Request for Decision

To: Peter de Verteuil, CAO

Date: Committee of the Whole Meeting – July 6, 2015

From: Michelle Geneau, Planner

Re: University Village Local Area Plan

RECOMMENDATION:

That the Committee of the Whole direct staff to forward the University Village Local Area Plan Bylaw No. 3143, 2015 to Council for first and second readings.

And that the Committee of the Whole recommend that Council set a Public Hearing for August 17th, 2015 for Bylaw No. 3143,

And that staff be directed to advertise for the Public Hearing in accordance with the Local Government Act.

BACKGROUND:

University Village Local Area Plan Bylaw No. 3143, 2015 (Attachment A) has been prepared to adopt the revised University Village Local Area Plan.

The City and the Municipality of North Cowichan began the development of the University Village Local Area Plan (UVLAP) in the spring of 2013. Funding was contributed by the City, Municipality, BC Hydro and the Federation of Canadian Municipalities. The Trans Canada Highway Corridor Management Plan was added to the project in October 2013.

The final UVLAP was presented to the City of Duncan Committee of the Whole on June 2, 2014. The Committee recommended that staff prepare an amendment bylaw to the Official Community Plan to adopt the Plan, and also requested that staff arrange for the consultant to provide a presentation on the Plan.

The UVLAP was discussed at several North Cowichan Council Meetings, with specific focus on the redevelopment of the area on the north side of Beverly Street, and possible reconfiguration of the Urban Containment Boundary (Attachment C contains a North Cowichan staff report which includes an overview of North Cowichan Council motions). On March 4, 2015, North Cowichan Council passed a motion directing staff to revise the UVLAP to move a portion of the Urban Containment Boundary (around part of the Fun Pacific site), and change the designation of the parking lot at the corner of Lakes Road and Beverly Street in the draft plan from residential to institutional/community facilities. North Cowichan staff were also directed to prepare the necessary bylaws to adopt the local area plan and alter the Urban Containment Boundary.

The completed revisions to the UVLAP were received from the consultant, Stantec, in late May 2015. On June 3rd, 2015 North Cowichan Council gave first reading to a bylaw to adopt the UVLAP, as well as an amendment bylaw to amend Official Community Plan Maps 9, 12 and 17. A referral letter from North Cowichan to the City on their proposed OCP amendments was presented at the June 15th, 2015 City Council Meeting. An Open House for the revised UVLAP was held on June 18th, 2015 (Attachment C contains the summary of public feedback from this Open House and previous Open
Houses). On June 25th, 2015, North Cowichan held a Public Hearing for the OCP amendments, proceeded with adopting the OCP amendment bylaw and giving 2nd and 3rd readings to the UVLAP bylaw.

ANALYSIS:

While North Cowichan is adopting the UVLAP as an individual bylaw, local area plans in BC are most often adopted as an amendment to an OCP as was recommended by City staff in June 2014. Staff have prepared an amendment bylaw to OCP Bylaw 2030 to adopt the UVLAP. Currently no other changes are proposed to the OCP, as the proposed land uses in the Concept Plan (Figure 6, page 15 of Attachment A) and Proposed General Land Use (Figure 7, page 21 of Attachment A) are consistent with the Land Use Map of the OCP.

The existing Development Permit Area Guidelines will be reviewed with the Advisory Design Panel, once it is established, and revised to incorporate the general land use policies and specific Policy Area policies. General policies include components such as streetscape, site design, lighting, parking, energy conservation and water conservation. Five of the nine neighbourhood-specific Policy Areas of the UVLAP include properties within the City of Duncan: PA-1 Canada Avenue Transit Oriented Development, PA-4 Alderlea Commons, PA-5 Highway Commercial, PA-6 Low-Rise Residential Neighbourhood, and PA-7 Chesterfield Avenue Residential Neighbourhood. The UVLAP density, setbacks, and heights, although the current zones generally fit with the plan.

Recent redevelopment within the plan area has also been consistent with the final UVLAP, and specific developments within the City have been used for example photos within the plan document (see p. 63). For example, a recent development of a two storey, four unit building on Alderlea Street fits with the following items from the PA-6 Low-Rise Residential Neighbourhood section:

<table>
<thead>
<tr>
<th>Preferred Building Typologies:</th>
<th>Preferred Land Uses:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Small Lot / Narrow Lot Infill Residential Homes</td>
<td>• Small Lot / Narrow Lot</td>
</tr>
<tr>
<td>• Ground Oriented Townhomes and Rowhouses</td>
<td>• Character Home Suites</td>
</tr>
<tr>
<td>• Low Rise Apartments (up to 4 storeys)</td>
<td>• Low Rise Multifamily Residential</td>
</tr>
<tr>
<td>• Duplex, Triplex, Fourplex</td>
<td></td>
</tr>
</tbody>
</table>

PA-6 Policies
a) New infill development will be sensitive to the quality, scale and character of adjacent buildings and draw design cues from local history.

IMPLICATIONS:

Financial: N/A

Policy: Section 8.1.6 of the OCP is “Support the development of neighbourhood plans, in consultation with local residents.”

Strategic Priorities: The UVLAP directly relates to Action 10.1 of the City’s Strategic Plan: “Work with North Cowichan on joint planning of the University Village Area”, under Priority 10 “Increase partnerships and connections with the community and neighbourhood jurisdictions”. Implementation will relate to several other Strategic Plan Priorities and Actions.

Sustainability: The ICSP helped to shape the UVLAP, along with the Municipality of North Cowichan’s Climate and Energy Action Plan.
ATTACHMENTS:
Attachment A: University Village Local Area Plan Bylaw No. 3143
Attachment B: Staff Report, June 2, 2014
Attachment C: North Cowichan Staff Report
Attachment D: Public Feedback Summaries

Respectfully submitted,

Michelle Geneau, Planner

Reviewed by CAO