

2117 Prairie Avenue – Request for Extension

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of Official Community Plan Amendment Bylaw No. 4075 and Zoning Amendment Bylaw No. 4076 to October 9, 2020.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the October 9, 2018 meeting, Council gave 3rd reading to Official Community Plan Amendment Bylaw No. 4075 and Zoning Amendment Bylaw No. 4076 for 2117 Prairie Avenue.

Prior to adoption of the bylaw amendments, Council requires the following conditions be met (in summary):

- a. adoption of a Housing Agreement Bylaw,
- b. lot consolidation and plan providing for dedication of corner cut-offs and any additional right-of-way required at the Flint Street/Prairie Avenue intersection,
- c. provision for off-site servicing; and,
- d. design for the Prairie Avenue / Flint Street intersection and commitment to implement road infrastructure

REPORT SUMMARY

This report describes a request to extend the expiry date of Official Community Plan Amendment Bylaw No. 4075 and Zoning Amendment Bylaw No. 4076. There are no issues identified in the report with respect to extending the one year deadline for bylaw adoption and approval is recommended.

BACKGROUND

Metro Vancouver, which owns the vacant site at the corner of Prairie Avenue and Flint Street, intends to lease the site to the Atira Women's Resource Society on a long-term basis for a comprehensive affordable housing development, as previously described to Council and considered at the Public Hearing held on October 9th, 2018. The applicant has been working to fulfill the conditions required to be met before the bylaws can be adopted since Council gave 3rd Reading to the amending bylaws.

The Development Procedures Bylaw requires adoption of an amending bylaw within one year; the Delegation of Authority Bylaw provides the Committee of Council with authority to issue time extensions for Council consideration of adoption of bylaw amendments for a period of up to one year from the initial one-year period.

2117 Prairie Avenue – Request for Extension


DISCUSSION

The applicant TL Housing have been working diligently with Atira Women's Resource Society, Metro Vancouver, BC Housing and staff and are nearing completion of the bylaw amendment conditions. However, the complexities of negotiating the housing agreement and land lease with multiple government agencies required additional time to finalize the terms to the satisfaction of each party. The site remains well-kept as it awaits development and there have been no changes in policy or regulations that would impact the site. Staff recommend approval of the extension.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the requested time extension.
	2	Not approve the extension. If this decision is made, then the applicant may request that Council consider the requested extension.

Lead author(s): Bryan Sherrell