

May 23, 2023

City Clerk

Dear City Clerk:

Re: Proposed Official Community Plan Bylaw, 2020 Text Amendment – High-Density Mixed-Use [File No. CK 4350-023-001]

The following is a report of the Municipal Planning Commission with respect to the above proposed community plan text amendment application.

The Municipal Planning Commission, at its meeting held on April 28, 2023, considered the attached report of the Administration with respect to the Proposed Official Community Plan Bylaw Amendment Application.


During consideration of the matter, the Commission received clarification that the 400 metres as a buffer zone was chosen in part because the average walking distance in 5 minutes is about 400 metres, that the occurrence of submissions from applicants to amend Community Plans has been rare, and that changes to BRT with effect on the 400 metre zone is not expected but would involve a very substantial change to the long term vision and involve a lot of work.

Following review of the matter, the Commission is supporting the proposed amendments. The following recommendation is submitted for City Council's consideration:

That, at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed text amendments to Bylaw No. 9700, the Official Community Plan Bylaw, 2020, as outlined in the April 25, 2023 report of the Community Services Division, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Mary Lasby
Committee Assistant
Municipal Planning Commission

Attachments

1. Report of the Community Services Division, dated April 25, 2023

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cc: Kreg Harley, MPC Chair
General Manager, Community Services Division