

Date: November 8, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Additional information pertaining to the Traffic Impact Study for Official Community Plan Bylaw Amendment Application No. CP100205 (Bylaw No. 9445) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446)

Applicant: L&M Engineering Ltd. for Ridgecrest Development Group, Inc., Inc. No. BC1284633

Location: 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive

Attachment(s): Traffic Impact Study (Revised November 5, 2024)

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated November 8, 2024, from the Director of Planning and Development, titled “Additional information pertaining to the Traffic Impact Study for Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446).”

Purpose:

The purpose of this report is to provide Council with additional information pertaining to the Traffic Impact Study regarding the Official Community Plan (OCP) and Zoning Bylaw amendments proposed on the subject property located at 8640 St Lawrence Avenue and 2800 Vista Ridge Drive.

Background

At the Regular Council Meeting on September 25, 2024, following the Public Hearing for OCP Bylaw Amendment No. CP100205 (Bylaw No. 9445) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446), Council passed the following resolution:

That Council POSTPONES consideration of the main motion to a meeting following receipt of an updated Traffic Impact Study.

Discussion:

Traffic Impact Study

The applicant has provided an updated Traffic Impact Study prepared and sealed by L&M Engineering Ltd., dated October 17, 2024, and revised on November 5, 2024. The Traffic Impact Study has extended its scope of study and recommends the installation of a four-way stop at the intersection of St. Lawrence Avenue and Southridge Avenue.

Administration is satisfied with the revision of Traffic Impact Study.

Summary and Conclusion:

Administration recommends that Council receive this report for information.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Melissa Pritchard, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2024/12/02