

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	February 26, 2018	
Subject	Public Presentation - Municipal Development Plan amendment for 1174 Coverdale Rd.	
Length of presentation (if applicable) 10 minutes		

ISSUE

Staff has received an application to rezone property at 1174 Coverdale Rd. from PRI (Parks, Recreation, & Institutional) to NC (Neighbourhood Commercial) with the addition of entertainment uses permitted as a secondary use within a maximum of 40% of the gross floor area.

Rezoning from PRI to NC will require an amendment to the Town of Riverview Municipal Development Plan from CU (Community Use) to C (Commercial). (File #18RZ-41709)

The purpose of the rezoning is to accommodate a residential home with rentable space in the basement for small gatherings, meetings, social clubs and senior’s groups, as well as small scale retail associated with the gathering space in the basement.

CURRENT STATUS

At the February 12, 2018 Regular Meeting, Riverview Town Council resolved that a public presentation be scheduled for February 26, 2018 in order to inform the public of the proposed Municipal Plan amendment 300-32-2 as it pertains to the rezoning of 1174 Coverdale Rd (PID 05112701).

To implement the zoning change, the property needs to be re-designated in the Generalized Future Land Use Map of the Municipal Development Plan from CU (Community Use) to C (Commercial).

The statutory notice of the public presentation appeared in the newspapers on February 15, 2018.

In addition to setting the Public Presentation date, Town Council resolved to:

- Schedule a Public Hearing for April 9, 2018; and
- Refer the application to the Planning Advisory Committee (PAC) for its written views.

RECOMMENDATION

No recommendation is warranted at this point in the Municipal Development Plan amendment process.

The goal of the public presentation is to inform the public of the proposed Municipal Development Plan amendment.

ALTERNATIVES

N/A

RISK ANALYSIS

Staff don't see any risks associated with this application.

CONSIDERATIONS / ENJEUX	
Financial	N/A
Environmental	N/A
Public Consultation	<p>Notice of the public presentation was published in newspapers on February 15, 2018.</p> <p>In addition, a public hearing is being scheduled for April 9, 2018. First notice of the public hearing should be published in the newspaper on March 17, 2018. Second notice of the public hearing should be by mail to owners of properties within 100 metres of the subject site as per requirements of the Community Planning Act. (March 21, 2018)</p>
Attachments	<ul style="list-style-type: none">• Aerial Location Map• Area Map• Photos• Municipal Plan By-law amendment 300-32-2 and Schedule A-2• Zoning By-law amendment 300-6-13 and Schedule A-8
<div><div><hr/><div>Sarah Anderson, MCIP, RPP Senior Planner, Urban Planning</div></div><div><hr/><div>Bill Budd, MCIP, RPP Director, Urban Planning</div></div></div>	