

Date: May 20, 2020

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: 814/820 Scott Street – Site Plan Control Agreement (SPC02-2020)

Friesen Five Inc. has been working closely with administration to facilitate the development of a three-storey 18-unit apartment complex at 814/820 Scott Street. The proposed structure will have an approximate footprint of 490m² with supplemental parking of approximately 700m², situated on approximately 2080m² property. Given the lot coverage it will be important that a storm water management plan be developed for the project.

Currently Friesen Five Inc. is in the stages of rezoning the subject land from General Commercial to Residential Type Two and amending the Official Plan designation from Employment Area to Living Area. These applications are subject to decision by Mayor & Council and are subsequently subject to an appeal period of 20 days upon passage of an approval by-law in the event they are approved.

Given that the above-mentioned applications are still subject to decision, it would not be proper to collect site plan control application fees for a project fate that is still to be decided at this time. However, this report is to act in supplementary fashion to the ongoing rezoning and official plan amending applications. To mitigate future delays clarification will be sought from Mayor and Council to determine if they wish to impose a site plan control agreement on said development.

By submitting this report now and determining Mayor & Councils future wishes, it will allow administration to work with the developer to prepare the expected deliverables that are asked for when entering into a Site Plan Control Agreement.

This matter was considered by the Planning and Development Executive Committee at their May 19, 2020 session with recommendation that the municipality enter into a site plan control agreement for the proposed development at 814/820 Scott Street, subject to the condition that the rezoning and official plan amendment applications are approved. If said pending planning applications are rejected, this report will be null and void. Approval of this report shall not be misconstrued as approval of the subject rezoning application or official plan amendment application.

Respectfully submitted



Cody Vangel, EIT
Chief Building Official & Municipal Planner

Council approval of this report will agree to the recommendation of the Planning and Development Executive Committee that the municipality enter into a site plan control agreement with Friesen Five Inc. with regard to the proposed development at 814/820 Scott Street, subject to the condition that the rezoning and official plan amendment applications are approved