



Community Planning Department

SUBJECT: Part Lot Control Exemption Application – 4880 Valera Road (511-01/22)

TO: Mayor and Members of Council

FROM: Melissa Morgan, Senior Planner

Background:

Planning staff are seeking Council approval of a Part Lot Control Exemption By-law at the Council meeting of March 30, 2023. A delegated authority report (PL-31-23) has been prepared which provides additional background information and context regarding the proposed by-law.

The subject application for Part Lot Control and the subsequent condominium approval (currently being processed under delegated authority) are necessary in order to create tenure for the residents of this development. Until these approvals are obtained, the residents would be living in the development and paying rent to the developer rather than owning their unit and paying their own mortgage. This is not a desirable situation for residents given the current housing crisis.

While report PL-31-23 is subject to delegated authority, the by-law itself requires Council approval. As such, in order to finalize the subject Part Lot Control application staff are seeking approval of the by-law at the Council meeting on March 30, 2023.

Respectfully submitted,

Melissa Morgan, MCIP RPP
Senior Planner – Site Plan Review