

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Sarah Anderson, MCIP, RPP Senior Planner	Meeting Date
Date	January 16, 2017	
Subject	New application, By-law 300-6-11, to rezone a portion of PID# 05091202 (PRI to RM)	
Length of presentation (if applicable)	5 minutes	

ISSUE

Staff from the Town of Riverview have had several discussions regarding the future potential for a large parcel of land (PID 05091202) off of Runnymede Road.

Staff are recommending that the highest and best use for the subject land is to sell it in order to open it up for a mixed residential development.

Currently the land is zoned PRI (Parks, Recreation, Institutional), in which residential development is not permitted. By rezoning the subject land to RM (Residential Mix), staff can be confident that the future built form of this property will be compatible with that of the surrounding residential neighbourhoods.

It was recommended that a portion of the lot be retained by the Town in order to provide access to the water tower located in the north western corner. This land would retain the PRI Zone.

A rezoning application is required to rezone a portion of PID 05091202 from PRI Zone (Parks, Recreation, Institutional) to RM Zone (Residential Mix) in order to accommodate the potential for new mixed residential development. (File 17RZ-41620)

BACKGROUND

Several years ago much of the vacant land on the east side of Riverview began to be planned and subdivided for future development. As required by the Community Planning Act, when land is being subdivided the Town has the choice to either request a certain percentage of that land be vested to the Town as Land for Public Purposes (LFPP), or the Town can request that a certain percentage of the value of the land be given to the Town as cash in lieu.

In 2007 a large parcel of land located at the southern end of Runnymede Road was vested into the Town as Land for Public Purposes. This parcel satisfied the 10% Subdivision By-Law requirement for Units #1 to 5 of the Carriage Hill Subdivision.

Since then it has remained unused as open and vacant land.

The intent for Land for Public Purposes land is to ensure that neighbourhoods have access to parkland and playgrounds that are within a reasonable and accessible distance.

When considering the option of having the subject land developed for residential purposes it is important to ensure that the loss of this land as Land for Public Purposes will not cause a negative impact on the surrounding existing and future neighbourhoods.

In this situation, the Coverdale Rec Centre and playground is approximately 192 metres to the north of the subject land. The large Mill Creek Nature Park is approximately 523 metres to the south of the subject land.

In addition there are several smaller tot playground areas throughout the surrounding neighbourhoods.

With so much existing public parkland in close proximity, it is felt that this area is not at risk of losing its share of parkland.

When contemplating the future development of the subject land staff have indicated that compatibility with the surrounding neighbourhood is desirable, therefore rezoning it to RM (Residential Mix) prior to selling the land ensures the town achieves the built form it wants.

With the RM zone any new development would be similar to the surrounding neighbourhoods. This would also meet the policies in section 5.6 of the Municipal Plan, which state that the RM zone ensures a mix of housing types, especially in this part of Riverview.

MUNICIPAL PLAN

The lot is designated CU (Community Use), proposed to be designated RES (Residential) on the Town of Riverview Generalized Future Land Use Map.

This Designation will allow for a variety of residential uses.

Consideration was given to the following applicable Municipal Development Plan Policies and Objectives

5.6 RM - Residential Mix Zone

To ensure that these large greenfield areas are developed in a manner that is consistent with this Plan, Secondary Planning in these areas will be necessary. Secondary Planning is desirable so that a true mix of residential uses can be carefully planned to ensure that neighbourhoods are diverse, well-connected and respectful of the existing developments that they may abut. The layout and connectivity of streets, the location and size of future parklands and the location and number of trails are all essential components to the development of our future communities.

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| Policy 5.6.1 | It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town. |
| Policy 5.6.2 | It shall be the intention of Council to provide, within the Residential Mix zone (RM) a variety of housing styles, including single and two unit dwellings and semi-detached dwellings as well as permitting within single unit dwellings secondary uses such as an accessory dwelling unit, a garden suite, a home occupation, a bed and breakfast or, as per Policy 5.4.5, a home daycare. |
| Policy 5.6.3 | To ensure that large undeveloped Residential Mix (RM) zoned lands are developed in a coordinated manner that is consistent with this Plan, developers, in cooperation with the Town of Riverview and the Committee, will need to provide secondary plans to guide the overall development of these lands. |
| Proposal 5.6.4 | <p>To assist with the implementation of Policy 5.6.3, Council will use the following objectives to evaluate the secondary plans:</p> <ul style="list-style-type: none">(a) the plan provides an appropriate amount of mix housing types which should include a combination of single, two unit, semi-detached, and rowhouse / townhouse dwellings;(b) the efficient layout of streets and traffic in general;(c) the connectivity of the subdivision with adjacent lands;(d) the location and size of future parks, open spaces and trails;(e) detailed servicing and infrastructure information; and(f) any other applicable information. |

13.0 Implementation Policies

Policy 13.1.3 Providing the intentions of all other pertinent policies are satisfied, Council may, for purposes of providing for development of similar uses on properties which abut one another, consider amendments to the Zoning By-law within a designation to provide for development of uses permitted by the zone on the abutting property within the abutting designation as shown on the Generalized Future Land Use Map, forming part of Schedule "A" of this Plan, except where specifically precluded by the policies of this Plan.

ZONING BY-LAW

Provided this rezoning is accepted by Council, all development will be subject to the Zoning and Subdivision By-law regulations.

INTERDEPARTMENTAL REVIEW

The rezoning was reviewed by the Development Review team and no major issues were identified.

Additional Planning Matters

Plan Implementation

Policy 13.1.3 of the Municipal Development Plan states that Council may consider amending the zoning by-law to permit a use which isn't permitted within the current designation, if the use is permitted by the zone and designation on the abutting properties.

In this case, the land in question abuts the RM (Residential Mix) Zone and the RES (Residential) designation on the north and the south.

If the proposed rezoning site was not located next to a Residential Designation, this application would have to go through a plan amendment process. However, when applying policy 13.1.3, a rezoning application is sufficient, if there is merit in the proposal.

CONCLUSION

When it comes to the long term planning of land some changes along the way are to be expected. In this case ten years ago the Town chose to accept a very large piece of land with the expectation that it would one day become a large playfield or playground for the surrounding neighbourhoods.

However, with the growth and popularity of the Mill Creek Nature Park and the close proximity to the Coverdale Rec Centre this land has not developed and is sitting vacant and unused.

In an effort to move forward and define the fabric of this part of Riverview, rezoning the land from the PRI Zone to the RM zone at this time makes sense.

Therefore staff recommend that Council proceed with the rezoning process. The necessary amending by-law, being By-law 300-6-11, and Schedule A7 is attached for Council's consideration.

RECOMMENDATION

The Urban Planning staff recommends that Riverview Town Council proceed with the rezoning process for By-law 300-6-11 and:

- 1) That a public hearing be set for March 13, 2017;
- 2) That By-law 300-6-11 be referred to the Planning Advisory Committee for its written views;

ALTERNATIVES

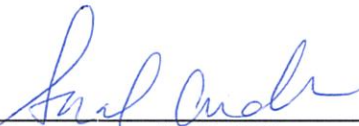
- Deny the request;
- Defer for additional information; or
- Table the request.

RISK ANALYSIS

No risks were identified in relation to the proposed rezoning of this land

CONSIDERATIONS / ENJEUX

Financial	Rezoning the land for development will likely increase the market value of the land.
Environmental	There are no water courses or wetlands on or within 30 metres of the property.
Public Consultation	A Public Hearing is being scheduled for March 13, 2017. First notice of the Public Hearing should be published in the newspaper during the week of February 12-18, 2017. Second notice of the public hearing should be sent by mail to owners of properties within 100 metres of the subject site as per requirements of Community Planning Act (February 22, 2017)
Attachments	<ol style="list-style-type: none">1. Aerial Location Map2. Area Map3. Subdivision Plan4. Master Plan of Mill Creek Nature Park5. Mill Creek Nature Park trail map 20166. Zoning By-law amendment 300-6-11 & Schedule A-77. Council Resolution



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