

Planning & Development Report to
Combined Meeting of Council
2019 December 16

ISC: UNRESTRICTED
C2019-1576

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 407 - 27 Avenue NE, LOC2018-0172

EXECUTIVE SUMMARY

The purpose of this report is to abandon proposed Bylaws 2P2019 and 13D2019 in response to the applicant's request to cancel this land use and policy amendment application to allow for mixed-use development (Attachment 1 – CPC2018-1301).

At the 2019 January 14 Combined Meeting of Council the application was referred back to Administration for further review and to have the applicant complete additional engagement. 2019 October 22 the applicant requested that the application be cancelled (Attachment 2). No additional public engagement or revisions to the application occurred following the 2019 January 14 Meeting of Council.

ADMINISTRATION RECOMMENDATION:

That Council:

1. **REFUSE** the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan and abandon the Proposed Bylaw 2P2019 (Attachment 3).
2. **REFUSE** the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 407 – 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – Active Frontage (MU-2h24) District and abandon the Proposed Bylaw 13D2019 (Attachment 4).

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 January 14 Combined Meeting of Council, with respect to report CPC2018-1301, Council (Attachment 1) passed a motion, referring the proposed Bylaw back to Administration for further review and engagement, including but not limited to:

- a. Applicant to hold an open house with the community, in connection with the upcoming North Hill Communities ARP work;
- b. review the appropriateness of the proposed land use district, with the goal to reduce height, improve transition to adjacent land uses and properties, and revisit mandatory retail; and
- c. Consider submission of a concurrent development permit.

Administration was directed to return to Council no later than Q3 2019.

At the 2019 September 9 Combined Meeting of Council, Council deferred this item to the 2019 December 16 Combined Meeting of Council.

BACKGROUND

Administration contacted the applicant several times following the 2019 January 14 Meeting of Council to discuss the referral motion and specific actions that should be undertaken to address

Planning & Development Report to
Combined Meeting of Council
2019 December 16

ISC: UNRESTRICTED
C2019-1576

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 407 - 27 Avenue NE, LOC2018-0172**

Council direction for additional review and engagement. The applicant was not prepared to complete additional work on this application and did not request any amendments to the application. The applicant did request additional time to complete engagement and a deferral motion was passed by Council on 2019 September 9. However, on 2019 October 22 the applicant requested that the application be cancelled as additional work on the file was not completed.

As Council direction has not been met and a cancellation request from the applicant has been received, Administration recommends that the proposed Bylaws be refused and abandoned. Additional engagement on this application has not occurred and the applicant does not wish to proceed with the proposed redesignation and policy amendment.

REASON(S) FOR RECOMMENDATION(S):

The applicant has not fulfilled the direction of Council and the applicant has requested that the application be cancelled. There was no further public engagement, no revisions to the application and no development permit application was submitted following the 2019 January 14 Combined Meeting of Council.

ATTACHMENT(S)

1. Administration Report – CPC2018-1301
2. Applicant's Cancellation Request
3. Proposed Bylaw 2P2019
4. Proposed Bylaw 13D2019