



## **Council Report**

### **For the Meeting of February 9, 2017**

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**To:** Council **Date:** February 3, 2017  
**From:** C. Coates, City Clerk  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1086) No. 17-019

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### **RECOMMENDATION**

That Council consider first and second readings of Bylaw No. 17-019.

### **BACKGROUND**

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 17-019.

The issue came before Council on January 26, 2017 where the following resolution was approved:

#### **Rezoning Application No. 00430 for 1303 Dallas Road – Clover Point Pump Station**

1. That Council receive and file Bylaw No. 14-033.
2. That Council approve the Design Guidelines and Specifications for the Public Realm Improvements and Cycle Track for inclusion in the Clover Point Pump Station and Conveyance Pipe License of Occupation Agreements.
3. That Council accept the following public realm improvements and that these improvements be secured in the Licences of Occupation with the requirement that the final approval of the location and design of these improvements is made by Council to permit the Capital Regional District to occupy and expand the existing Clover Point Pump Station and install a conveyance pipe along Dallas Road:
  - i. public viewing plaza
  - ii. bike-pedestrian node to transition from the pedestrian path to the viewing plaza
  - iii. benches, bike kitchen (facilities for bicycle maintenance and repair), bike racks and water fountain
  - iv. public washrooms
  - v. two replanted grassed open spaces to the west and east of the plaza
  - vi. pedestrian paths connecting to the Ross Bay seawall
  - vii. separated bike path from the north edge of the zoned area to Dallas Road
  - viii. intersection improvements at Clover Point Road and Dallas Road
  - ix. cycle track along Dallas Road from Clover Point to Dock Street
  - x. interpretive signage and wayfinding signs at the Plaza and along the Cycle Track
  - xi. barrier-fencing between the cycle track and the off-leash dog areas along Dallas Road where potential conflicts may occur.
4. That Council accept the conceptual conveyance pipe alignment with the requirement that the final approval is by Council.

5. That Council authorize the Mayor and the City Clerk to execute Licences of Occupation consistent with the requirements of recommendation 3 and in a form satisfactory to the City Solicitor for the Clover Point Pump Station and the conveyancing along Dallas Road; such licences to be subject to adoption of the S-10-CP Zone, Services Clover Point District.
6. That Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No.00430 for 1303 Dallas Road, that first and second reading of the Zoning Regulation Amendment bylaw be considered by Council and a Public Hearing date be set by staff subject to the execution of the Licences of Occupation and all documents associated with this transaction be submitted to the City.
7. That Council direct staff to explore the possibility of having electric vehicle charging stations at Clover Point.
8. That Council direct staff to hold a community workshop on the design elements of Clover Point and the bikeway within the approved design guidelines.
9. That Council direct staff to consult with the artist in residence and the aboriginal artist in residence for consideration of the inclusion of public art.
10. That Council approve the revised Design Guidelines in relation to the Dallas Road Cycle Track.

Respectfully submitted,



Chris Coates  
City Clerk



Jocelyn Jenkyns  
Deputy City Clerk

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



**Date:** February 3, 2017

**List of Attachments:**

Appendix A: Zoning Regulation Bylaw, Amendment Bylaw (No. 1086) No. 17-019

Appendix B: Rezoning Application No. 00430, January 26, 2017 Committee of the Whole Report

Appendix C: Revised Design Guidelines, January 26, 2017 Council Report