

AGENDA ITEM NO: 7.9

MEETING DATE: August 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT Castillo Developments Inc.
Rezoning / 45651 Alma Avenue, 5478,
5462, 5456, 5446 Vedder Road, 5471,
5477, 5487 Viola Street DATE: July 23, 2024

DEPARTMENT Planning Department
RZ001437 PREPARED BY: Adam Roberts / mb


1. SUMMARY OF ISSUE:

The applicant requests to amend the 2040 Official Community Plan designation of 5471 Viola Street, 45651 Alma Avenue and portions of 5446 and 5456 Vedder Road from "South Vedder Commercial Core" to "Apartment Residential" as per the South Vedder Neighbourhood Plan, and rezone all subject properties from the CS1 (Service Commercial), C2 (Local Commercial) and R1-A (Urban Residential) Zones to a new CD-27 (Comprehensive Development-27) Zone to facilitate construction of a mixed-use commercial and residential development

Under Section 475 of the *Local Government Act*, a local government is required to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this instance, as First Nations and other provincial/federal agencies were consulted during the creation of the overall South Vedder Neighbourhood Plan, pre-consultation is not considered necessary at this time as the proposal is not anticipated to have any impacts on the interests of these authorities/agencies.

2. RECOMMENDATION:

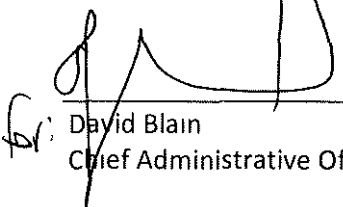
Recommendation that Council direct staff to not pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation of 5471 Viola Street, 45651 Alma Avenue and portions of 5446 and 5456 Vedder Road from "South Vedder Commercial Core" to "Apartment Residential" as per the South Vedder Neighbourhood Plan (RZ001437).



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



for: David Blain
Chief Administrative Officer