

SUMMARY AND RECOMMENDATION

1. ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan

Summary: To adopt the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan (ODP). The ODP is intended to complement the ʔəyalməxw/Iyálməxw/Jericho Lands Policy Statement and establish requirements for permitted floor areas, land uses, housing tenures, public amenities, and development phasing in a by-law.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan”, dated February 25, 2025, (“Report”), referred to Public Hearing at the Council Meeting of March 11, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan, generally as attached in Appendix A, to regulate future rezoning applications and development of the Jericho Lands.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an Official Development Plan By-law generally in accordance with Appendix A of the Report.

- B. THAT Recommendation A 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 any requirements pursuant to the Official Development Plan 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.

[ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan]