

# COUNCIL REPORT

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Date: 04 September 2018  
File: 7.8.3.124  
To: Warren Waycheshen, CAO - for Mayor and Council  
From: Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development  
Re: Development Permit Application – 1851 Kingfisher

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## **Recommendation:**

**THAT a Development Permit Application, for 40 townhouse units at 1851 Kingfisher Avenue be approved, conditional on:**

- (a) Site layout and landscaping plans conform with plans titled “Site Plan and Typical Cross-Sections” dated 27/03/2015, and “Landscape” dated 6/11/2015, identification or addition of space for social interaction; and *District of Kitimat* construction and design specifications;**
- (b) Bear resistant refuse storage;**
- (c) No build covenant to protect natural forest on remainder of site;**
- (d) Landscape bond of \$2000 to ensure that landscaping is well established after first year of planting;**
- (e) Legal survey at time of footings or foundation to confirm setbacks from property lines and setback from the ravine are maintained; and**
- (f) Permit expiration of 4 September 2020 if building permit is not issued.**

## **Background**

Development Permit No. 01-2016 was issued 15 January 2016, and expired two years later.

Kingfisher Development Corporation has applied for a new development permit to construct a 5 building, 40-unit townhouse complex at 1851 Kingfisher Avenue. Three buildings are proposed to front onto Kingfisher Avenue, with parking behind the buildings. Two buildings are perpendicular to Kingfisher Avenue. Development will occupy 26.8% of the site with the remainder left as ravine in its natural state. Development layout reflects the advice of a geotechnical engineer. A 9m setback from top of bank is provided. Proposed development complies with zoning for Residential R3-A1 – Multi-Family – Terrace Zone.

Site was created through subdivision in 1976, which also created single-family lots on Margetts Street. Development was to occur immediately following completion of Margetts Street. In 1991, the property was rezoned and development limited to 40 terrace or townhouses. Proposals for up to 124 units have been put forward, including an application for 54 and 56 townhouses that was defeated by Council in 2014.

## **Official Community Plan Policies and Guidelines**

Kitimat's *Official Community Plan* (OCP) has a series of guidelines for Multi-Family Developments. Development permits follow guidelines as set out in the Official Community Plan that apply to Siting, Form and Character; Access, Circulation, and Parking; and Landscaping.

New buildings should have perimeter setbacks from surrounding low-density neighbourhoods to ensure integration of useful and comfortable spaces. Zoning for 1851 Kingfisher Avenue North requires a minimum 5.5 metre side yard between the nearest building and neighbouring properties. Trees and landscaping will be installed as buffer and screen, where appropriate, to enhance aesthetics and safety of outdoor spaces. Snow clearing and storage will be accommodated on site or excess snow removed. The applicant has provided a Landscape Design (attached) that shows trees and other plants as buffer alongside the south property line; as well as street trees along Kingfisher Avenue North.

### **Public Notice**

Public notice was distributed to landowners and tenants within 90m of the proposal, posted on municipal bulletin boards and at [www.kitimat.ca/pn](http://www.kitimat.ca/pn). Four public comments were received and are attached to this report.

Comments centred on concerns that come with adding a multi-family development to a predominantly single-family neighbourhood. Forty new units will increase pedestrian and vehicle traffic in the area; however, this development will upgrade Kingfisher Avenue North to municipal standards. This accommodates expected increase in pedestrian and vehicle movements, as well as a walkway construction to Alexander and Kingfisher. Concerns about snow management, protection against erosion of the ravine, and landscape buffers were raised.

Site programming for social interaction and protecting the natural ravine are important. Integration of community gardens for residents should be considered.

### **Advisory Planning Commission**

Advisory Planning Commission members met on 21 August 2018. Attempts to reach Mr. McFadden by phone were not successful. Members discussed possibility of building to BC Energy Step Code guidelines and installing E/V charging stations in multi-family developments. Questions were raised about space for social interaction on site, and where the buildable area is constrained by the ravine at rear of the property. Staff noted potential for social areas in green space, outside of the buildable area. APC motion passed unanimously as follows:

THAT the Advisory Planning Commission recommends Council approve the Development Permit Application for 1851 Kingfisher, conditional on:

- a) Proposal include space for social interaction; and
- b) Units be constructed to meet Step 2 or 3 of the Energy Step Code;

AND THAT the applicant investigate best practices for offering E/V charging stations in multi-family developments.

### **Staff Comment**

Community Planning and Development:

District of Kitimat has implemented Development Permit Area requirements for all lands in the Kildala, Nechako and Whitesail neighbourhoods. Requirements are meant to enhance the quality of development and to ensure that multiple family residential housing fits appropriately within what are presently low-density neighbourhoods. Multi-family sites are identified at the earliest stage of

subdivision approval; however, Kitimat's growth rate means they are often the last to be developed. 1851 Kingfisher was created through subdivision of Margetts Street in 1976-78.

A development permit was granted in 2015 for this site, which contained a number of conditions to protect the natural area and maintain landscaping. These conditions are included in the recommendation to Council.

Staff have reviewed requirements of BC Energy Step Code. Step 2 and 3, as discussed at APC, represent Lower Steps in guidelines and require minimum 6 months of consultation prior to new requirements being implemented. Policies such as design guidelines or development permits must ensure requirements do not unintentionally make steps more costly or unachievable. Given the extended timeline and limitations to enforce step code requirements, staff does not recommend mandatory requirements beyond current BC Building Code. Developers are encouraged to build energy efficient buildings and may attract buyers as a result.

**Building:**

BC Energy Step Code is currently a voluntary provincial standard. The Northwest area has some of the highest building costs in the province due to a number of factors. Adopting energy step code will significantly increase new construction costs. With a positive PID, Kitimat is expected to experience an increase in real estate prices, including vacant parcels; further adding to the cost of new construction.

**Alternative Decisions**

1. THAT Council deny the application.
2. Another option as developed through Council debate.

**Budget Implications** Assessed value of property is expected to increase.

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Dir. of Finance

**Council Initiatives and Other Plans**

**Strategic Plan:** 3. We understand that community planning and asset management must be disciplined with a long-term view.

Priorities:

- Diversity in housing is important to our community.
- Planning to ensure the community receives long-term benefits from industrial investment.

**Housing Action Plan:** Identify the most suitable and serviceable land for ground-oriented housing.

**Official Community Plan:** Maximize Liveability, Housing Diversity

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Submitted by:  
Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development

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Approved for Submission:  
Warren Waycheshen, CAO

GJS, /cb

Encl: Application, Site Plan and Typical Cross-Sections, Landscape, Colour Board, Public Comments

# COUNCIL REPORT

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Date: 17 September 2018  
File: 7.8.3.124  
To: Warren Waycheshen, CAO - for Mayor and Council  
From: Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development  
Re: Development Permit Application – 1851 Kingfisher

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A timeline providing additional site history had been added as requested by Kitimat Council. Sections have revised to address questions and concerns posed by public comment.

## **1. Recommendation:**

**THAT a Development Permit Application, for 40 townhouse units at 1851 Kingfisher Avenue be approved, conditional on:**

- (a) Site layout and landscaping plans conform with plans titled “Site Plan and Typical Cross-Sections” dated 27/03/2015, and “Landscape” dated 6/11/2015, identification or addition of space for social interaction; and *District of Kitimat* construction and design specifications;**
- (b) Bear resistant refuse storage;**
- (c) No build covenant to protect natural forest on remainder of site;**
- (d) Landscape bond of \$2000 to ensure that landscaping is well established after first year of planting;**
- (e) Legal survey at time of footings or foundation to confirm setbacks from property lines and setback from the ravine are maintained; and**
- (f) Permit expiration of 4 September 2020 if building permit is not issued.**

## **2. Application**

Development Permit No. 01-2016 was issued 15 January 2016. This permit expired in January 2018.

Kingfisher Development Corporation has applied for a new development permit to construct a 5 building, 40-unit townhouse complex at 1851 Kingfisher Avenue. Three buildings are proposed to front onto Kingfisher Avenue, with parking behind the buildings. Two buildings are perpendicular to Kingfisher Avenue. Development will occupy 26.8% of the site with the remainder left as ravine in its natural state. Development layout reflects the advice of a geotechnical engineer. A 9m setback from top of bank is provided. Proposed development complies with zoning for Residential R3-A1 – Multi-Family – Terrace Zone.

Developer will construct “Kingfisher Avenue North”, bringing the existing lane to municipal standards with services under ground. Street will include curb and gutter to be constructed on the east side of road. A sidewalk and appropriate lighting will run the length of the property, connecting Kitimat’s network of walkways at the Kingfisher and Margetts intersection. Please see site plan and context map for reference.

### **3. Background**

Site was created through subdivision in 1977, which also created 17 single-family lots on Margetts Street. Development was to occur immediately following completion of Margetts Street. In 1991, the property was rezoned and development limited to 40 terrace or townhouses. Proposals for up to 124 units have been put forward, including an application for 54 townhouses that was defeated by Council in 2014.

### **4. Official Community Plan Policies and Guidelines**

Kitimat's *Official Community Plan* (OCP) has a series of guidelines for Multi-Family Developments. Development permits follow guidelines as set out in the OCP that apply to Siting, Form and Character; Access, Circulation, and Parking; and Landscaping. Please see attached OCP excerpts for details.

New buildings should have perimeter setbacks from surrounding low-density neighbourhoods to ensure integration of useful and comfortable spaces. Zoning for 1851 Kingfisher Avenue North requires a minimum 5.5 metre side yard between the nearest building and neighbouring properties on Margetts Street. Properties along Margetts Street have rear yards of 7.5m for a total setback of 13m. Trees and landscaping will be installed as buffer and screen, where appropriate, to enhance aesthetics and safety of outdoor spaces.

Snow clearing and storage will be accommodated on site and excess snow removed. The applicant has provided a Location Map, Streetscape, and Landscape Plans (attached) that show trees and other plants to buffer the south property line, as well as street trees along Kingfisher Avenue North.

### **5. Public Notice**

Public notice was distributed to landowners and tenants within 90m of proposed development plus all properties on Margetts and Currie Streets, posted on municipal bulletin boards and at [www.kitimat.ca/pn](http://www.kitimat.ca/pn). Five public comments were received and are attached to this report.

Comments centred on concerns that come with adding a multi-family development to a predominantly single-family neighbourhood. Forty new units will increase pedestrian and vehicle traffic in the area; however, this is not insignificant volume since Hirsch Creek Golf and Winter Club patrons also use the same point of access. This development will upgrade Kingfisher Avenue North to municipal standards and accommodates expected increase in pedestrian and vehicle movements. A walkway connection to Alexander and Kingfisher will be added by the developer. Concerns about snow management, protection against erosion of the ravine, and landscape buffers were raised.

Comments from Hirsch Creek Golf and Winter Club were shared at the Regular Council Meeting on 04 September 2018. The club supports the project and the improved road for better access to/from their facilities. Concerns about on-street parking along Kingfisher Avenue North can be managed by signage if required. Visitor parking is provided off-street for the new townhomes.

Site programming for social interaction and protecting the natural ravine are important. Integration of community gardens for residents should be considered. Available informal space surrounding townhouse buildings could provide this type of resident amenities.

## **6. Advisory Planning Commission**

Advisory Planning Commission members met on 21 August 2018. Attempts to reach Mr. McFadden by phone were not successful. Members discussed possibility of building to BC Energy Step Code guidelines and installing E/V charging stations in multi-family developments. Questions were raised about space for social interaction on site, and where the buildable area is constrained by the ravine at rear of the property. Staff noted potential for social areas in green space, outside of the buildable area. APC motion passed unanimously as follows:

THAT the Advisory Planning Commission recommends Council approve the Development Permit Application for 1851 Kingfisher, conditional on:

- a. Proposal include space for social interaction; and
- b. Units be constructed to meet Step 2 or 3 of the Energy Step Code;

AND THAT the applicant investigates best practices for offering E/V charging stations in multi-family developments.

## **7. Staff Comment**

### *Community Planning and Development:*

Application meets requirements for development permit as set out by *Kitimat's Official Community Plan* and *Kitimat Municipal Code*. Site plan complies with required setbacks for adjacent properties and the ravine, as set out by a geotechnical report. Proposed buildings are for three stories with a maximum height of 9m, as permitted for R3-A1 Zone and the R1-A Zone that applies to all properties on Margetts Street.

*District of Kitimat* has implemented Development Permit Area requirements for all multi-family sites in the Kildala, Nechako and Whitesail neighbourhoods. Requirements are meant to enhance the quality of development and to ensure that multiple family residential housing fits appropriately within what are largely low-density neighbourhoods. Multi-family sites are identified at the earliest stage of subdivision approval to ensure a diverse mix of housing; however, Kitimat's growth rate means they are often the last to be developed. 1851 Kingfisher was created through subdivision of Margetts Street in 1976-78.

Development timeline describes the various proposals that have been put forward for this property. This includes applications for zoning amendments to change density, and development permits for a variety of site plans. Variances have previously been requested to accommodate more units and more buildings with reduced space between buildings than what is permitted in *Kitimat Municipal Code*. Please see attached timeline for details on site history.

Development Permit No. 01-2016 was issued to allow construction of 40 townhomes in 5 three-storey buildings. Site layout is the same as current application. Conditions for permit in 2015 are captured in the recommendation.

Staff have reviewed requirements of BC Energy Step Code. Step 2 and 3, as discussed at APC, represent Lower Steps in guidelines and require minimum 6 months of consultation prior to new requirements being implemented. Policies such as design guidelines or development permits must ensure requirements do not unintentionally make steps more costly or unachievable. Given the extended timeline and limitations to enforce step code requirements, staff does not – at this time – recommend mandatory requirements beyond current BC Building Code. Developers are encouraged to build energy efficient buildings and may attract buyers as a result.

Community will benefit from road upgrades to municipal standards for improved access to Hirsch Creek Golf and Winter Club. New sidewalk, with appropriate street lighting, that connects to the network of walkways will provide easy access for pedestrians in this area. On-street parking restrictions may be implemented to maintain traffic flow.

OCP policies outline requirements for snow clearing and storage for multi-family developments. This proposed site plan shows locations for snow storage. Applicant is required to comply with *District of Kitimat* construction and design specifications.

*Building:*

BC Energy Step Code is currently a voluntary provincial standard. The Northwest area has some of the highest building costs in the province due to a number of factors. Adopting energy step code will significantly increase new construction costs. With a positive PID, Kitimat is expected to experience an increase in real estate prices, including vacant parcels; further adding to the cost of new construction.

## **8. Alternative Decisions**

1. THAT Council amend conditions outlined in recommendation.
2. Another option as developed through Council debate.

## **9. Budget Implications** Assessed value of property is expected to increase.

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Dir. of Finance

## **10. Council Initiatives and Other Plans**

*Strategic Plan:* 3. We understand that community planning and asset management must be disciplined with a long-term view.

Priorities:

- Diversity in housing is important to our community.
- Planning to ensure the community receives long-term benefits from industrial investment.

*Housing Action Plan:* Identify the most suitable and serviceable land for ground-oriented housing.

*Official Community Plan:* Maximize Liveability, Housing Diversity

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Submitted by:  
Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development

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Approved for Submission:  
Warren Waycheshen, CAO

GJS, CB

Encl: Development Timeline, OCP Excerpts, Location Map, Streetscape, Site Plan, Landscape Plans, Colour Boards, Public Comments, Application

**Development Timeline:**

1977 – Site was part of a two phase subdivision in 1977-79. Phase I of the project created Margetts St and its 17 single family lots. At the time, a sewer lift station was built that was intended to service both Margetts St. and a planned Phase II consisting of townhouses on the Kingfisher North site.

1979 – A proposal for Phase II consisting of at least 66, and up to 124 apartment units was denied by Council.

1988 – Proposal is put forth for an 8 unit subdivision of the Phase II lands, with rezoning of the balance of the lot to G2 – Local Park. Proposal was rejected.

1991 – Phase II land rezoned to R3-A1 Special Residential Multi-Family – from the mixture of G2 Local Park and R3-A Multi-Family. Maximum density was set at 40 units.

20 June 2014 – Zoning Amendment Application received, proposal was to amend R3-1A Zone, to allow 53 dwellings, increase floor area ratio, and reduce minimum distance between buildings. This proposal was to have 53 units in seven buildings, with a 5-unit, two storey building closest to adjacent properties on Margetts Street. Application, resulting in considerable public comment about number and density of units, was defeated by Council at third reading, 15 September 2014.

01 Sept 2015 – Development Permit (DP) Application received for 40 townhouse units in five, three storey buildings.

14 December 2015 – Council approved DP application with conditions

- No public comments were received for this DP application. Concerns about increasing density beyond 40 units were addressed when Council defeated the zoning amendment application in 2014.
- Staff comments are reflected in permit conditions.

15 January 2016 – Development Permit No. 01-2016 issued, with the following conditions:

- Bear resistant refuse storage;
- No build covenant to protect natural forest on remainder of site;
- Landscape bond of \$2000 to ensure that landscaping is well established after first year of planting.

15 January 2018 – Development Permit No. 01-2016 expired.

06 July 2018 – Current Development Permit Application received. Application uses the same plans as approved in 2016.



**OCP Excerpts:**

**Development  
Permit Area  
– Intensive  
and Multi-  
Family  
Residential**

- 4.3.6 All lands in the Kildala, Nechako (including Strawberry Meadows) and Whitesail (including Forest Hills Heights) neighbourhoods are designated as a Development Permit Area pursuant to Sections 488(1)(e) and (f) of the *Local Government Act*. This designation is to enhance the quality of development and to ensure that multiple family residential housing fits appropriately within what are presently predominantly one-family and two-family low-intensity neighbourhoods. Kitimat's experience is that residents of low-density neighbourhoods will accept higher-density use on selected sites if there is consultation during the design phase, and final design respects neighbourhood character and form. Multi-family sites are identified at the earliest stage of subdivision approval, but Kitimat's low growth rate means extended build-out. Multi-family sites are often the last lots to be developed, and these large projects must move forward in well-established low-density neighbourhoods. The development permit process facilitates consultation while providing developers with the certainty of a pre-zoned multi-family property. Additional special conditions and objectives which justify DPA designation are provided in the policies and objectives pertaining to the Neighbourhood designation and housing choice, intensive and multi-family content found throughout this Plan. See, for example, policy 4.3.3.
- 4.3.7 A Development Permit must be obtained for any project which contains three or more dwelling units; this includes mixed-use developments, apartments, terrace dwellings, townhouses, bare land strata developments and community care facilities serving eight or more seniors, people with special needs or group home residents, and other similar projects. One and two-family dwellings on individual fee simple lots are exempt including any temporary worker accommodation facility outside the M1 Manufacturing Zone.
- 4.3.8 A Development Permit is not required for the following alterations of existing projects:
- interior renovations;
  - repainting exterior if existing surfaces are not changed;
  - replanting established landscaped areas where species remain the same or are altered in favour of an approved planting plan.
- 4.3.9 The following Development Permit guidelines apply to this development permit area:

*Siting, Form and Character*

A wall facing a street or public space should be finished to the same standard as the front facade and contain substantial fenestration at ground-level for visual interest.

Building materials should reflect the character of the area and the use of a variety of durable materials is encouraged in order to provide articulation and visually interesting design.

New buildings should have perimeter setbacks equal or greater than the surrounding low-density neighbourhoods to ensure integration into the neighbourhood and useful and comfortable public spaces. Setbacks between buildings on the same lot may vary and be less than setbacks on the perimeter.

Street façade should be pedestrian-friendly with a main entrance oriented to the street.

Building facades may be divided into smaller units by elements such as bays, separated roof forms and/or repetitive vertical elements, similar to those found in the immediate neighbourhood.

#### *Access, Circulation, and Parking*

Ensure buildings are accessible to those with mobility impairments.

Minimize parking in front of buildings and locate parking beside, underneath or behind buildings to improve visual interest along streetscapes.

Vehicle access shall be sited to avoid or minimize pedestrian conflicts.

Parking areas and other large hard-surfaced areas should contain or be buffered by landscape planting.

#### *Landscaping*

Street trees, perimeter landscaping, buffering or screening, lighting, and connections to the walkway system furniture should be installed where appropriate to enhance the aesthetics and safety of outdoor spaces.

Trees and plant material are recommended means to screen grade-level parking, recreation vehicle storage, utility and refuse areas.

Plantings to improve the appearance of large, bare exterior walls are encouraged.

Native plants and other plants which require minimal maintenance are encouraged.

Snow clearing activities, and snow storage requirements should be considered in the selection and location of plant materials.

# COUNCIL REPORT

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Date: 02 October 2018  
File: 7.8.3.124  
To: Warren Waycheshen, CAO - for Mayor and Council  
From: Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development  
Re: Development Permit Application – 1851 Kingfisher

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## **Recommendation**

**THAT Development Permit Application for 1851 Kingfisher Avenue be deferred to 19 November 2018;**

## **Background**

Application was tabled at Regular Meetings on 4 September 2018, and 17 September 2018. Council requested reports addressing public concerns.

Kingfisher Development Corporation applied for a development permit to construct a 5 building, 40-unit townhouse complex at 1851 Kingfisher Avenue. Three buildings are proposed to front onto Kingfisher Avenue, with parking behind the buildings. Two buildings are perpendicular to Kingfisher Avenue. Development will occupy 26.8% of the site with the remainder left as ravine in its natural state. Development layout reflects the advice of a geotechnical engineer. A 9m setback from top of bank is provided. Proposed development complies with *Kitimat Municipal Code* for Residential R3-A1 – Multi-Family – Terrace Zone, and meets Development Permit Guidelines identified in *Official Community Plan*.

## **Staff Comment**

Applicant has indicated that their attendance at the 2 October Council Meeting is not possible due to scheduling conflicts and lack of available hotel rooms in Kitimat. Given delays to-date, the construction window for this year has been missed.

Applicant is seeking further geotechnical assessment to address the concerns of neighbours in regards to bank stability and the ravine. It is requested that decision be deferred to 19 November 2018, with possible extension due to availability of qualified engineer.

## **Public Notice**

Public notice could be re-issued to reflect change in timeline originally advertised. Notice will be sent to properties within 90m of proposed development, plus all property owners and tenants on Margetts and Currie Streets.

**Budget Implications**    None

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Dir. of Finance

**Alternate Options**

1. Council issue Development Permit for 1851 Kingfisher Avenue, conditional on:
  - (a) Site layout and landscaping plans conform with plans titled “Site Plan and Typical Cross-Sections” dated 27/03/2015, and “Landscape” dated 6/11/2015, identification or addition of space for social interaction; and *District of Kitimat* construction and design specifications;
  - (b) Bear resistant refuse storage;
  - (c) No build covenant to protect natural forest on remainder of site;
  - (d) Landscape bond of \$2000 to ensure that landscaping is well established after first year of planting;
  - (e) Legal survey at time of footings or foundation to confirm setbacks from property lines and setback from the ravine are maintained; and
  - (f) Permit expiration of 2 October 2020 if building permit is not issued.
2. Council defer to November without issuing further notice.
3. Another option identified through Council debate.

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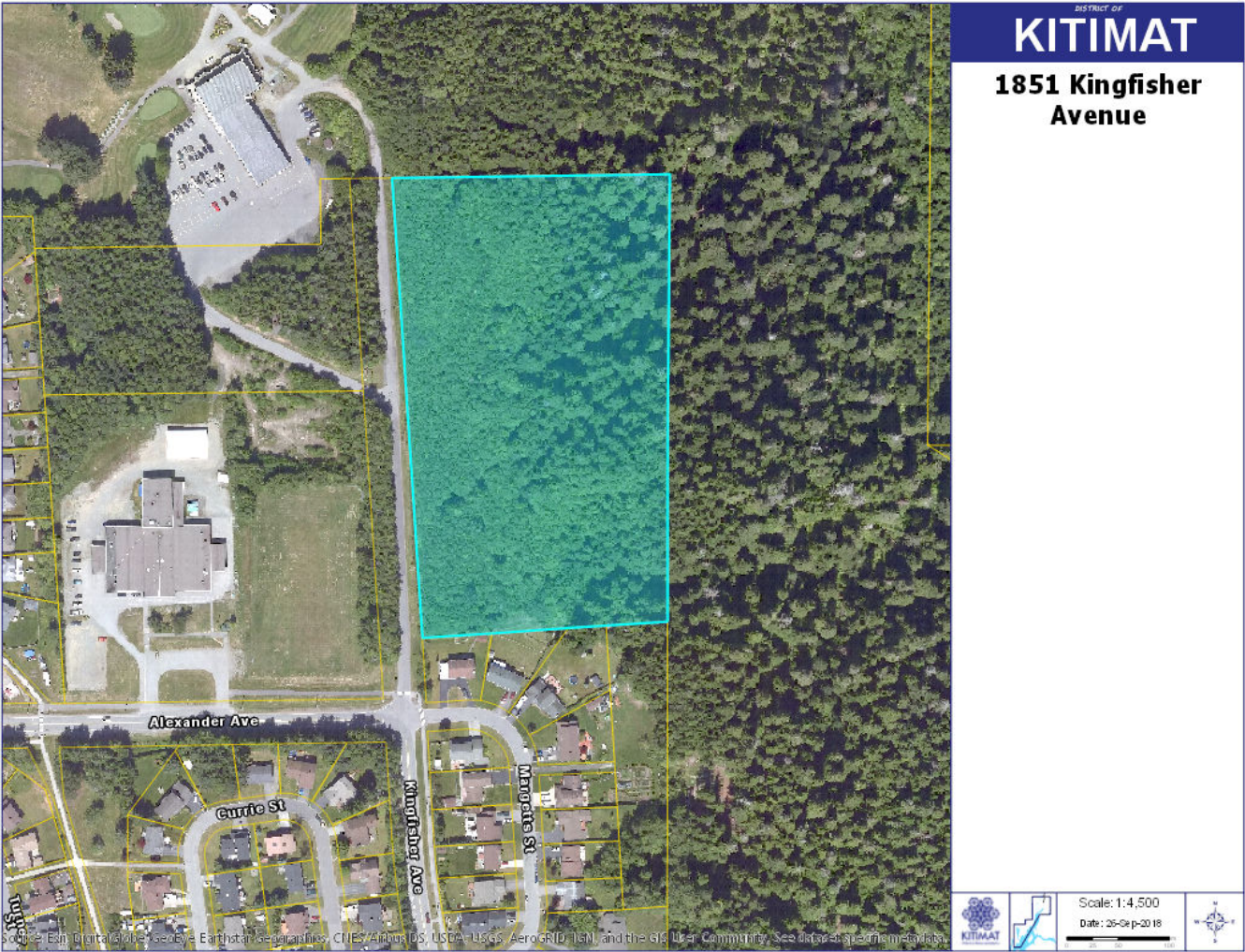
Submitted by:  
Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development

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Approved for Submission:  
Warren Waycheshen, CAO

GJS, CB

Encl: Location Map, Site Plan, Application



# COUNCIL REPORT

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Date: 13 November 2018  
File: 7.8.3.124  
To: Warren Waycheshen, CAO - for Mayor and Council  
From: Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development  
Re: Development Permit Application – 1851 Kingfisher

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## **Recommendation**

**THAT Development Permit Application for 1851 Kingfisher Avenue be deferred to 4 March 2019;**

## **Background**

Kingfisher Development Corporation applied for a development permit to construct a 5 building, 40-unit townhouse complex at 1851 Kingfisher Avenue. Three buildings are proposed to front onto Kingfisher Avenue, with parking behind the buildings. Two buildings are perpendicular to Kingfisher Avenue. Development will occupy 26.8% of the site with the remainder left as ravine in its natural state. Development layout reflects the advice of a geotechnical engineer. A 9m setback from top of bank is provided. Proposed development complies with *Kitimat Municipal Code* for Residential R3-A1 – Multi-Family – Terrace Zone, and meets Development Permit Guidelines identified in *Official Community Plan*.

Application was tabled at Regular Meetings on 4 September 2018, and 17 September 2018. Council requested reports addressing public concerns.

Applicant is seeking further geotechnical assessment to address the concerns of neighbours in regards to bank stability and the ravine. They are also seeking potential partnerships. It is requested that decision be deferred to 4 March 2019, pending further information from the applicant.

## **Public Notice**

Public notice available at the District Office and on District website will be updated to reflect new dates as proposed. When new information is available and date for decisions is set, notice will be sent to properties within 90m of proposed development, plus all property owners and tenants on Margetts and Currie Streets.

## **Budget Implications** None

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Dir. of Finance



### **Alternate Options**

1. Council defer to 4 March 2019, without issuing further notice.
2. Another option identified through Council debate.

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Submitted by:  
Gwendolyn Sewell, MCIP, RPP  
Director of Community Planning & Development

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Approved for Submission:  
Warren Waycheshen, CAO

GJS, CB

