

SUMMARY AND RECOMMENDATION

2. 3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan

Summary: To amend the CD-1 (566) (Comprehensive Development) District and the East Fraser Lands Official Development Plan by-laws to permit secured rental housing and retail uses on Parcels 14 and 19 with no additional floor area, and to increase Parcel 19 floor area by 1,858 square metres (20,000 square feet) to permit a community energy centre. The proposal includes moving the 49-space childcare centre from Parcel 19 to an alternative location in East Fraser Lands.

Applicant: Park Lane River District Developments Ltd. (Wesgroup Properties)

Referral: This item was referred to Public Hearing at the Council Meeting of May 26, 2020.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Park Lane River District Developments Ltd. (Wesgroup Properties) to amend CD-1 (566) By-law No. 10941 to achieve the following changes in Area 1, generally as presented in Appendix A of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan", be approved in principle;
- (i) Amendments to allow secured market rental housing use and retail uses on Parcels 14 and 19 (sub-area 2);
 - (ii) Increase floor area by 1,858 sq. m. (20,000 sq. ft.) to permit a community energy centre on Parcel 19; and
 - (iii) Move the 49-space childcare centre from Parcel 19 to an alternative location in East Fraser Lands;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix C of the Referral Report.

- B. THAT the consequential amendment to the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix B of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan" also be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to amend the East Fraser Lands Official Development Plan By-law, at the time of enactment of the by-law to amend CD-1 (566) By-law No. 10941.

- C. THAT, subject to approval of the amendment to CD-1 (566) By-law No. 10941, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amending by-law, updates to the East Fraser Lands Phase 1 Design Guidelines, generally as presented in Appendix D of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan".
- D. THAT A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditures or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

Note: Recommendations A and B are submitted as a package for Council's consideration, therefore if the proposed By-law in Recommendation A is approved in principle (as is or as amended by Council at its discretion), Recommendation B must also be approved in principle.

[3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan]