



Corporate

NO: R229

Report

COUNCIL DATE: November 19, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	November 9, 2001
FROM:	General Manager, Planning & Development	FILE:	2350-013
SUBJECT:	Fleetwood Town Centre OCP Amendment		

RECOMMENDATION

It is recommended that Council:

1. Approve the proposed amendment to Official Community Plan By-law No. 12900 to change the land use designation for the west portion of 8632 - 160 Street from Urban to Town Centre, to be consistent with the Fleetwood Town Centre Land Use Plan (Appendix II); and
2. Instruct the City Clerk to introduce the necessary amendment by-law.

INTENT

The intent of this report is to seek Council's authority to proceed with an OCP redesignation for a property in Fleetwood, to ensure consistency between the OCP and the Fleetwood Town Centre Land Use Plan.

BACKGROUND

On December 4, 2000, Council received Corporate Report No. C016 and approved the Fleetwood Town Centre Land Use Plan and Urban Design Concept. At that time, preparation of a By-law to amend OCP Bylaw No.12900 was also authorized. The changes were required to bring the land use designations on several properties in line with the Fleetwood Town Centre Land Use Plan.

The amending By-law (No. 14435) received first and second readings on June 4, 2001. Immediately prior to the July 23, 2001 Public Hearing, the Planning and Development Department requested that Council amend By-law No. 14435 by deleting 8632 - 160 Street from the By-law due to an inconsistency in the proposed OCP designation and the Fleetwood Town Centre Land Use Plan. Staff advised Council that a subsequent OCP redesignation would be forwarded to Council in the fall. By-law No. 14435 received final adoption on July 23, 2001.

DISCUSSION

The property at 8632-160 Street is a large, u-shaped lot that fronts onto both 160 and 161 Streets (Appendix I). According to the Fleetwood Town Centre Land Use Plan, this site is intended for both Town Centre uses and medium density townhouses. The entire lot, however, is designated Urban in the Official Community Plan.

The portion of the property that fronts onto 161 Street is situated directly across the street from an existing single family residential area. Given the proximity of this stable, lower density area, the Fleetwood Town Centre Land Use Plan proposes medium density townhouses for the rear of the lot. This will help ensure that a compatible transition to the single family neighbourhood is achieved. The Town Centre OCP designation, and the potential for higher density residential uses, would be inappropriate in this location. The Urban designation should thus be maintained for the rear (east) half (approximately 96 metres) of the property (Appendix II).

The front (west) portion of the property is intended to be developed with village commercial uses such as restaurants, cafes and other local services for the Fleetwood community. The higher density Town Centre designation is appropriate for the front half of the lot and should coincide with the centreline of a future north-south lane, aligned with 160A Street.

Staff have discussed the proposed redesignation from Urban to Town Centre of the western portion of 8632 - 160 Street with the property owner, Dr. Andrew Louie. Dr. Louie expressed his previously stated preference for a Town Centre designation over the entire property. He also said that he was aware of the need for an appropriate interface with the single family area across 161 Street. There is currently no land development application on the subject site. Retaining the Urban designation on the rear (east) portion is more consistent with the objectives of the Fleetwood Town Centre Land Use Plan and will better guide land development applications anticipated in the future.

CONCLUSION

The Fleetwood Town Centre Land Use Plan was adopted by Council to encourage a vibrant and compact neighbourhood core supported by a range of housing options. The vision is of a community where existing and future residents are well served by commercial and recreational opportunities and development is compatible with its surroundings. The proposed OCP redesignation will complete the previously initiated program of bringing the Official Community Plan in line with the Fleetwood Town Centre Land Use Plan. It is recommended that Council approve the proposed amendment to the OCP and instruct the City Clerk to introduce the necessary by-law.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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