

## **OPENING STATEMENT OF PUBLIC HEARING / MEETING**

### **PURPOSE AND CONDUCT**

One Public Hearing and two Public Meetings have been called to consider the following:

#### **PUBLIC HEARING:**

**BYLAW 2519: OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519**

**PURPOSE:** Bylaw 2519 is proposed to implement updates to the City's Official Community Plan (OCP) and would amend the OCP with changes to the following sections: Land Use, Development Permit Areas (Form/Character/Sustainability), Mature Neighbourhood Infill Development Permit Area Guidelines, East Side Large Lot Infill Development Permit Area Guidelines, Development Permit Areas (Environmental), Schedule A - Land Use Plan, and Schedule B - Form and Character Development Permit Areas, in addition to replacing all references to "Duplex" and "Triplex" with "Houseplex".

The OCP applies to all lands in the City. The proposed OCP amendments apply to Small Scale Multi-Unit Housing (SSMUH) forms that the City was mandated to facilitate under the *Local Government Act* (LGA) through Bill 44 - 2023 Housing Statutes (Residential Development) Amendment Act, 2023. These amendments will streamline the processing of development permits for SSMUH, making implementation easier.

Bylaw 2519 also includes removing the East Side Large Lot Development Permit Area (Form & Character) and replacing it with the Multi-Family Development Permit Area (Form & Character). In conjunction with this Development Permit Area change, those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation are proposed to be changed from East Side Large Lot Infill Area to Town Centre Transition. Policy changes are also proposed to the Town Centre Transition designation to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if

redesignated. There is no increase or change in density beyond what has been mandated by the Province with the SSMUH.

The properties in the following area are proposed to have their land use designation change from East Side Large Lot Infill to Town Centre Transition, and their Development Permit Area changed from East Side Large Lot Infill to Multi-Family:

- The properties east of Peace Arch Hospital, bounded by North Bluff Road, Russell Avenue, Finlay Street and Maple Street (which includes the ALTUS building at 1556 Finlay Street)
- East side of Maple Street between North Bluff Road and Russell Avenue (1500-block of Maple Street)
- The property at 15738 North Bluff Road (south of North Bluff Road, between east of Lee Street and west of Kent Street)

**PUBLIC MEETING #1:**

**DEVELOPMENT VARIANCE PERMIT NO. 460**

**CIVIC ADDRESS: 943 Lee Street**

**PURPOSE:** This Development Variance Permit application seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing Barbeque Structure. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required setback area in this zone.

**PUBLIC MEETING #2:**

**DEVELOPMENT VARIANCE PERMIT NO. 461**

**CIVIC ADDRESS: 15170 Columbia Avenue**

**PURPOSE:** This Development Variance Permit application seeks relief from the minimum off-street parking requirement in the Zoning Bylaw from one parking stall to zero for a proposed accessory Bed and Breakfast.

The purpose of this evening's public meetings shall be to give a reasonable opportunity to be heard or to present written submissions respecting the proposed bylaw and/or applications. There are three speakers' lists available. Please print your name and city of residence on the appropriate list in order to appear as a speaker before Council. Individuals will be called in the order that their name appears on the speakers' list. The speaker will begin by clearly stating their name and City of residence and then providing their comments concerning the proposed bylaw/application.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to staff either at the meeting for those in attendance, or via email directly following the meeting.

Those who have a submission to read on behalf of another individual may do so, however the written submission must be signed and include a City of residence and must be submitted to staff to be maintained as part of the public record.

Each speaker will be **given a maximum of five (5) minutes to speak**. Decorum must be maintained at all times, and we ask the public to listen and respect each person's right to voice their opinion. Anyone wishing to speak at this meeting must be acknowledged by the Chairperson.

Once all in attendance have had the opportunity to speak the Chairperson will ask for anyone else wishing to speak to come forward. A person speaking an additional time is requested to add additional information from what they said previously.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposals with individual citizens. It is also not the time for the speaker to be asking questions of staff regarding the proposed bylaw/applications.

All written submissions will be retained by staff and copies will be available upon request. Everyone shall be given a reasonable opportunity to be heard at this Public Hearing / Meeting. No one will be or should feel discouraged or prevented from making their views heard.

***Note:*** *The meeting is being live streamed and recorded and the recording and comments made during the meeting tonight will be posted on the City Website.*