



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 2, 2021
FROM: Resort Experience
SUBJECT: RZ001157 – 5298 ALTA LAKE ROAD ZONING AMENDMENT FOR EMPLOYEE/
MARKET HOUSING

REPORT: 21-012
FILE: RZ001157

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider rescinding first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”; and

That Council consider giving first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and further

That the matters described in the motion carried by Council on December 1, 2020 and attached for reference as Appendix “A” to this Report No. 21-012, be resolved prior to adoption of “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended.

REFERENCES

Location: 5298 Alta Lake Road

Legal Description: Lot B (Reference Plan 2643) except part dedicated road on Plan BCP7865 District Lot 2246

Owners: Empire Club Development Corp.
Incorporation No. C1141513

Appendix “A” – Excerpt from December 1, 2020 Regular Meeting of Municipal Council Minutes
Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020, as amended (Not Attached)
Administrative Report to Council No. 20-119, dated December 1, 2020 (Not Attached)

PURPOSE OF REPORT

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include construction of the community park to completion as an amenity, and also to include as Schedule 2 the standards for the valley trail amenity, both amenities to be provided by the owners of 5298 Alta Lake Road.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 be resolved prior to adoption of the proposed bylaw, as amended.

DISCUSSION

When “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” was given first and second readings by Council on December 1, 2020 Schedule 2 was missing from the proposed bylaw. Schedule 2 includes the standards for the valley trail amenity, one of the amenities that the owners of 5298 Alta Lake Road are required to provide in exchange for the additional development density described in Schedule 1 of the proposed bylaw.

The proposed bylaw is also amended to include construction of the community park to completion. Construction of the community park to completion has been an agreed upon amenity contribution, but the timing and mechanism to ensure completion was not previously articulated in the proposed bylaw.

Lastly, the proposed bylaw contains two clerical amendments to the Section and Part references on page one of the bylaw for clarification. The clerical amendments do not alter the actual regulations contained in the proposed bylaw.

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include Schedule 2.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 (attached as Appendix “A”) be resolved prior to adoption of the proposed bylaw, as amended.

OTHER POLICY CONSIDERATIONS

Policy discussion has been provided in all of the previous Council reports related to RZ001157.

BUDGET CONSIDERATIONS

Budget considerations have been provided in all of the previous Council reports related to RZ001157.

COMMUNITY ENGAGEMENT AND CONSULTATION

Community engagement and consultation has been described in the previous Council reports related to RZ001157.

“Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended will be subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

SUMMARY

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include construction of the community park to completion as an amenity, and also to include as Schedule 2 the standards for the valley trail amenity, both amenities to be provided by the owners of 5298 Alta Lake Road.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 be resolved prior to adoption of the proposed bylaw, as amended.

Respectfully submitted,

Melissa Laidlaw
PLANNING MANAGER

For
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE