



## Committee of the Whole Report

For the Meeting of May 22, 2025

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**To:** Committee of the Whole **Date:** May 8, 2025

**From:** Karen Hoesle, Director, Planning and Development

**Subject:** **Update Report for Rezoning Application No. 00796 for 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street and associated Official Community Plan Amendment**

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### RECOMMENDATION

1. That Council instruct the Director of Planning and Development to prepare the necessary Official Community Plan amendment bylaw in accordance with section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in the staff report dated February 18, 2025 for 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street
2. That first and second reading of the Official Community Plan and Zoning Regulation Bylaw amendments (collectively, the “Bylaw Amendments”) be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
  - a. Provision of a Master Development Agreement to secure:
    - i. Phasing with associated utility and frontage upgrades, with the first phase including the provision of an air space parcel for a not-for-profit art gallery or other cultural facility, a public plaza, a mid-block lane, utility relocation (including underground of Hydro on Discovery Street, and approximately **87 units** secured rental dwelling units. Subsequent phases (DA1,2,3) or (DA 5) can occur in any order, however **DA3 cannot apply for a development permit unless the partial harbour pathway is constructed or included in the application for DA3, and DA1 and DA2 include their adjacent amenities and DA 5 must include approximately 52,400 sf (70 units) secured rental dwelling units.**
    - ii. Provision and maintenance of a continuous waterfront pathway (Harbour Pathway) from the property’s southernmost boundary to its northern most boundary, including a 5m Statutory Right of Way over the entire portion of

pathway that secures public access 24 hours a day, 7 days a week, with limited restrictions when required to support marine industrial uses.

- iii. Provision and maintenance of an alternate, interim pathway route along Discovery Lane with 3m sidewalks, pedestrian lighting, and tree planting and a 5.0m SRW, east of buildings W1 and W2. This pathway will accommodate a public access route while the Harbour Pathway is closed to accommodate marine industrial uses on the waterfront.
- iv. Interim site conditions.
- v. Provision and maintenance of a SRW for a portion of the Harbour Pathway with a width of between 5m and 10m and an area no less than **430m<sup>2</sup>**, open to public access 24 hours a day, 7 days a week.
- vi. Provision and maintenance of a volumetric SRW between buildings W6 and W7 to secure public access between Store Street and the waterfront, and for the realignment of the storm drain, of an area no less than **670m<sup>2</sup>** and a width no less than **5.0m** that includes underground utilities, a publicly accessible/ universally accessible elevator and is open to the public between 8am and 8pm.
- vii. Provision and maintenance of a SRW over a public plaza at the corner of Chatham and Store Street of an area no less than **700m<sup>2</sup>** open to the public 24 hours a day, 7 days a week.
- viii. Provisions and maintenance of a 6m wide volumetric SRW on the mid-block lane between Chatham and Discovery Streets to be open for public access between 8am and 8pm, 7 days a week.
- ix. Provision and maintenance of a 6m wide SRW **for the length of the** Government Street **frontage** and to secure the retention of the existing street trees.
- x. Provision of a 3.0 m wide SRW at the northern most boundary of Development Area 2 and Development Area 3.
- xi. Provision of an airspace parcel to be provided to a not-for-profit art gallery or other cultural institution at no cost and of a size no less than 1416m<sup>2</sup>.
- xii. Provision of a plaza in the area designated for an air space parcel for an art gallery or other cultural institution should construction not commence prior to submitting a development permit within the last development area.
- xiii. Encroachment agreements for decorative features that may extend over the City ROW, prior to applying for a building permit.
- xiv. Provision of a 4.5m x 9m SRW on a portion of the plaza at Chatham and Store Street to accommodate a below grade sewer pump station.
- xv. Provision of a 3.0m underground parkade setback on Chatham Street to accommodate the location of mature trees.
- xvi. Land use and noise and nuisance mitigation measures identified within report by a qualified professional at each DP phase to ensure residential and industrial land use compatibility.
- xvii. Green building/ sustainability measures including a commitment to provide:

- a. a report that demonstrates how the proposed stormwater designs will meet the City's Rainwater Management Standards required prior to DP issuance.
- xviii. TDM measures where parking standards are not met to the satisfaction of the Director of Planning.
- xix. Provision of proposed shoreline design and bank retention details, prior to a development permit application being submitted for development proposals within DA1 and DA2.
- xx. Heritage designation and seismic upgrading of 1824, 1900 and 1910 Store Street in association with the DP applications for these properties.
- xxi. Subsequent Development permit applications to meet the family housing policy if over 50% of the floor area is for residential use.**
- b. Provisions of the following frontage improvements that are in addition to the standard works and services required in the Subdivision and Development Servicing Bylaw:
  - i. Store Street, for the full street width from Chatham to Discovery Street, as an All Ages and Abilities shared use roadway that is traffic calmed, grade-raised, of higher quality materiality, and that supports time-limited vehicle closures for public events.
  - ii. Chatham Street frontage that includes one-way protected bike lanes, widened sidewalks, street trees, and a midblock pedestrian crossing consistent with the Downtown Public Realm Plan, Downtown Core Area Plan and Greenway objectives.
  - iii. Discover Street, for the full street width from Store Street to Government Street, that accommodates an enhanced public realm and spaces for performance and festival uses, consistent with the Burnside Gorge Neighbourhood Plan.
- c. Housing agreement to secure no less than 117, 825 square feet (approximately 157 units) of purpose-built market, residential rental units in perpetuity, located within DA-4 and DA-5.
- d. Cost sharing agreement for the design and construction of frontage upgrades north of the centre line on Discovery Street between Store and Government Street.
- e. All required main extensions or realignments of storm drains and sanitary sewers to the satisfaction of the Director of Engineering.
- f. The Requirements of the Sanitary Attenuation Report.
- 4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

## EXECUTIVE SUMMARY

The purpose of this report is to provide Council an update on the OCP amendment and Rezoning Application for the property located at 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street (the Site). Since the application was presented to Committee of the Whole on May 2, 2024, the applicant has worked with staff to address the conditions set by Council and has resubmitted revised plans for consideration. The majority and most salient aspects of the council motion have been addressed with the plan resubmission, however, deviations from the motion are also proposed along with plan changes. The bolded text within the recommended motion identifies these changes.

This report also provides an update on the correspondence received from the opportunity for consultation on the OCP amendments, which is required pursuant to section 475 of the *Local Government Act*.

## BACKGROUND

The proposal is to rezone two city blocks within the Downtown and Burnside Gorge neighbourhoods from the currently zoned M-3 (Heavy Industrial District), M3-G (Government Heavy Industrial) and CA-3C (Old Town District) zones to a new comprehensive development zone to increase the density and height, and to allow residential and a variety of other uses.

The application came before Council on May 16, 2024, where the following resolution was approved:

1. *That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 29, 2024 for 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street.*
2. *That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set once the following conditions are met:*
  - a. *Allow for a maximum density in Block B of approximately 4.4 FSR (14 storeys max), distributed across Block B, and allow for an 8th storey at W5 (an increase in FSR of 0.07 for a total of 2.05 FSR for Block A), to support the site's overall lower massing reconfiguration and waive the requirement for additional CALUC meeting.*
  - b. *Revise plans to include an alternate interim harbour pathway route along Discovery Lane with 3m sidewalks, pedestrian lighting, and tree planting and a 5.0m SRW, east of buildings W1 and W2. This pathway will provide a public access route while the Harbour Pathway is closed to accommodate marine industrial uses on the waterfront.*
  - c. *Revise plans to include a 5m underground parking setback from the property line on the west side of the plaza on Store Street to allow for mature trees.*
  - d. *Revise plans to include frontage improvements surrounding the site to the satisfaction of the Director of Engineering, for the purposes of securing these improvements as a condition of Rezoning, include:*
    - i. *Store Street, for the full street width from Chatham to Discovery Street, as an All Ages and Abilities shared use roadway that is traffic calmed, grade-raised,*

- of higher quality materiality, and that supports time-limited vehicle closures for public events.*
- ii. Chatham Street frontage that includes one-way protected bike lanes, widened sidewalks, street trees, and a midblock pedestrian crossing consistent with the Downtown Public Realm Plan, Downtown Core Area Plan and Greenway objectives.*
  - iii. Discovery Street, for the full street width from Store Street to Government Street, that accommodates an enhanced public realm and spaces for performance and festival uses, consistent with the Burnside Gorge Neighbourhood Plan, delineating the extent of work to be considered for cost sharing by the City on the portion of the roadway north of the centreline.*
- e. Revise plans to retain trees 276, 277, 278.*
  - f. Revise plans to provide an underground parking setback on Chatham Street to allow for a 4.5m x 9m below-grade sanitary pump station expansion, including an SRW or road dedication.*
  - g. Provide a landscape plan showing an enlarged plaza area on the air space parcel as an alternative amenity in the event that the development of a not-for-profit art gallery or other cultural facility is unsuccessful.*
  - h. Provide a plan that illustrates the scope of works to enter into an agreement to cost share the design and construction related costs for improvements on Discovery Street north of centreline and up to property line that are above and beyond typical frontage improvements.*
  - i. Remove references to undefined land-uses and automotive sales, parkade, parking lot and storage facility land uses on the plans and the rezoning booklet.*
  - j. Provide a replacement tree plan to show how the siting and soil volume requirements of the tree bylaw will be met on private property.*
  - k. Confirm that proposed buildings W1, W2 and W8 meet BC Building Code requirements for Access Route Design (BCBC 3.2.5.6.) and/ or revise plans to ensure this code requirement is met.*
  - l. Provide a sewer attenuation report that identifies attenuation requirements for the development as a whole.*
  - m. Confirm commitment to heritage designate the three existing heritage registered buildings on-site.*
- 3. That subject to approval in principle at the public hearing, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development, Director of Engineering and Public Works, Director of Parks, Recreation and Facilities and form satisfactory to the City Solicitor prior to adoption of the bylaw:*
- a. Provision of a Master Development Agreement to secure:*
    - i. Phasing with associated utility and frontage upgrades, with the first phase including the provision of an air space parcel for a not-for-profit art gallery or other cultural facility, a public plaza, a mid-block lane, utility relocation*

*(including underground of Hydro on Discovery Street, and Telus / Shaw on Government Street) and 120,000 square feet (approximately 160 units) secured rental dwelling units. Subsequent phases (DA1,2,3) or (DA 5) can occur in any order, however DA1,2,3 must occur concurrently and provide the Harbour Pathway and its associated SRW.*

- ii. Provision and maintenance of a continuous waterfront pathway (Harbour Pathway) from the property's southernmost boundary to its northern most boundary, including a 5m Statutory Right of Way over the entire portion of pathway that secures public access 24 hours a day, 7 days a week, with limited restrictions when required to support marine industrial uses.*
- iii. Provision and maintenance of an alternate, interim pathway route along Discovery Lane with 3m sidewalks, pedestrian lighting, and tree planting and a 5.0m SRW, east of buildings W1 and W2. This pathway will accommodate a public access route while the Harbour Pathway is closed to accommodate marine industrial uses on the waterfront.*
- iv. Interim site conditions.*
- v. Provision and maintenance of a SRW for a portion of the Harbour Pathway with a width of between 5m and 10m and an area no less than 478m<sup>2</sup>, open to public access 24 hours a day, 7 days a week.*
- vi. Provision and maintenance of a volumetric SRW between buildings W6 and W7 to secure public access between Store Street and the waterfront, and for the realignment of the storm drain, of an area no less than 745m<sup>2</sup> and a width no less than 5.4m that includes underground utilities, a publicly accessible/ universally accessible elevator and is open to the public between 8am and 8pm.*
- vii. Provision and maintenance of a SRW over a public plaza at the corner of Chatham and Store Street of an area no less than 780m<sup>2</sup> open to the public 24 hours a day, 7 days a week.*
- viii. Provisions and maintenance of a 6m wide volumetric SRW on the mid-block lane between Chatham and Discovery Streets to be open for public access between 8am and 8pm, 7 days a week.*
- ix. Provision and maintenance of a 6m wide SRW on Government Street for a linear park of approximately 442m<sup>2</sup> and to secure the retention of the existing street trees.*
- x. Provision of a 3.0 m wide SRW at the northern most boundary of Development Area 2 and Development Area 3.*
- xi. Provision of an airspace parcel to be provided to a not-for-profit art gallery or other cultural institution at no cost and of a size no less than 1416m<sup>2</sup>.*
- xii. Provision of a plaza in the area designated for an air space parcel for an art gallery or other cultural institution should construction not commence prior to submitting a development permit within the last development area.*
- xiii. Encroachment agreements for decorative features that may extend over the City ROW, prior to applying for a building permit.*

- xiv. *Provision of a 4.5m x 9m SRW on a portion of the plaza at Chatham and Store street to accommodate a below grade sewer pump station.*
- xv. *Provision of a 5m underground parkade setback on Chatham Street to accommodate the location of mature trees.*
- xvi. *Land use and noise and nuisance mitigation measures identified within report by a qualified professional at each DP phase to ensure residential and industrial land use compatibility.*
- xvii. *Green building/ sustainability measures including a commitment to provide:*
  - 1. *green roofs as indicated on page 54 of the Rezoning Booklet dated June 16, 2023*
  - 2. *a rain garden and wetland water treatment feature at the waterfront edge, used to treat stormwater prior to its discharge into the harbour*
  - 3. *storm water treatment features as indicated on page 50 of the Rezoning Booklet dated June 16, 2023*
  - 4. *a report that demonstrates how the proposed stormwater designs will meet the City's Rainwater Management Standards required prior to DP issuance.*
- xviii. *TDM measures where parking standards are not met to the satisfaction of the Director of Planning.*
- xix. *Provision of proposed shoreline design and bank retention details, prior to a development permit application being submitted for development proposals within DA1 and DA2.*
- xx. *Heritage designation and seismic upgrading of 1824, 1900 and 1910 Store Street in association with the DP applications for these properties.*
- b. *Provisions of the following frontage improvements that are in addition to the standard works and services required in the Subdivision and Development Servicing Bylaw:*
  - i. *Store Street, for the full street width from Chatham to Discovery Street, as an All Ages and Abilities shared use roadway that is traffic calmed, grade-raised, of higher quality materiality, and that supports time-limited vehicle closures for public events.*
  - ii. *Chatham Street frontage that includes one-way protected bike lanes, widened sidewalks, street trees, and a midblock pedestrian crossing consistent with the Downtown Public Realm Plan, Downtown Core Area Plan and Greenway objectives.*
  - iii. *Discover Street, for the full street width from Store Street to Government Street, that accommodates an enhanced public realm and spaces for performance and festival uses, consistent with the Burnside Gorge Neighbourhood Plan.*
- c. *Housing agreement to secure no less than 120,000 square feet (approximately 160 units) of purpose-built market, residential rental units in perpetuity at building S1 in Phase 1.*

- d. *Cost sharing agreement for the design and construction of frontage upgrades north of the centre line on Discovery Street between Store and Government Street.*
  - e. *All required main extensions or realignments of storm drains and sanitary sewers to the satisfaction of the Director of Engineering.*
  - f. *The Requirements of the Sanitary Attenuation Report.*
4. *That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.*
  5. *That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

### **OCP Amendment**

1. *That Council instruct the Director of Sustainable Planning and Community Development to explore the possibility of amending the Official Community Plan to amend the Core Employment Urban Place Designation of 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street to change the location of permitted residential uses from the south half of the block bounded by Discovery, Chatham, Government and Store Street and to increase the density of this block from 3.0:1 FSR to approximately 4.4: 1 FSR and to permit residential uses within the block west of Store Street, south of Discovery Street and North of Swift Street, and to increase building heights.*
2. *That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:*
  - a. *those within a 200 m radius of the subject property*
  - b. *the Songhees and Esquimalt First Nations*
  - c. *the Port of Victoria/ Transport Canada*
  - d. *Gorge Waterway Initiative.*
3. *That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act, and direct the Director of Sustainable Planning and Community Development to:*
  - a. *mail a notice of the proposed OCP Amendment to the persons organizations, and authorities listing in 2 a-d.*
  - b. *post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.*

The applicant has now responded to the conditions contained in the May 16, 2024 motion which allows a public hearing date to be set. However, a number of deviations and inconsistencies with the council motion are proposed which are discussed in this report and identified in the recommended motion, should council wish to accept these changes.



## ANALYSIS

The following section identifies the plan changes made to be consistent with the council motion and what aspects of the application remain inconsistent with the motion.

### Plan Revisions

The council motion set out several plan revisions required prior to considering the zoning bylaw amendments. The primary revisions relate to lowering the building heights from twenty and fifteen storeys to fourteen storeys each, for the two towers in Block B, raising the building height in Block A from seven to eight storeys and increasing the overall site density from 3.0:1 Floor Space Ratio (FSR) to 3.14:1 FSR. Additionally, the council motion permitted residential uses to be closer to the industrial lands to the north. Several other revisions were also set out within the council motion, all of which were addressed with a few exceptions.

The exceptions and plan changes that are not consistent with the council motion include:

- a reduction in amenity areas (plaza area, waterfront pathway area)
- a reduction in the proposed commitment to green roof areas and stormwater management aspects
- removal of a proposed water feature at the harbour edge
- removal of the commitment to underground Telus and Shaw services on Government Street
- a minor reduction in the underground parking setback to support large trees within the plaza area
- a minor reduction in the area and number of rental units proposed
- minor refinements to the proposed phasing.

### Amenity Area Reduction

The council motion sought to secure 780 m<sup>2</sup> for the plaza area. The applicant has proposed to reduce this to 700m<sup>2</sup>, a reduction of ~11%. The rationale proposed by the applicant for this change is to accommodate a more flexible design for the adjacent proposed buildings.

Similarly, the harbour pathway statutory right of way area is proposed to be reduced from 478m<sup>2</sup> to 430m<sup>2</sup>, again to accommodate flexibility for the future development permit applications.

The proposed pathway connection from the harbour to Store Street, running between the two heritage buildings (labelled as Flour and Rice Alley), is also proposed to be reduced in size from 745m<sup>2</sup> to 680m<sup>2</sup>.

All of these changes are premised on allowing the developer a greater degree of flexibility when future development permit applications are submitted.

### Green Building/Sustainability Features

The council motion specified that the applicant was to commit to the provision of the stormwater features shown in the application plans and booklet. This included features such as: rain gardens, green roofs, bioswales, tree soil cells, permeable pavers, rain barrels or cisterns, and a feature wet swale as part of the shoreline.

### Green Roof Area

The council motion specified that the area of green roofs to be secured as part of the Master Development agreement (MDA) should be the same as what was shown on the applicant's plans. It is now proposed to reduce this by approximately seventy percent (70%) as indicated in the below image comparison.

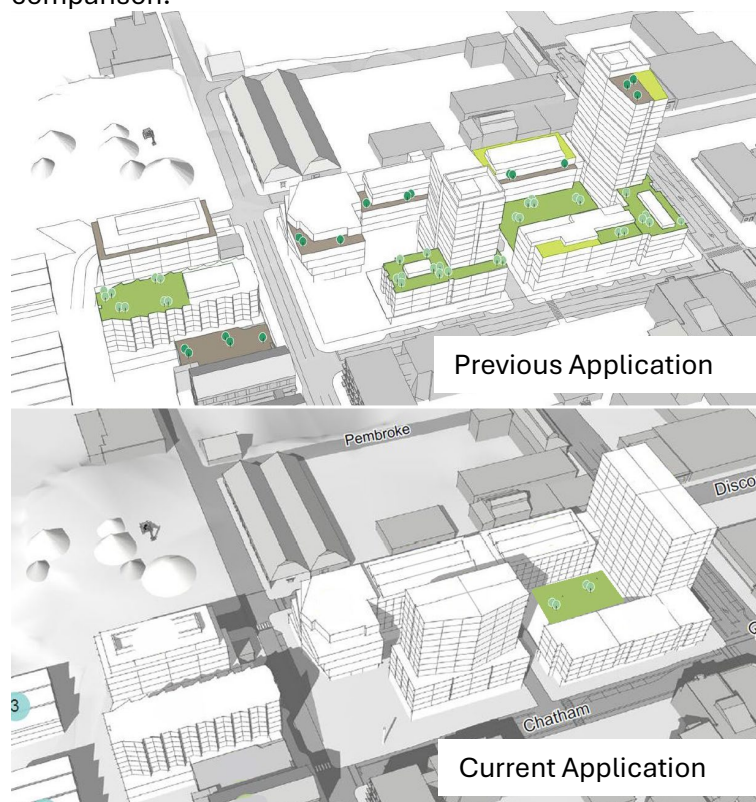


Fig. 1

### Water Feature

The council motion sought to secure a rain garden and wetland water treatment feature at the waterfront edge, used to treat stormwater prior to its discharge into the harbour, as illustrated in the below image (outlined in a red dashed line). This aspect of the application is no longer proposed to be committed to.

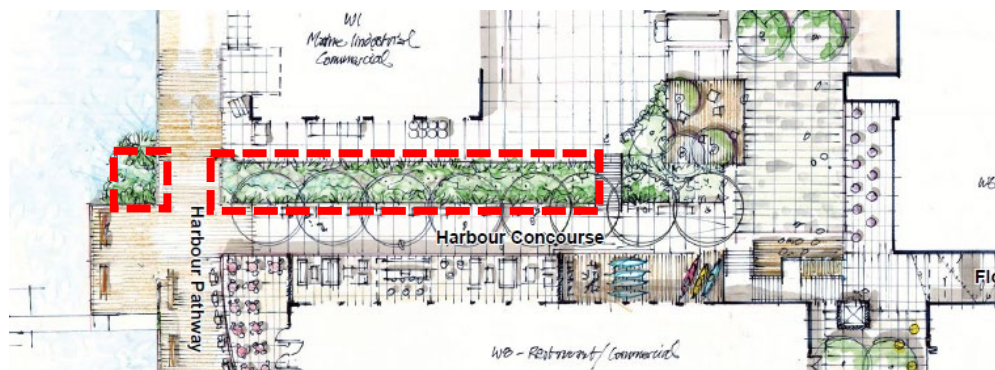


Fig. 2

The revised submission notes that these design features will be addressed with subsequent development permit applications. Typically, during a rezoning application, a commitment to these aspects of an application is secured because the city conveys development rights and assesses a rezoning based on an application's consistency with the goals and objectives set out in the OCP. If those features are not secured as part of a rezoning, but promised in future applications, then those features are not considered as part of the application, which ultimately reduces the application's consistency with the OCP and undermines its supportability.

#### Under-grounding Telecommunication Services

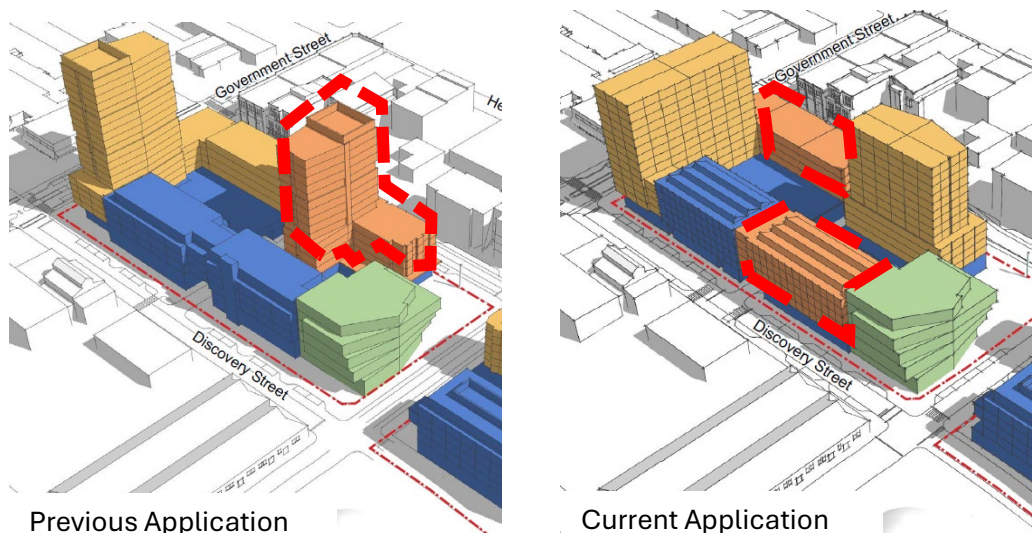
The council motion indicated that as part of phase 1 of the proposal, Telus and Shaw services were to be undergrounded along Government Street. Preliminary discussions with Telus regarding these overhead services revealed that this overhead line is the main communication trunk line for all streets branching off Government Street. Therefore, undergrounding the overhead lines would be difficult as it will require underground upgrades across Government Street to facilitate communications to the east side of Government Street. However, undergrounding only in front of the project frontage along Government Street is still possible and the applicant has advised that this will be taken into consideration during the detailed design process, and has removed their commitment at this time.

#### Underground Parking Setback

An underground parking structure setback of five metres was outlined in the council motion to be provided along Government Street to support the provision of long term, large canopy trees. The applicant has reduced this to three metres. This width still can support large canopy, long term trees however, it is less than the design guidelines speak to.

#### Reduced Rental Units

The previous council motion specified that the first phase of the project was to include the totality of the proposed rental housing, approximately 160 units. Amendments to the proposal have now shifted the rental housing into two phases, the first and a subsequent phase (Development Area 5) that could occur at the developer's discretion. The number of units and area devoted to rental units is also slightly less, down from 160 to 157 units, but in general terms this reduction is immaterial to the overall proposal. Language is provided in the updated motion to capture this, and the images below illustrate the change with the rental units outlined in a red dashed line.



**Fig. 3**

### Phasing Changes

The primary benefit to the developer from the proposed rezoning of Block A was the allowance of residential uses in an area where previously these uses were not envisioned. Because of this, the phasing conditions set out in the previous council motion sought to ensure that development areas within Block A (DA1, DA2, and DA3), all occurred concurrently to ensure that the associated amenities were provided prior to, or in association with, the realization of this benefit.

Through a subsequent analysis, a more nuanced approach to the phasing has been proposed to accommodate a variety of scenarios that were previously unaccounted for. With this, a variety of phasing scenarios are proposed that accommodate the development of each of the development areas independently, while also ensuring that their associated amenities are provided. These changes to the phasing approach also, most importantly, ensure that the harbour pathway is realized in a way that accommodates a variety of development scenarios but also ensures its construction prior to the development of DA3, which is the residential portion of Block A.

### **OFFICIAL COMMUNITY PLAN REFERRAL**

Notification of the proposed Official Community Plan Amendment was mailed to properties within a 200m radius of the subject properties on January 20, 2025, and a notice was posted on the City's website, inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for consideration. The comment period ended on February 19, 2025 and out of 998 notifications mailed out, six (6) responses were received, which is a 0.6% response rate. A general summary of the commentary received is provided below.

The responses identified the following areas of support:

- provision of needed housing
- improvement to the neighbourhood in terms of vibrancy, livability and revitalization of the area.

The responses identified the following areas of concern:

- insufficient existing infrastructure and parking spaces to support this significant rise in traffic and population
- building height too high for the area context
- proximity of residential areas to industrial areas and the potential for diminished/ unsafe living conditions.

Additional correspondence was received from the Gorge Waterway Initiative. A copy of their letter is attached for reference. The main points highlighted included:

- increasing the commitment to green roofs, rain gardens, stormwater treatment and retention areas and permeable paving; and including stronger language in the proposal to secure these features.
- adding more specific design details and criteria to ensure some form of shoreline restoration is achieved inline with Green Shores principles
- limiting the construction of overwater structures and vertical walls
- including marine concrete products specifically designed to support habitat complexity for marine species (potentially including Olympia oysters) and ensuring that piles should not be made of creosote treated wood
- requiring that the applicant commit to Urban Site Certification with Salmon Safe BC
- adding a commitment to create opportunities for education and public interaction with the marine environment including signage and viewing areas along the pathway.

Many of the suggestions proposed are achievable and, should council wish for the applicant to consider these, a motion can be added to the recommendation for the applicant to explore prior to the required public hearing.

## **CONCLUSIONS**

The Official Community Plan Amendment referral period has concluded, and correspondence received has been attached for Council's consideration. The revised proposal also responds to the majority of revisions requested within the previous council motion. However, several deviations from that motion are also included that reduce the application's consistency with the OCP and diminish the extent of amenities offered. While some of these changes are immaterial to the application or are logical based on further refinements, some also reflect a deterioration of the application that council may wish to not support. That said, in general terms, the application remains consistent with the central points of the council motion, therefore, the recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Miko Betanzo  
Senior Planner, Urban Design  
Development Services

Karen Hoese, Director  
Planning and Development Department

**Report accepted and recommended by the City Manager.**

## List of Attachments

- Attachment A – Letter to Mayor and Council dated November 14, 2024
- Attachment B – Council Resolution Review dated November 13, 2024
- Attachment C - Revised plans date stamped November 21, 2024
- Attachment D – COTW Report from the meeting held May 2, 2024
- Attachment E – Correspondence and OCP Consultation Correspondence
- Attachment F – Correspondence from the Gorge Waterway Initiative dated April 5, 2025
- Attachment G – Appendix E Drawings dated November 13, 2024
- Attachment H – SRW Drawings dated March 13, 2025.