



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2018 NOVEMBER 20

TIME: 6:00 p.m.

PLACE: Council Committee Room, City Hall

A G E N D A

- | | <u>PAGE</u> |
|--|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| a) Minutes of the Planning and Development Committee Open meeting held on 2018 October 30 | 1 |
| 3. <u>CORRESPONDENCE</u> | |
| a) Memorandum from the Director Engineering
Re: Storm Sewer Extension - 7280 2nd Street | 6 |
| 4. <u>REPORT</u> | |
| a) Report from the Director Planning and Development
Re: Multiple-Family Residential Rezoning Proposal
5486, 5518, 5558 and 5580 Marine Drive
Big Bend Development Plan | 12 |
| 5. <u>NEW BUSINESS</u> | |
| 6. <u>INQUIRIES</u> | |
| 7. <u>ADJOURNMENT</u> | |



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

An Open meeting of the Planning and Development Committee was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, **2018 October 30** at 5:30 p.m.

1. CALL TO ORDER

PRESENT: Councillor Colleen Jordan, Chair
Councillor Sav Dhaliwal, Member
Councillor Paul McDonell, Member
Councillor James Wang, Member

ABSENT: Councillor Dan Johnston, Vice Chair

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Deputy Director Planning and Building
Ms. Lee-Ann Garnett, Asst. Director - Long Range Planning
Mr. Jonathan Helmus, Asst. Director Engineering Infrastr. & Dev.
Mr. Doug Louie, Asst. Director Engineering Transportation Svcs
Ms. Monica Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 5:32 p.m.

2. MINUTES

- a) **Minutes of the Planning and Development Committee Open meeting held on 2018 June 26**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 June 26 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

- a) **Susanna Ma**
Re: Concerns for Legalized Marijuana
Speaker: Zenbia Chan, Spokesperson
2018 Marijuana Legislation Concern Group

Ms. Zenbia Chan, Spokesperson, 2018 Marijuana Legislation Concern Group appeared before the Committee expressing concern for public safety regarding marijuana retail, production and use in Burnaby.

The speaker stated that it is up to the Provinces how to monitor and implement marijuana use, and proposed the City take the following measures to mitigate risk to public safety:

- prohibit non-medical cannabis retail stores for 1-2 years
- establish a registration system for home grown cannabis
- prohibit growing of cannabis in homes with children under 19
- requirement for cannabis to be stored in a lockable place in the home
- ban smoking of cannabis in public places
- urge the School Board to provide a cannabis-free environment in schools

The Committee noted that the City has limitations on what can be regulated as the legalization of marijuana is under federal jurisdiction.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegation's presentation be **REFERRED** to staff for a response.

CARRIED UNANIMOUSLY

b) Simranjit Minhas
Re: 7280 2nd Street - Storm Sewer Extension
Speaker: Simranjit Minhas

Mr. Simranjit Minhas appeared before the Committee regarding payment for a storm sewer extension for his new home at 7280 2nd Street.

Mr. Minhas expressed concern about the time taken for Engineering to approve his plans; as well, noted that staff advised him of a storm sewer interim solution and then changed their advice which cost him \$3,000 to reverse work that he had done already.

The delegation inquired why the City did not install a storm watermain system in 1966 when a new sewer main system was installed, or make improvements on the 7200 block of 2nd Street in 1974, or in 2015 when watermain and services work were being done in the area. Further, Mr. Minhas asked why property owners do not have to pay for new storm sewers resulting from the City's initiative to separate storm from sanitary lines, yet residents with non-existent storm lines have to pay for storm sewers on new developments.

The speaker advised he paid a \$20,000 deposit to begin work on the storm sewer extension, and expressed concern regarding the financial impact this will have on his neighbours. Staff advised homeowners would only have to pay a share of the project cost upon approval of future development applications worth more than \$250,000.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the delegation's presentation be **REFERRED** to staff for a response.

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **Correspondence from Wendy Zhao**
Re: Accessory Building Application - 6065 10th Avenue

Correspondence was received from Ms. Wendy Zhao regarding her application for a 1,000 sq. ft. accessory building in support of a new family farm business at 6065 10th Avenue.

Staff advised that the applicant has subsequently met all of the outstanding requirements of the application, and construction of the accessory building is underway.

5. **REPORT**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the report be received.

CARRIED UNANIMOUSLY

a) **Report from the Director Planning and Building**
Re: Burnaby Regional Context Statement - Five Year Review

The Director Planning and Building submitted a report reviewing Burnaby's Regional Context Statement and recommending continued acceptance to the Metro Vancouver Board of Directors.

The Director Planning and Building recommended:

1. THAT the Mayor, on behalf of Council, write to the Metro Vancouver Board of Directors to request continued acceptance of Burnaby's existing Regional Context Statement.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

6. **NEW BUSINESS**

No items of new business were brought before the Committee at this time.

7. INQUIRIES

No inquiries were brought before the Committee at this time.

8. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:15 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR



City of
Burnaby

Engineering Department

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS PLANNING AND DEVELOPMENT COMMITTEE DATE: 2018 November 05

FROM: DIRECTOR ENGINEERING FILE: 31000-05

SUBJECT: STORM EXTENSIONS – 7280 2ND STREET

Through direction from the Planning and Development Committee, staff prepared a detailed letter specifically responding to each question posed by Simranjit Minhas of 7280 2nd Street, including the additional question posed during the Committee meeting.

A copy of the letter sent to Simranjit has been *attached*.

Sincerely,

Leon A. Gous, P. Eng., MBA
Director Engineering

JWH/ac

Attachment

Copied to: Mayor's Office
City Manager



City of
Burnaby

Engineering Department

2018 November 05

FILE: 31000 05

Simranjit Minhas
[REDACTED]

Dear Simranjit Minhas;

SUBJECT: STORM SEWER EXTENSION – 7280 2ND STREET

Staff prepared the following responses to your questions presented at the Planning & Development Committee meeting on Tuesday, 2018 October 30.

1. **Why did the City of Burnaby not install a storm water main system in 1966 when a new sewer main system was installed? They installed a storm sewer main system network in 1974 on neighbouring 19th Street, even at that point in time they ignored the 7200 block of 2nd Street and did not build one.**

Why am I paying a \$20,000 deposit for a storm sewer extension for a service that was never provided for before and never been an issue until now?

Approximately 80% of Burnaby properties have storm sewers for drainage servicing, which are typically provided by the original development, through re-development or through Local Area Service (LAS) Programs. LAS programs are cost-shared between property owners and the City. The approximately 20% of Burnaby single-family properties that do not have existing storm connections to a storm sewer manage storm drainage using on-property rock pits (all drainage entirely contained on-site) or ditches adjacent to the property.

However, challenges have been encountered (and are increasing) with regard to rock pit and ditch drainage. Rock pits are possible when the majority of the surface of the property and the underlying soil is permeable, and when the property does not have a basement. However, while older homes might have had 60-80% permeable area, re-developed properties typically only have 30% permeable area, and can also have basements, which prevents rock pits from being technically feasible. Rock pits require ongoing maintenance which is not typically performed, leading to flooding onto streets and neighbouring properties, as well as drainage connections being illegally connected to the sanitary sewer. Ditches were originally designed to handle road drainage only, not the drainage from single family properties. Further, ditches are being 'culverted', which reduces storage capacity and function, increasing the likelihood of ditches overflowing into the street or private properties.

Simranjit Minhas

Subject: STORM SEWER EXTENSION – 7280 2ND

STREET

2018 November 05..... Page 2

Finally, storm intensities are increasing, requiring increased drainage capacity which is not currently being provided by rock pits and ditches.

Ultimately, homeowners and developers prefer a gravity storm connection, as this reduces the likelihood of basement flooding and removes the risks associated with a pumped connection such as pump failure and power outages.

2. **The city has been charging residents on this block for storm, sewer, water utility tax fees all these years yet never provided an actual storm water service how is that fair?**

The City does not charge residents storm utility taxes.

3. **Who will explain to the 5 neighbours of mine why they will be getting bills for storm sewer extension contribution. I don't think I will feel very welcome in this neighbourhood once my neighbours find out the reason why they will be getting bills from the City of Burnaby for storm sewer extensions is because I have built a new home which has triggered the process for a storm sewer installation.**

I don't think any of my neighbours will welcome the idea of having to pay between 11-19 thousand dollars for a storm sewer extension for connections they won't actively even be hooked into.

Benefitting properties are only required to pay upon submission and approval of a subdivision application or a building permit application worth more than \$250,000. Benefitting properties are notified of the process by letter. New house building permit values currently average approximately \$500,000.

4. **In the meantime my interim solution for the storm sewer water that will be produced from my home is to pump the water directly into the laneway and let it flow down to Wedgewood Street. Just like the previous home I demolished to begin building my new one did since the 1940's. Why can't my new home do this?**

All properties are required to manage storm water generated on the property. Surface drainage increases the risk of private and public flooding and also presents a safety hazard for pedestrians and is generally not allowed. Rather than delay your house construction and occupancy, staff allowed this interim solution while the new storm main is being built. The new storm system will collect on-site drainage and also provide catch basins to reduce the volume of surface water in the lane, improving the level of service and reducing the risk for all properties.

Simranjit Minhas

Subject: STORM SEWER EXTENSION – 7280 2ND
STREET

2018 November 05..... Page 3

5. **I was told by Engineering that no storm sewer installations will proactively be done by the city. They will only get done when a developer buys a property and then pays for the storm sewer contribution fee to have the work initiated as the city can't afford to do this.**

As approximately 20% of the single-family properties in Burnaby do not have an existing gravity storm sewer, the total cost to pro-actively construct between 100-150km of storm sewers could range from \$100-200M. Burnaby is already spending \$3-5M per year on storm extensions, which is approaching 10% of the entire Infrastructure capital plan. This approach proactively installs gravity storm sewers for the benefitting properties (typically 6 'benefiters' for each extension), and thus far has proactively installed storm sewers for over 150 properties. While Burnaby pre-funds the contributions for the benefitting properties, the program is intended to be funded 100% (including lost investment income) by the benefitting properties, similar to the historic storm sewer construction approach. This innovative approach reduces the up-front burden for any initiating developer, while also ensuring a fair and cost-effective approach for the remaining taxpayers.

6. **Engineering delayed releasing my plans by 2 months after they were cleared by the planning department because they couldn't figure out the process for this storm sewer water. Holding me back from starting my project and leaving a home empty when we are amidst a housing a crisis, I couldn't even rent it out during that time period because I didn't know how short of a notice I would have to give to a potential tenant.**

Your application was submitted on 2017 December 22. At the time, due to the volume of applications, Engineering had a backlog of approximately 3 months. Staff initiated discussions with you in March 2018. Your property line is within 45.7m of the existing storm sewer, which through the Plumbing Bylaw requires you to design, build, and pay for 100% of the storm extension. However, through review with the Legal Department and recognizing the challenge this cost and complexity can pose to single-family developers, staff interpreted the bylaw in your favour (45.7m to house instead of property line), and arranged for the City to handle design and construction, and for you to only pay your proportionate share of the project.

As the process for storm sewer extensions can require additional review time, applicants are now required to include storm, sanitary, and water servicing requirements on their building permit applications before the building permit application will be accepted. This ensures that the applicant conducts sufficient research and design toward off-site servicing requirements before designing and submitting detailed building permit applications.

Simranjit Minhas

Subject: STORM SEWER EXTENSION – 7280 2ND
STREET

2018 November 05..... Page 4

Additional Engineering staff resources have also been applied to review these applications, and the initial Engineering response time is now targeted for approximately 1 month. However, this response time will vary depending on the volume of applications received.

7. **I was originally told a storm sewer interim solution which was to build the storm sewer pipe from my new home and cap it at the lane way and put a riser pump on it and let it drain into the laneway, which I did. The next day I got a phone call in a panic from the same individual who told me to do this saying I was given the wrong information, I had already done the work. It cost me an extra 3000 dollars to bring back an excavator to my property and to then do the work a different way installing a sump and using an electric pump with a hose to pump water into the laneway. No apology was issued. Instead I was told by the manager the person who told you that information is “still learning his job.”**

Staff originally proposed a simple interim connection method to reduce your costs. However, upon field review with the Plumbing Department, a sump and pumped connection was recommended to reduce flooding risk for your house.

8. **During the meeting, Councillor Jordan mentioned the city is investing in projects across the city to install new storm lines to separate them from sanitary lines. My wife asked if the properties on those streets/lanes have to pay additional fees on top of their property taxes for their new storm sewers. Councillor Jordan replied with no. My wife wants clarification on why those residents don't have to pay for a new storm sewer but residents with non-existent storm lines do. Also, what is the difference in the work being done? They both sound like capital projects. There is a bylaw requirement to separate storm from sanitary but there is also a bylaw requirement to have a storm sewer.**

Combined sewer separation is a regulatory requirement (not a bylaw requirement) and involves infrastructure renewal through replacement of an existing combined pipe with two separate pipes that each convey only storm water or sewerage.

Simranjit Minhas

*Subject: STORM SEWER EXTENSION – 7280 2ND
STREET*

2018 November 05..... Page 5

Storm extensions are not an infrastructure renewal project, and are a bylaw requirement. Storm extensions are provision of an entirely new service which has historically been funded through the original development or through the Local Area Service program. Similar to the sewer separation program, any infrastructure renewal project (such as sewer main replacement, lane or road repaving and watermain replacement) that is coordinated to coincide with a storm extension project is fully funded by the Capital Program.

Yours truly,



Leon A. Gous, P. Eng., MBA
Director Engineering

JWH/ac

Copied to: Director Planning
Director Finance
City Solicitor



TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2018 November 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: MULTIPLE-FAMILY RESIDENTIAL REZONING PROPOSAL
5486, 5518, 5558 AND 5580 MARINE DRIVE
BIG BEND DEVELOPMENT PLAN

PURPOSE: To respond to a delegation requesting support for a rezoning proposal that does not meet the land use designation outlined in the Council-adopted Official Community Plan (OCP) and the Big Bend Development Plan.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the individuals who appeared as a delegation.

REPORT

1.0 BACKGROUND

On 2018 June 26, the Planning and Development Committee received a delegation consisting of Mr. Onkar Sharma, Mr. Alok Kansal and Mr. John O'Sullivan of the International Society for Krishna Consciousness (ISKCON Burnaby), who are seeking support for rezoning in order to permit the construction of a multiple-family residential development at 5486, 5518, 5558 and 5580 Marine Drive. A specific request was made for the City to consider support for a rezoning application in order to permit a multiple-family residential development under the RM3 Multiple Family Residential District, for the subject properties, within the Council adopted Big Bend Development Plan (see *attached* Sketches #1 and #2).

Arising from that discussion, the Committee requested that staff provide further information on the submission received from the delegation regarding the site, within the context of the City's Official Community Plan and the Big Bend Development Plan. This report responds to the Committee's request.

2.0 COMMUNITY PLAN CONTEXT

- 2.1 The subject site consists of three properties and a portion of one other property on the south side of Marine Drive. The properties at 5486, 5518 and 5558 Marine Drive are currently zoned R2 Single-family Residential District. The property at 5580 Marine Drive is split-zoned R2 Single-family Residential District/A3 Truck Gardening District with the A3-zoned portion located within the provincial Agricultural Land Reserve (ALR). The

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Multiple Family Residential rezoning proposal
 2018 November 15..... Page 2

property at 5486 Marine Drive is occupied by a single-family dwelling. The properties at 5518 and 5558 Marine Drive are occupied by legal non-conforming multi-unit residential buildings with accessory buildings at the rear of the properties. The property at 5580 Marine Drive is currently improved with an older single-family dwelling and an accessory building on the R2-zoned portion of the lot, with open fields and heavily forested areas on the A3-zoned/ALR portion of the property. While the applicant is proposing to rezone the northern portion of this property currently occupied by the single-family dwelling and accessory building (R2-zoned portion of the property), the proposal includes two proposed access roads on the A3-zoned (ALR) portion of the property, which would provide access from the currently unopened MacPherson Avenue right-of-way to the proposed multiple-family residential development and the temple site to the west. All of the structures were constructed prior to the adoption of the 1965 Zoning Bylaw and as noted, are legal non-conforming with respect to the current Zoning Bylaw.

- 2.2 The subject site is located in the Big Bend Development Plan area, and is designated Single and Two Family Residential use, in line with the prevailing zoning of the properties. Within the adopted Official Community Plan (OCP), the site is designated Single-family Suburban which anticipates the continued use and development of the subject properties under the prevailing R2 Residential District (Sketches #1 and #2 **attached**). The site is designated for General Urban development under the Metro Vancouver Regional Growth Strategy (RGS).
- 2.3 From a broad policy basis, multiple-family residential development in the Big Bend area has not been supported, given that much of the area below Marine Drive is part of the wetland environment associated with the Fraser River, with natural property elevations generally being below Fraser River flood levels. These conditions also result in very poor foundation conditions for development given the underlying peat based soils evident throughout the area. These conditions result in the area being more suitable for low intensity uses such as agricultural, industrial and rural/residential, with less concern for flood impacts and ability to achieve suitable foundation conditions. These factors were taken into account in the designation of principal land uses in the Big Bend area, focusing on low scale development consisting primarily of industrial and business centre uses, the protection and preservation of agricultural lands within the Agricultural Land Reserve, and the protection of significant natural habitat and recreational lands. This range of uses was able to appropriately develop in the Big Bend area, either through the use of native low lying lands for agricultural, park and habitat purposes that benefited from and where not impacted by the soil conditions and flood risk; or a comprehensive approach to development through filling and pre-loading of lands for development.
- 2.4 Since the adoption of the Big Bend Development Plan in 1972, lands on the south side of Marine Drive between Boundary Road and Southridge Drive are primarily designated Single Family Suburban, zoned R2 Residential District generally within 61m (200 ft.) south of the centre line of Marine Drive. This designation allowed for the development of single family lots above the flood plain and generally on soils with good foundation conditions. This single and two-family residential use also provides for a residential

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Multiple Family Residential rezoning proposal
 2018 November 15..... Page 3

context on both sides of Marine Drive, and provides for sufficient lot depth to create a rear yard buffer between the residential area and the balance of industrial, business centre and agricultural uses that occur on the flat lands of the Big Bend area to the south.

3.0 PERMITTED STRUCTURES ON THE SUBJECT PROPERTIES

- 3.1 At the Planning and Development Committee meeting of 2018 June 26, the delegation presented a development proposal to the Committee. Included in the presentation, the delegation stated that the current land use for the properties is multiple-family residential, with a total of 21 residential units constructed across the four subject properties.
- 3.2 City records indicate that all of the existing structures on the subject properties were constructed under the 1948 Town Planning Bylaw, prior to the adoption of the 1965 Zoning Bylaw. The 1948 Town Planning Bylaw initially created an industrial zone in this area to the south of Marine Drive, setback 200 ft. from Marine Drive. This 200 ft. setback area was established as a residential zone that permitted single and two-family dwellings. The 1948 Town Planning Bylaw also included the provision under 'Section 13: Special Conditions', which listed uses including the operation and construction of auto camps or bungalow courts and apartment houses that were only permitted with specific Council approval.
- 3.3 Building Permit records indicate that the following structures and number of units were granted approval on the subject properties. Since all of the structures were constructed prior to 1965, all of the structures are legal non-conforming with respect to the Zoning Bylaw:

5486 Marine Drive: Single family dwelling, constructed in 1948;

5518 Marine Drive: 9 suites total, constructed in 1957

A 4-suite "bungalow court", constructed in 1957. The permit noted that Council granted approval for this 4-suite building under the provisions of the above-noted Section 13 of the 1948 Town Planning Bylaw.

A second 5-suite "bungalow court", constructed in 1957. The permit noted that Council granted approval for a 5-suite building under the provisions of the above-noted Section 13 of the 1948 Town Planning Bylaw;

5558 Marine Drive: 5 suites total, constructed between 1955-1956 .

A 3-suite apartment building, constructed in 1955. The permit noted that Council granted approval for this 3-suite apartment building under the provisions of the above-noted Section 13 of the 1948 Town Planning Bylaw.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Multiple Family Residential rezoning proposal
 2018 November 15..... Page 4

An additional 2 suites for this apartment building were granted approval in 1956. The permit noted that Council granted approval for these additional suites under the provisions of the above-noted Section 13 of the 1948 Town Planning Bylaw; and,

5580 Marine Drive: Single-family dwelling, constructed in 1948.

It is noted that there are no Building Permit records associated with the additional five units that were noted in the delegation's presentation to Council. As noted, all of the structures and residential units were constructed prior to 1965 and are legal non-conforming with respect to the current Zoning Bylaw. Given the prevailing R2 Residential District zoning of the subject properties, if redeveloped in the future, the property owner would retain the ability to redevelop the properties in accordance with the prevailing R2 Residential District. However, as these properties are legal non-conforming with respect to use and density, the proponent may continue to maintain or alter the non-conforming structures in accordance with Sections 528-531 of the Local Government Act.

4.0 DEVELOPMENT PROPOSAL FOR 5486, 5518, 5558 AND 5580 MARINE DRIVE

- 4.1 At the Planning and Development Committee meeting of 2018 June 26, the delegation submitted a development proposal for the subject site, which includes the properties at 5486, 5518, 5558, and a portion of 5580 Marine Drive. As part of the presentation to the Committee, it included a 4-storey, 117-unit apartment building, with access to the site provided via the adjacent property to the west at 5462 Marine Drive (ISKCON temple site) and a proposed new access road located to the south of the site.
- 4.2 The subject property is located on the south side of Marine Drive in the Big Bend Development Plan and is characterized by agricultural, single and two-family residential, and some institutional (church) uses. As previously noted, the properties are designated in the Big Bend Development Plan and Official Community Plan (OCP) for single and two-family residential development. It is noted that the southern portion of 5580 Marine Drive is designated for agricultural uses in the Plan and OCP land use framework and is located within the provincial Agricultural Land Reserve (ALR). Staff are currently undertaking a comprehensive review of the City's Official Community Plan and do not anticipate support or merit for multiple-family residential uses to the south of Marine Drive in the future.
- 4.3 The proposed multiple-family residential development is contrary to the site's land use designation in the Big Bend Development Plan, the City's Official Community Plan and ALR protection objectives. As previously noted, the proposal encumbers the ALR lands with proposed access roads from the unopened MacPherson Avenue right-of-way to both

To: *Planning and Development Committee*
 From: *Director Planning and Building*
 Re: *Multiple Family Residential rezoning proposal*
 2018 November 15..... Page 5

the proposed multiple-family residential development and the existing temple parking lot to the west of the subject properties, which would not be permitted or supported.

- 4.4 If multiple-family residential development was permitted in this location, it would establish an undesired precedent for multiple-family residential development in the area, contribute to an erosion of the City's single and two-family residential areas that are established in the City's Residential Framework, and undermine the City's residential goal of concentrating multi-family development in the City around the designated Town Centres, Urban Villages and suburban multi-family communities, which are in close proximity to commercial facilities, services and public transportation.
- 4.4 In addition to the established regional and community planning policies, the property owner's intent to rezone the subject properties and develop a multiple-family residential project on the subject site is not considered an appropriate use for the site as a result of the limited site access and integration with the surrounding existing single and two-family residential, agricultural and institutional character of the area. Development under the requested RM3 District zoning would result in traffic volumes that would greatly exceed the current traffic volumes on Marine Drive that are generated by the existing single-family residential, agricultural, and institutional uses, resulting in potential congestion and access issues. Conversely, future redevelopment of the subject properties under the prevailing R2 District could be accommodated under the current road standard of Marine Drive, without any substantial impacts to traffic volumes within the neighbourhood. This area of Big Bend also has limited public transportation service and does not provide the appropriate level of services that is typical for multiple-family residential areas of the City. Furthermore, the permissibility of multiple-family residential development in this location would have a significant impact on the lands directly to the south that are located within the Agricultural Land Reserve, by reducing the viability as productive agricultural lands and potentially placing pressure on these lands in the future for multiple-family development.

5.0 CONCLUSION

On 2018 June 26, the Planning and Development Committee received a delegation requesting support for rezoning the properties located at 5486, 5518, 5558 and a portion of 5580 Marine Drive to the RM3 District in order to permit the construction of a multiple-family residential project within the Council adopted Big Bend Development Plan. The Committee requested staff provide further information regarding the proposed development within the context of the Big Bend Development Plan. This report addresses the Committee's request.

The development proposal is contrary to the adopted area Plan. Further, multiple-family residential development in this area is contrary to the land use designation identified in the City's Official Community Plan (OCP) residential framework. The Planning Department had previously advised the proponent that the proposed multiple-family residential land use is not consistent with the land use designations of the subject properties. To seek further consideration of the request, the proponent appeared as a delegation to the Planning and Development Committee, requesting the rezoning of the site for a multiple-family residential apartment project

To: Planning and Development Committee
From: Director Planning and Building
Re: Multiple Family Residential rezoning proposal
2018 November 15..... Page 6

based on RM3 District zoning in order to seek Committee and Council's consideration of the proposal. The property owner retains the ability to develop the subject properties under the prevailing R2 Residential District or continue the existing use under legal non-conforming property rights in accordance with Sections 529-531 of the Local Government Act.

Staff remain available to work with the proponents to determine a suitable development concept for the subject properties in accordance with the adopted area Plan, OCP and the prevailing R2 District zoning of the properties.



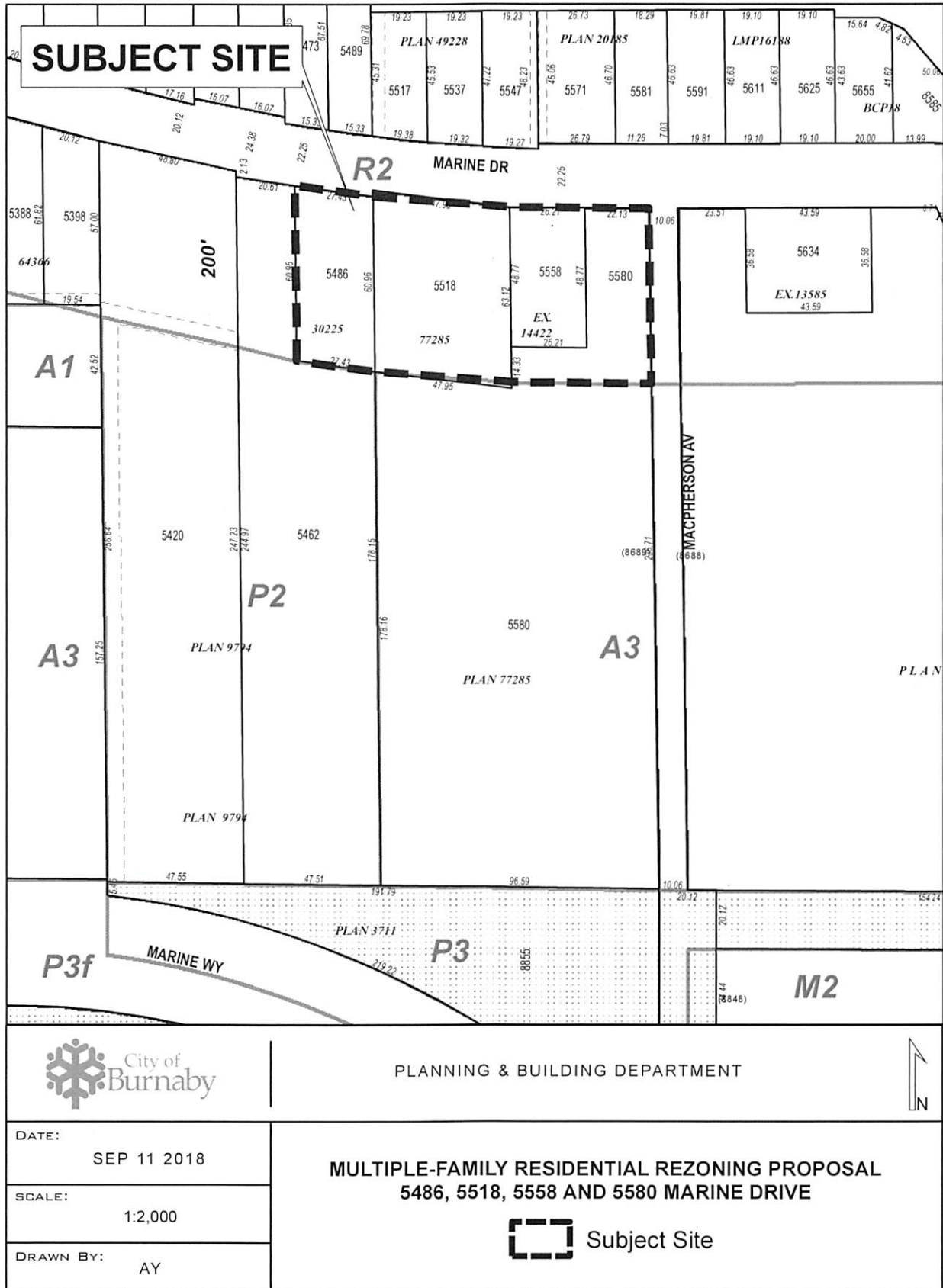
Lou Pelletier, Director
PLANNING AND BUILDING

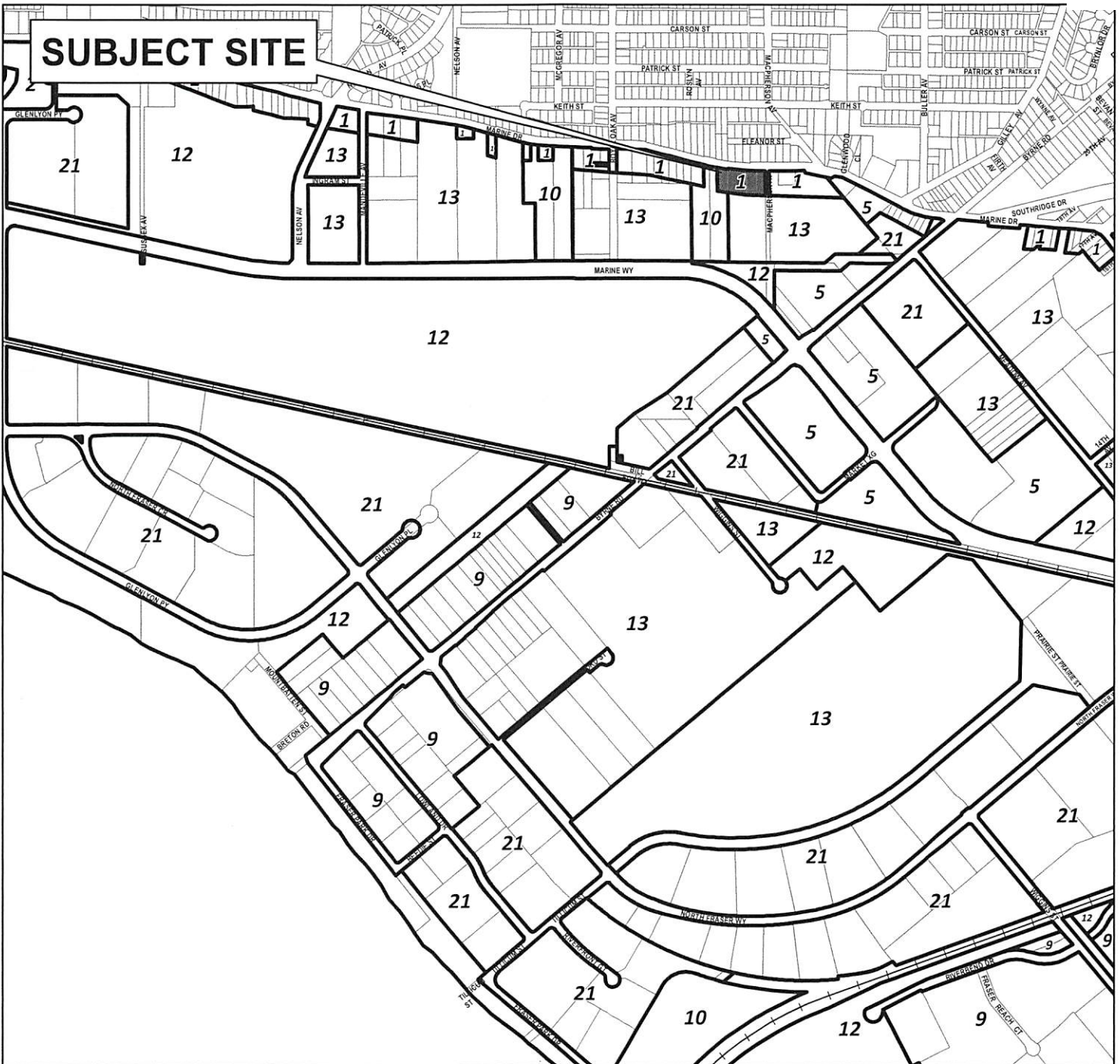
GT:tn

Attachments

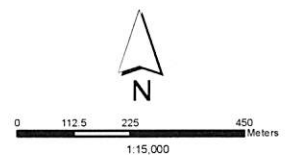
cc: Director Engineering
City Clerk

P:\Community Plans\Mixed Use Areas\Big Bend\Inquiries\Response to delegation 5486-5580 Marine Drive 2018.11.20.docx





- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan