be registered against proposed lots in favor Minister of Transportation to establish the condition "no direct access to Reed Road shall be permitted". Covenant to have priority over all financial charges. Appropriate notation to appear on final plans.
  5. No drainage shall be directed towards Ministry ditches, all drainage shall be dealt with onsite

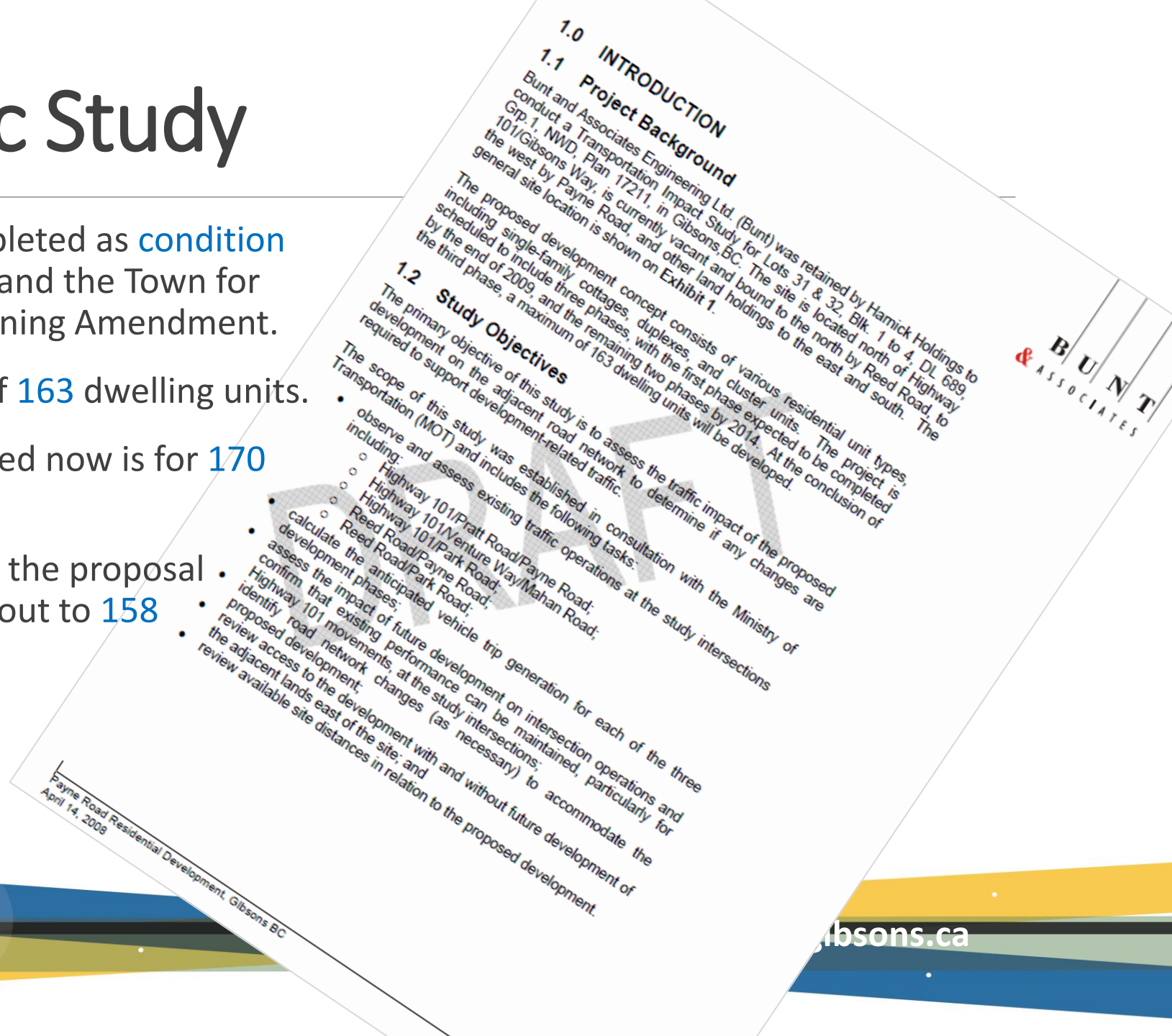


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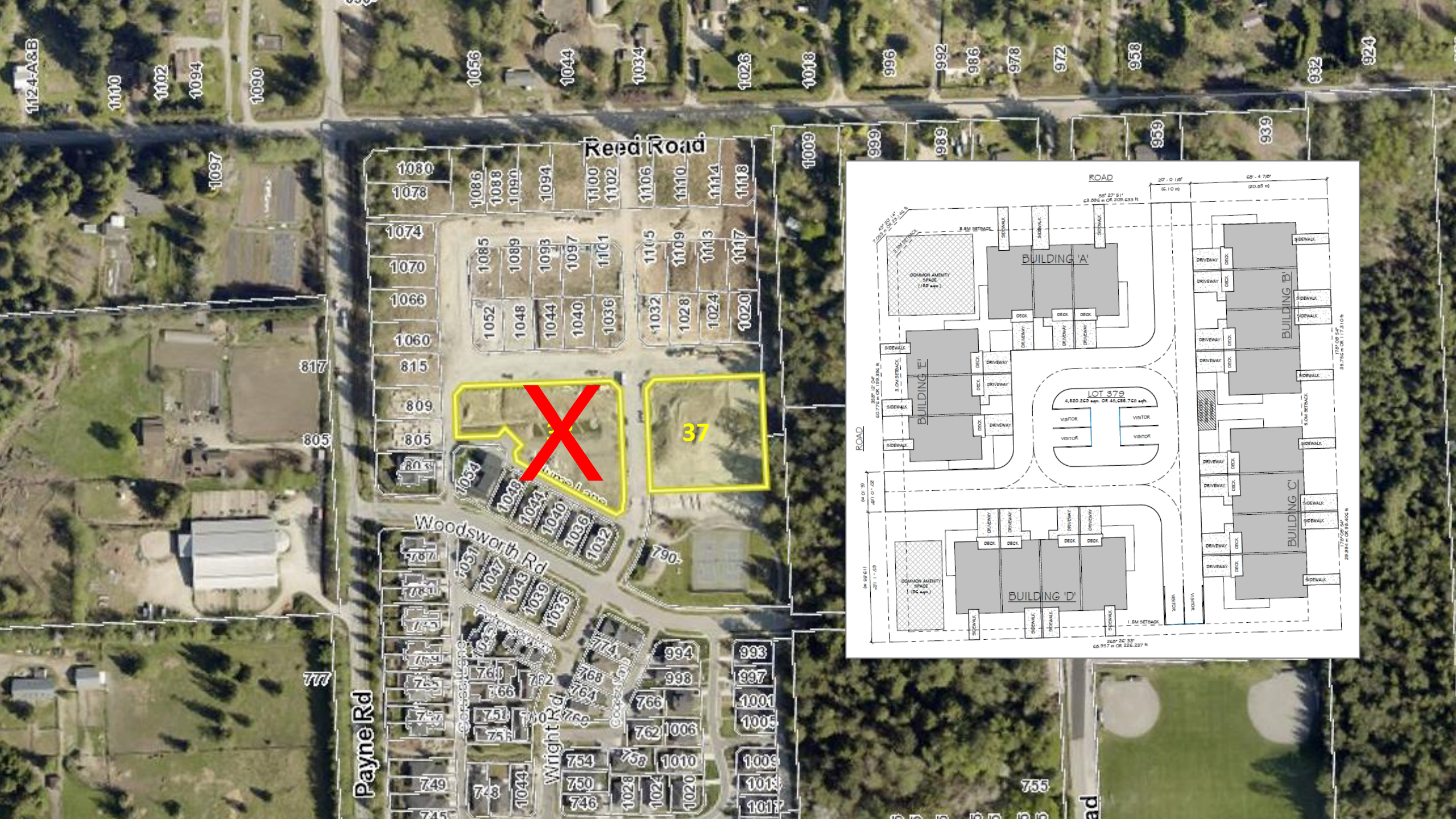


# 2008 Traffic Study

- 2008 Traffic Study completed as **condition of approval** from MOTI and the Town for the original OCP and Zoning Amendment.
- Based on a maximum of **163** dwelling units.
- Full Build out as proposed now is for **170** dwelling units
- Applicants have revised the proposal to reduce the full build out to **158**









# Revised Community Amenity Contribution

Draft CAC Policy target rates:

CACS shall be based on the target rates outlined below:

Form of Development	Target CAC Rate
Single Family Lot	\$10,000 per lot
Duplex, Townhouse, Three-Family Dwelling	\$4,000 per unit
Apartment Use, Live-Work	\$3,000 per unit

*\* Use definitions in the Zoning Bylaw*

**New** Proposed offer (based on a lower density – 18 units instead of 38 units):

- \$56,000 Cash Contribution for 14 townhouse units; and
- 4 units of purpose-built market rental housing



# Recommendations

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THAT the Zoning Amendment Bylaw No. 1065-63, 2021 be forwarded to Council for consideration of 1st and 2nd Readings;

THAT an electronic Public Hearing be scheduled to begin at [6:00 pm on October 5<sup>th</sup>](#), 2021;

THAT these recommendations be forwarded to the next Council meeting for adoption.