



THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: March 13, 2017 File: 2016-1787
TO: Linda Tynan, Chief Administrative Officer
FROM: Dean Strachan, MCIP, RPP, Director of Development Services
SUBJECT: OCP Amendment and Rezoning – 13610 Banks Crescent - Update

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the updated report dated March 13, 2017 from the Director of Development Services in relation to the OCP Amendment and Rezoning for 13610 Banks Crescent be received.

PURPOSE:

To provide Council with a progress update on the review and study components related to the OCP Amendment and Rezoning for 13610 Banks Crescent.

BACKGROUND and DISCUSSION:

These following items remain under study and review:

1. Letter received from Fresh Water Fisheries Society of BC dated February 24, 2017.
 - a. The applicant has contacted Freshwater Fisheries Society of BC in regards to alternate well water sources. Staff are being cc'd on the correspondence, continue to monitor progress and are available if required by either and/or both parties.
 - b. The applicant has engaged consulting engineers to complete the Sediment and Erosion control designs and plans as well as the water monitoring.
2. Letter received from the Penticton Indian Band dated January 26, 2017.
 - a. As per Council's resolution Staff have been attempting to contact Development Staff at the PIB. To date a response has not been received to several phone messages and e-mails. Staff will continue to attempt to establish communication on the subject application and Summerland development activities at a Staff to Staff level.
 - b. The RDOS committee on referral protocol is scheduled to have a meeting in March, to date a meeting time and date has not yet been sent out.
3. Revised and updated Environment Assessment Reporting in accordance with the District of Summerland Terms of Reference for Environmental Reports.

- a. The applicant has engaged a consulting biologist to conduct a review of the report previously provided, review the Terms of Reference, and prepare a revised report.
 - b. The consulting biologist has had communication with the District's Environmental Planner, Alison Peatt, RPBio and is currently completing a revised report.
4. Preparing of a District Revenue Analysis by the Finance Department.
 - a. Development Services and Finance have met to discuss the analysis and have prepared a list of information required from the applicant to conduct the work.
 - b. The applicant has their professionals prepare the information for submission.
5. High level plan for upgrades required for road section determined through the traffic study to be upgraded from local roads restricting truck use to collector roads permitting truck use.
 - a. CTQ has conducted more detailed analysis of the traffic study and submitted draft components for review on March 9, 2017, staff are reviewing.
 - b. Designs Drawings for road modifications and/or improvements are being prepared.
6. Sanitary sewer service modelling for full build out of lift station and mains in service catchment area.
 - a. The applicant has engaged their consulting engineers to provide updated sanitary sewer data output from the proposed subject development.
 - b. Staff have conducted preliminary modelling, however, revised inputs are required, once provided Staff will complete the modeling.
7. Identify the preferred water service option and what off site works would be required.
 - a. The applicant's engineers have now selected a preferred water service option and are working on servicing designs.
 - b. Once preliminary designs are completed Staff will review and engage our consulting engineers for further review and modelling.
8. Additional storm water design including off site line routing plan.
 - a. The applicant has engaged engineers to complete the storm water management plan. Staff will review the preliminary plan once completed.
9. Additional electrical design and modelling for onsite construction purposes as well as potential off site upgrades required.
 - a. District Staff and the applicant's professionals continue to discuss, review and work on the proposed temporary electrical system for construction and the proposed development system.

As previously noted, additional areas of review and study may be identified through the information gathering process.

Once the above noted study and review is completed a summary report will be prepared including a summary of the community consultation comments and questions received with responses and answers provided where possible and/or applicable.

It is anticipated that the additional information gathered would likely result in more detailed additional and/or alternate amenity provisions being recommended.

LEGISLATION and POLICY:

The Bylaws related to the subject application have received second reading, however, a Public Hearing has not yet been scheduled.

The mechanism proposed to be used for addressing concerns, requirements, conditions and bonding security would be a Development Agreement. The Development Agreement would be completed, presented to Council and would need to be approved in advance of the Rezoning Bylaw being adopted. As the proposed development would not be constructed all at once the Development Agreement would include provisions to be addressed at each construction phase. As part of this process, a No-Build and No-Disturb 219 Restrictive Covenant would be registered prior to adoption of the Rezoning Bylaw. This covenant would only be released for each phase once the detailed designs are approved and/or provisions are completed and bonding security is in place.

FINANCIAL IMPLICATIONS:

There are no financial implications anticipated to result from the subject recommendation.

CONCLUSION:

The study and review continues to progress. The applicant has engaged professionals in the necessary fields to complete the studies and reviews requested. Staff continue to monitor progress on all components and will continue to regularly update Council on progress.

OPTIONS:

1. Move the motion as recommended by Staff.
2. Request additional information on one or more updates provided.
- 3.

Respectfully Submitted,



Dean Strachan, MCIP, RPP
Director of Development Services

Approved for Agenda

Linda Tynan, CAO