



STAFF REPORT

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

Meeting Date: April 23, 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 Provincial Minister of Education. Due to issues with the legal land description presented on the declaration letter from the Minister's Office there was a delay in registering the survey plans with Land Titles. The survey plan has now been registered and the land has been transferred 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.

No concerns were raised through the public notification and referral process.



Bylaw No. 642-LU-19 received first reading at the March 26, 2019 regular Council meeting.

Alternatives:

Public Hearing

Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer