



STAFF REPORT

Title: Bylaw No. 642-LU-19 - Amend LUB No. 382-LU-10 to Rezone Lots 8, Block 1, Plan 182-2733

Meeting Date: March 26, 2019

Executive Summary:

Application to rezone the lands described as Lots 8, Block 1, Plan 182 2733 from PS-Public Service to DC-Direct Control.

Background:

In 2016, the driveway to Ecole Voyageur School was realigned to remove the temporary access that crossed a private parcel of land, and align the new driveway with the intersection of 69 Avenue and 47 Street. As part of this process, a surplus portion of the Ecole Voyageur school site that lay adjacent to 69 Avenue would be subdivided off and transferred to the City. In order for the School Board to transfer these lands to the City, the lands first needed to be declared surplus and approved for disposal by the Minister of Education.

The initial letter, which took approx. one (1) year, from the Minister declaring the school lands as surplus contained an erroneous legal description of the lands, which caused a delay in registering the survey plan with the Land Titles Office. A corrected letter, which took approx. another year, was obtained from the Minister's office in late 2018 that allowed for the registration of the survey plan and transfer of the surplus school lands to the City.

It is the City's intent to eventually market the lands for development. The current zoning of the lands is PS-Public Service which provides for uses such as educational, government, health care and recreational services but does not allow for residential or commercial uses. Given that the lands are directly adjacent to the school, Administration determined that rezoning the lot to DC-Direct Control would be the best option to move forward, both in terms of maximizing flexibility to accommodate potential development, while also ensuring that any proposed use of the property is compatible with the school.

Under the proposed DC-Direct Control zoning, any future development on the property would be approved directly by City Council, in a similar fashion to a Municipal Planning Commission meeting. The DC zoning also protects adjacent residents, business operators and public services as they would have the opportunity to address Council prior to any decisions being made regarding future development on the property.



It should be noted that Administration will also be considering the merits of a subdivision to separate the access road that is contained within the parcel.

Alternatives:

Council may consider the following alternatives:

- 1) Proceed to give Bylaw 642-LU-19 first reading and direct Administration to set the required statutory Public Hearing.
- 2) Defeat first reading of Bylaw 642-LU-19
- 3) Accept as information only.

Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 642-LU-19 first reading and direct Administration to set the required statutory Public Hearing.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer