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FILE COPY

TO:	CHAIR AND MEMBERS - PLANNING COMMITTEE
FROM:	R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT:	2006 OFFICIAL PLAN REVIEW INFORMATION REPORT DRAFT OFFICIAL PLAN POLICIES - COMMERCIAL POLICY REVIEW MEETING ON MONDAY SEPTEMBER 24th, 2007

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following update report on the draft commercial policies that are to be circulated to the Official Plan Working Groups and the public for review and comment **BE RECEIVED**.

PREVIOUS REPORTS

Report to Planning Committee, 2006 Official Plan Review, Draft Official Plan Policies – Commercial Policy Review, September 10th, 2007

Report to Planning Committee, Commercial Policy Review Component Studies of the Five Year Official Plan Review, July 9th, 2007.

Report to Planning Committee, Request for Proposal 06-33 Consulting Services to Undertake a Commercial Policy Review for the Five Year Official Plan Review, December 13th, 2006.

Report to Planning Committee, Commercial Policy Review – Request for Proposals, October 16th, 2006.

Report to Planning Committee, Recommended Terms of Reference for the Five Year Official Plan Review, April 3rd, 2006

BACKGROUND

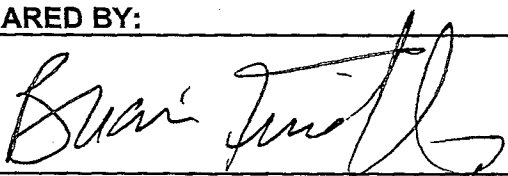
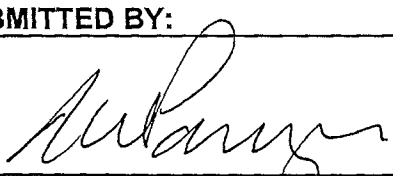
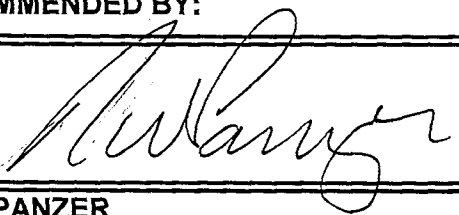
On September 10th, 2007 the General Manager of Planning and Development recommended that the draft commercial policies for the Five Year Official Plan Review (prepared by urbanMetrics Inc, in consultation with Meridian Planning Consultants Inc. and bmi/pace) be received for information and be circulated to the Official Plan Working Groups and the public for review and comment.

Since the time of the General Manager's September 10th, 2007 report to the Planning Committee, the consulting team has made minor modifications to the draft policies previously tabled on September 10th and completed additional draft policies which speak specifically to the Downtown Area and the monitoring of retail and service commercial space (see Attachment #1). The consulting team has also completed a draft Land Use Schedule depicting proposed commercial land use designations. The draft Land Use Schedule has not been attached to this report but will be distributed to the Planning Committee and posted to the City's website after Planning staff have completed a thorough review of the proposed commercial land use designations.

This report is intended to advise Council that the attached draft policies will now be circulated to

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the Official Plan Working Groups and the public for review and comment in place of those draft policies previously tabled with the Planning Committee on September 10th, 2007. Council is advised to discard the draft policies advanced by way of the General Manager's September 10th report as Attachment #1 represents the most up-to-date draft policy framework. Staff will return to the Planning Committee in October/November for the purpose of reporting on the input received as a result of the consultation process. Staff will also bring forward a copy of the draft Land Use Schedule depicting the proposed commercial land use designations in the near future.

PREPARED BY:	SUBMITTED BY:
	
BRIAN TURCOTTE SENIOR PLANNER - POLICY	GREGG BARRETT, AICP MANAGER-LAND USE PLANNING, POLICY
RECOMMENDED BY:	
	
R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT	

September 21, 2007
BT/bt

Attach

policy/Draft Official Plan Policies – Commercial Policy Review September 24th, 2007 Report
(amended to include attachments)