

1410-04 Planning
X-2870-30 Sutcliffe



The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Com. Assoc.
Applicant ✓

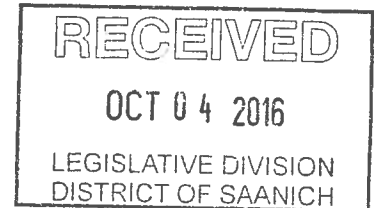
Council
Administrator
Media

Report To: Mayor and Council

From: Sharon Hvozdanski, Director of Planning

Date: September 29, 2016

Subject: Rezoning and Development Permit Application
File: REZ00512; DPR00541 • 941 Sutcliffe Road



PROJECT DETAILS

Project Proposal: The applicant proposes to rezone the subject parcel from the RS-18 (Single Family Dwelling) Zone to the P-4 (Recreation and Open Space) Zone to construct a new recreation building with four badminton courts. The existing building would be retained. The rezoning would correct an existing legal non-conforming use situation. A variance is requested for building height (10.0 m allowed, 11.05 m proposed).

Address: 941 Sutcliffe Road

Legal Description: Lot 1, Section 31, Lake District, Plan 7684

Owner: Cordova Bay Community Club, Inc. No. 41333

Applicant: Praxis Architects Inc.

Parcel Size: 6000 m²

Existing Use of Parcel: Institutional & Assembly (Community Club)

Existing Use of Adjacent Parcels:
North: RT-2 (Attached Housing) Zone
South: RT-2 (Attached Housing) Zone
East: RS-18 (Single Family Dwelling) Zone
West: RS-6 (Single Family Dwelling) Zone

Current Zoning: RS-18 (Single Family Dwelling) Zone

Minimum Lot Size: 2.0 ha

Proposed Zoning: P-4 (Recreation and Open Space) Zone

Proposed Minimum Lot Size: n/a

Local Area Plan: Cordova Bay

LAP Designation: Institutional & Assembly

Community Assn Referral: Referred to the Cordova Bay Association for Community Affairs (CBA), on February 8, 2013 and March 23, 2016. Referral responses were received March 4, 2013 and April 15, 2016 indicating no support for the proposal, noting concerns about building design, traffic, parking and impacts to adjoining residential properties.

PROPOSAL

The applicant proposes to rezone the subject parcel from the RS-18 (Single Family Dwelling) Zone to the P-4 (Recreation and Open Space) Zone to construct a new recreation building with four badminton courts. The existing building would be retained. The rezoning would correct an existing legal non-conforming use situation. A variance is requested for building height (10.0 m allowed, 11.05 m proposed).

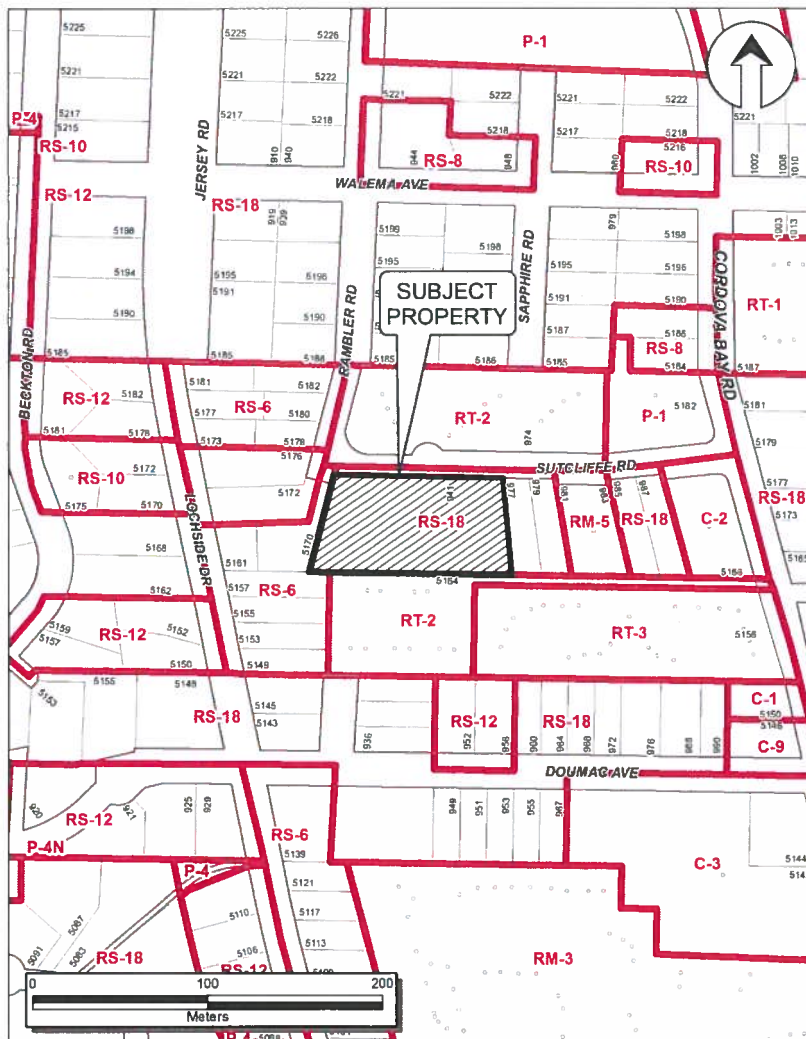


Figure 1: Neighbourhood Context

PLANNING POLICY**Official Community Plan (2008)**

- 4.1.2.25 "Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally significant areas."
- 4.1.2.16 "Support an integrated watershed planning approach for managing surface water, drainage and groundwater that promotes low impact development and healthy stream ecosystems."
- 4.2.1.14 "Encourage the use of 'green technologies' in the design of new buildings."
- 4.2.3.9 "Support the following building types and uses in "Villages":
- Small lot single family houses (up to two storeys);
 - Carriage/coach houses (up to 2 storeys);
 - Town houses (up to 3 storeys);
 - Low-rise residential (3-4 storeys);
 - Mixed-use (commercial/residential) (3-4 storeys); and
 - Civic and institutional (generally up to 3 storeys)."
- 4.2.10.19 "Continue to maintain and improve the environmental quality of the storm water management system within urban area, to improve watershed function."
- 5.2.2.1 "Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs."
- 5.2.2.2 "Ensure recreation facilities (Map 9) and programs are accessible to people of all ages, ethnicity, incomes and abilities."
- 5.2.2.5 "Consult, at least annually, with School Districts 61 and 63, and post-secondary institutions, to coordinate infrastructure, including the shared use of lands and facilities for recreation and community use."
- 5.2.2.7 "Use the Parks and Recreation Master Plan as a guide for the planning and budgeting for parks, trails and recreational facilities."

Cordova Bay Local Area Plan (1998)

- 5.1 "Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes, and sensitive marine environments within Cordova Bay when considering applications for change in land use."
- 7.6 "Support in principle rezoning applications for attached housing within the village core as indicated on Map 7.2"
- 9.1 "Judge a rezoning application for an institutional use on its merits giving specific consideration to access, traffic generation, noise, scale, parking, municipal services, and impact on adjoining residential properties."

- 9.2 “Continue to work with School District #63 to expand opportunities for community use of school facilities.”
- 12.3 “Reconfigure open storm drains to enhance environmental quality and selectively upgrade the storm drain systems when road construction and/or new development occurs, or through local improvement programs.”

Cordova Bay Development Permit Area Guidelines

The property is also located within the Cordova Bay Village Development Permit Area.

Guidelines pertain to commercial, industrial and multi-family projects, and include the following:

- Massing and scale of buildings should be compatible with adjacent development and should reflect a small scale village-like character;
- New development should be low level in scale, pedestrian and bike friendly, and be well landscaped;
- New buildings should not exceed 7.5 m in height—higher buildings may be considered provided that adequate setbacks are maintained to prevent overshadowing of adjacent single family dwellings;
- Exterior treatment should emphasize the use of natural materials and colours should be subtle to complement the natural surroundings;
- Buildings should be designed and oriented on the site to create a strong pedestrian focus;
- Pedestrian circulation to form part of an overall pedestrian system with emphasis on linkages to the beach and Lochside regional trail;
- Parking and access should be designed to be convenient and safe while minimizing intrusion into the residential neighbourhood and maintaining a safe pedestrian environment; and
- As many of the existing trees as practicable should be retained as part of the overall landscape design. Landscaping should emphasize the use of native species.

DISCUSSION

Neighbourhood Context

The 6000 m² site is located within, but on the outer periphery, of the Cordova Bay “Village”. The property is located on the south side of Sutcliffe Road at the end of the one-block street. In 1946 the Cordova Bay Community Club (CBCC) was formed to build a Community Hall. Construction of the Hall began in the early 1950’s.

Over time, the adjacent single-family residential areas evolved, with a townhouse development to the south approved in 2001 and another to the north in 2002, complementing nearby earlier townhouse developments. Single family dwellings are located to the east and west of the property, though further east on Sutcliffe Road there is another multifamily building. At the intersection of Sutcliffe Road and Cordova Bay Road there is a small commercial building. St. David by the Sea Anglican Church is situated on the north corner of Sutcliffe Road and Cordova Bay Road.

Cordova Bay Plaza, bounded by Cordova Bay Road and Doumac Avenue, is less than 150 m away as the crow flies, or 350 m if one were to walk, bike or drive.

The area is served by Transit Route #32 on Cordova Bay Road 16 times a day on weekdays, ranging from a frequency of about once an hour to half an hour during peak times, with a northbound stop near the intersection of Doumac Avenue and a southbound stop just north of St. David's church. A paved path provides pedestrians and cyclists access from the end of Sutcliffe Road to Rambler Road to the west.

Land Use

The applicant proposes to rezone the subject parcel from the RS-18 (Single Family Dwelling) Zone to the P-4 (Recreation and Open Space) Zone to construct a new recreation building with four badminton courts. The existing building would be retained. The rezoning would correct an existing legal non-conforming use situation. The owner of the property is the Cordova Bay Community Club (CBCC), which is a non-profit society incorporated in 1946. Membership in the Community Club is available to anyone.

The existing Community Club building has been there since the 1950's and has had legal non-conforming status since at least 1971, when Zoning Bylaw No. 3232 identified this property and all other nearby properties as being in "Zone Area A", which allowed Single Family Dwellings, Greenhouses for private use, Duplexes (under certain conditions), Accessory Buildings and certain low-impact Home Occupations. This was later replaced by the RS-18 Zone, which only allows Single Family Dwellings, Boarding, Home Occupation and Accessory Buildings and Structures as permitted uses. The proposed P-4 (Recreation and Open Space) Zone allows both Community Centre and Recreation Facility as permitted uses.

Though zoned RS-18 (Single Family Dwelling) Zone, the property is identified in the Cordova Bay Local Area Plan as Institutional and Assembly, reflecting its long use as a Community Hall. It is also identified as "Potential Multi-Family" on Map 7.2 in the Cordova Bay Local Area Plan.

The Cordova Bay Community Club is a unique situation that makes land use analysis somewhat challenging. On the one hand, the existing use of the site is recognized in the Cordova Bay Local Area Plan as Institutional, and has been present in its current location since the 1950s.

However, an intensified Institutional use of the site may also be seen to be incompatible with surrounding land use, which is primarily residential. Concerns have been raised about the size, scale and aesthetics of the proposed structure. Traffic has also been identified by neighbours as an item of concern, which would obviously increase if the number of badminton courts were to be expanded.

Furthermore, the Cordova Bay Local Area Plan identifies the site as "Potential Multi-Family" on Map 7.2, and Local Area Plan Policy 7.6 specifically recommends support in principle for attached housing on this site. Such a use would certainly be more compatible with surrounding land use, and would be more easily supportable from a land use perspective.

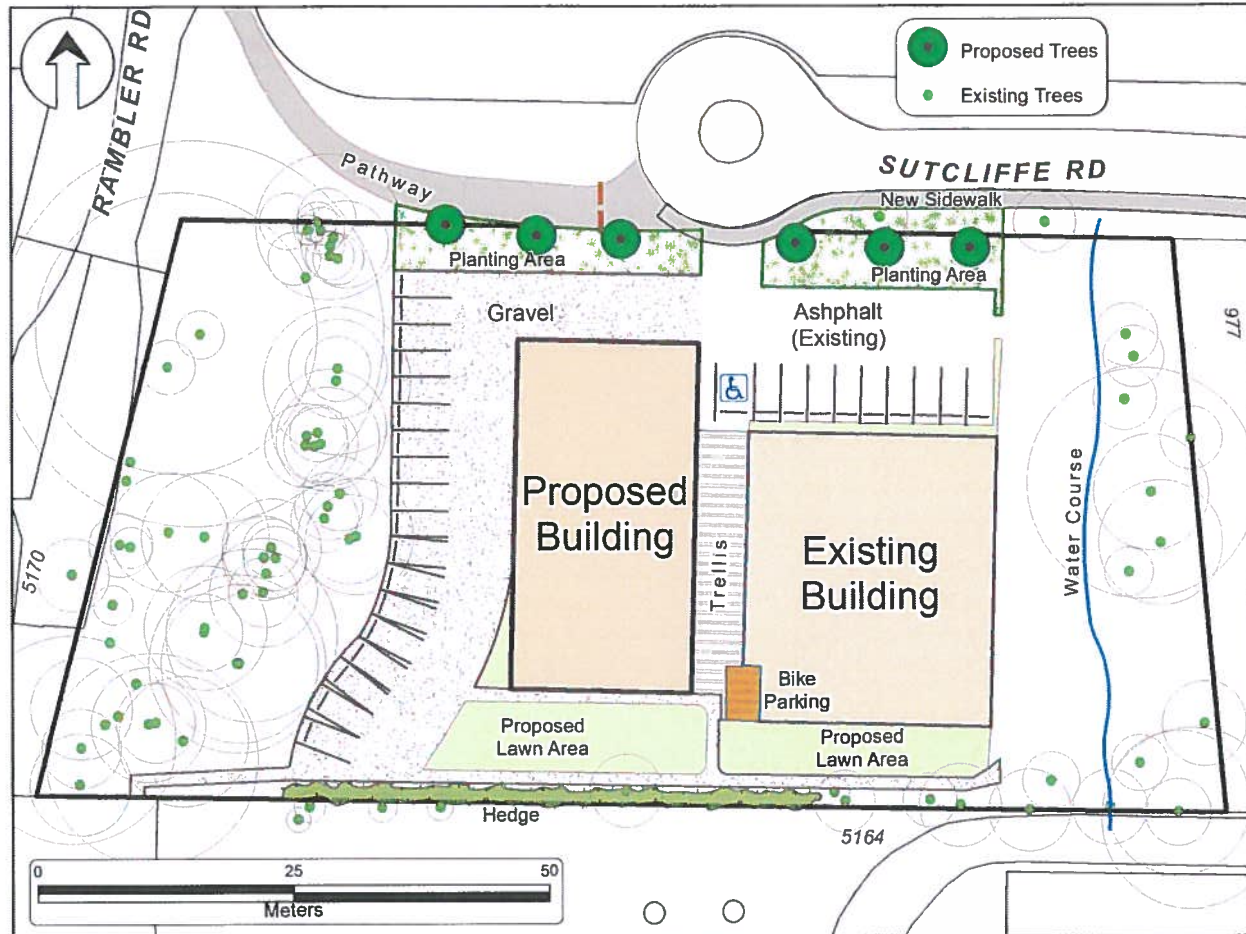


Figure 2: Proposed Site Plan

Site and Building Design

The site is mainly flat, although there is a depression on the east side through which an existing watercourse runs. The west side of the property rises up approximately 5 m to the level of Rambler Road. This sloped portion is wooded, as is the area by the watercourse. The trees on the slope are mainly Alders, with some Maples at the south end. Brush in this area was recently cleared by the Cordova Bay Community Club.

The existing Community Club building would remain on site. This building is situated on the eastern half of the property, to the west of the watercourse and set back 19.6 m from the property line abutting Sutcliffe Road.

The proposed new building would be located to the west of the existing building. The proposed building would be a 17.5 m wide by 34 m deep, pre-made steel structure which would house four badminton courts (see Figure 3). Single doors would be provided at the north and south ends of the east wall (facing the existing building), and double doors on the south wall, accessed off a pathway, would act as the main entrance to the building. Siding would be 36"-wide steel panels, and the roof would be steel panels with galvalume finish. In an attempt to lower the apparent massing of the building, two variations of a pale yellow colour are proposed for the exterior of the new building—a darker colour (Fox Gray) would “wrap around” a central lighter colour (Sandstone). The doors would be made of metal and painted red.

As far as functionality goes, the proposed structure is well suited to its intended purpose, which is to accommodate four badminton courts. However, viewing the design of the proposed building through the lens of the Cordova Bay Development Permit Area Guidelines, highlights a few areas of concern. The proposed building is similar in height to the existing building on the property, but neither are similar to adjacent residential development in terms of massing or scale. The design and orientation of the proposed new building also does not create a strong pedestrian focus, and no front door is provided. The proposed exterior treatment foregoes natural materials in lieu of prefabricated steel. The proposed structure would be located far enough away from any property line to prevent overshadowing of adjacent properties. It would be located slightly closer (11.3 m) to the north property line abutting Sutcliffe Road than the existing building.

Most of a one-storey addition on the existing building would be removed, and the two buildings would be connected to each other by an open wooden trellis. Secure roofed bicycle parking (8 spaces) would be located within the trellised area, which would be lit at night.

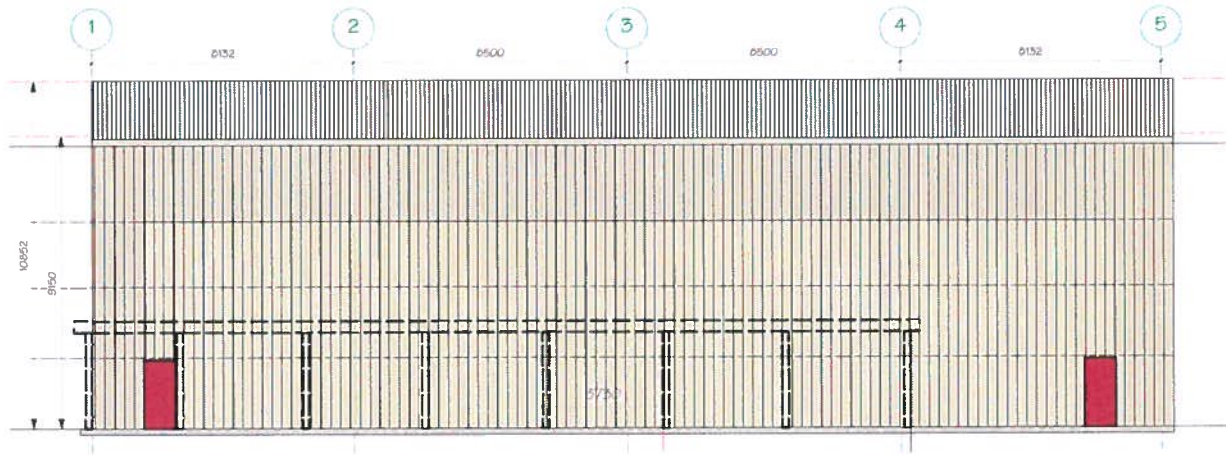


Figure 3: East Elevation (from plans by Praxis Architects Inc.)

The new building is intended to be one half of a proposed larger future building that would comprise both it and a “mirror-image” section with a new feature entry, bleachers, etc. in the centre. The original/existing club building would be removed at that time, as would the proposed trellis, and those areas would be used for parking. However, this potential future phase may not occur for some time and is outside the scope of this application.

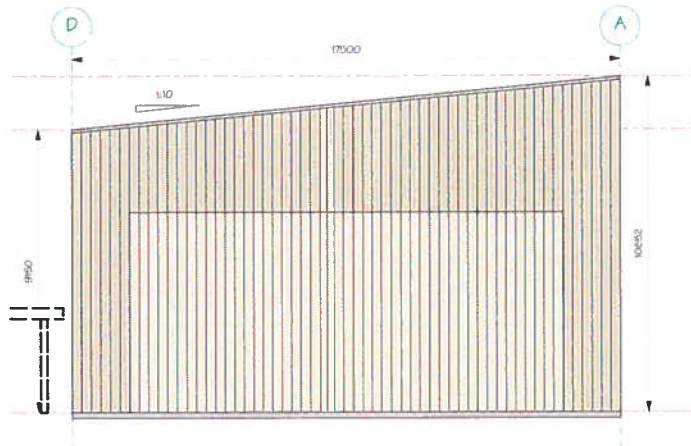


Figure 4: North Elevation (facing Sutcliffe Road) (from plans by Praxis Architects Inc.)

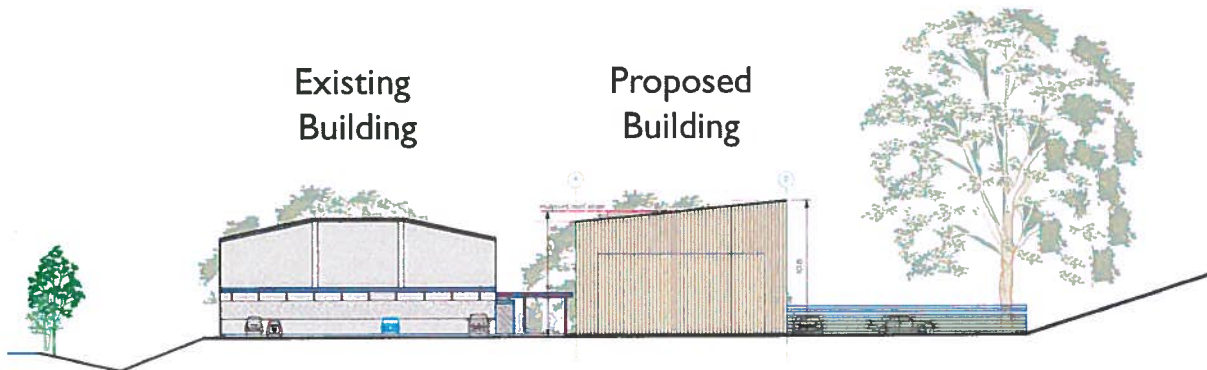


Figure 5: Streetscape Elevation – from Sutcliffe Road (from plans by Praxis Architects Inc.)

Parking & Traffic

Part of the existing asphalt driveway in front of the existing building would be retained for parking, with 10 parking spaces (including 1 Handicapped space) provided in front of the building. In front, and along the western side of the proposed building would be a compacted gravel parking area with an additional 18 parking spaces.

Entry into the parking area would be at the end of Sutcliffe Road off the roundabout, the more easterly entrance would be removed. The landscape plan shows an approximately 5 m deep landscape strip between the parking areas and the Sutcliffe Road frontage. Along with large and medium sized shrubs, a total of six new Douglas Maples are proposed to be planted in the landscape area, three on either side of the entry into the parking lot.

Under the Saanich Zoning Bylaw, Parking Requirements for racquet and ball courts are 2 spaces per court. With three courts in the existing building and four additional courts in the proposed building, the required number of parking spaces would be 14 spaces. The plans as submitted, show a total of 28 parking spaces.

A traffic study was not conducted for this rezoning and development application by the applicant as the increase in vehicle trip generation from the subject site during both street peak hours and site peak hours is not anticipated to be within the range for which Saanich would typically require a traffic study to be completed.

Engineering Department staff have reviewed existing traffic operations of Sutcliffe Road as well as operations at the intersection of Sutcliffe Road at Cordova Bay Road. Based on the existing operations, the increase of traffic generated from the subject facility can be accommodated under the current road configuration.

That being said it is reasonable to assume that increasing the total number of courts from three to seven, would generate more onsite activity and companion vehicular traffic and parking. On occasions where tournaments may be held, additional traffic and both on-site and street parking can be anticipated.

As previously noted, the Community Hall was built prior to densification of the immediate neighbourhood. What once may have been acceptable to the neighbourhood in terms of land use and associated impacts, may no longer be acceptable when the facility is expanded. Typically today, we would not construct a community hall with a local and regional draw in a setting such as this. While it falls within the "Village" it is located on its outer periphery.

Requested Variance

The applicant is requesting a height variance as part of the proposal. Maximum permitted height of buildings in the proposed P-4 Zone is 10.0 m. Plans provided by the applicant show that the building is 10.85 m high on one side and 9.15 m on the other, with a midpoint height of 10.0 m.

For roofs with a pitch of less than 3 in 12, height is taken to the highest point. In this case the proposed building would have a roof with a pitch of only 1 in 10, and so height must be taken to the highest point, which is 10.85 m, resulting in the need for a variance.

The plans show the height as taken from the concrete slab, so it is recommended that another 200 mm (8") be added to this figure to accommodate for the slab as well, for a final height variance of 11.05 m. The proposed building would be essentially the same height as the existing building.

Pathway

Through subdivision of 5155 Lochside Drive, Saanich received a statutory right-of-way to allow public passage by foot and non-motorized vehicles over the easterly portion of 5149, 5153, 5155 and 5157 Lochside Drive (see Figure 6).

As part of this proposal a pedestrian pathway is being proposed that would lead from Sutcliffe Road south between the two buildings and west along the rear of the property to the southwest corner to connect with the existing right of way. Proper way-finding signage would need to be provided, and a statutory right-of-way and covenant similar to the one at the rear of the Lochside Drive properties would be required to secure this.

Environment

The site is not within the Environmental Development Permit Area, nor is the watercourse on the property within the Streamside Development Permit Area.

The applicant advises that the watercourse was a ditch dug by the club sometime in the past to manage stormwater. The watercourse is part of the Revan's Creek watershed, which is enclosed in storm drains north and south of the property. It meets the definition of watercourse under Saanich's Watercourse Bylaw and cannot be enclosed without permission from the Director of Engineering. In 2014 the applicant requested permission to enclose the watercourse, staff reviewed the request, and recommended that the watercourse not be enclosed. Development Servicing requirements include a municipal right-of-way over the existing watercourse.

The Environmental Services Section notes that large Alder, Bigleaf maple and cedar trees in this area are worthy of preservation for their wildlife habitat value and natural stormwater detention. There is also a hedgerow of large native shrubs and trees behind the existing building that provide habitat as well as privacy to the townhouses beyond that is worthy of retention.

After meeting with staff, the applicants committed to the following in a letter dated May 11, 2015:

1. Working around large trees;
2. Planting native shrubs on the western sloping portion of the property; and
3. Not allowing contaminated stormwater into the ditch area. According to the applicant: "The increased flow of rain water from the new building roof will be plumbed into the existing

stormwater system of the old building. We are carefully monitoring the outflow of this system, via a[n] oil/water separator, as is Franz Environmental. We are quite positive that no new oil has escaped from the present system (new tanks and retaining barriers were installed and all contaminated soil was treated) for the last 10 years, and that we should be getting a clearance from the environmental company in the very near future.”

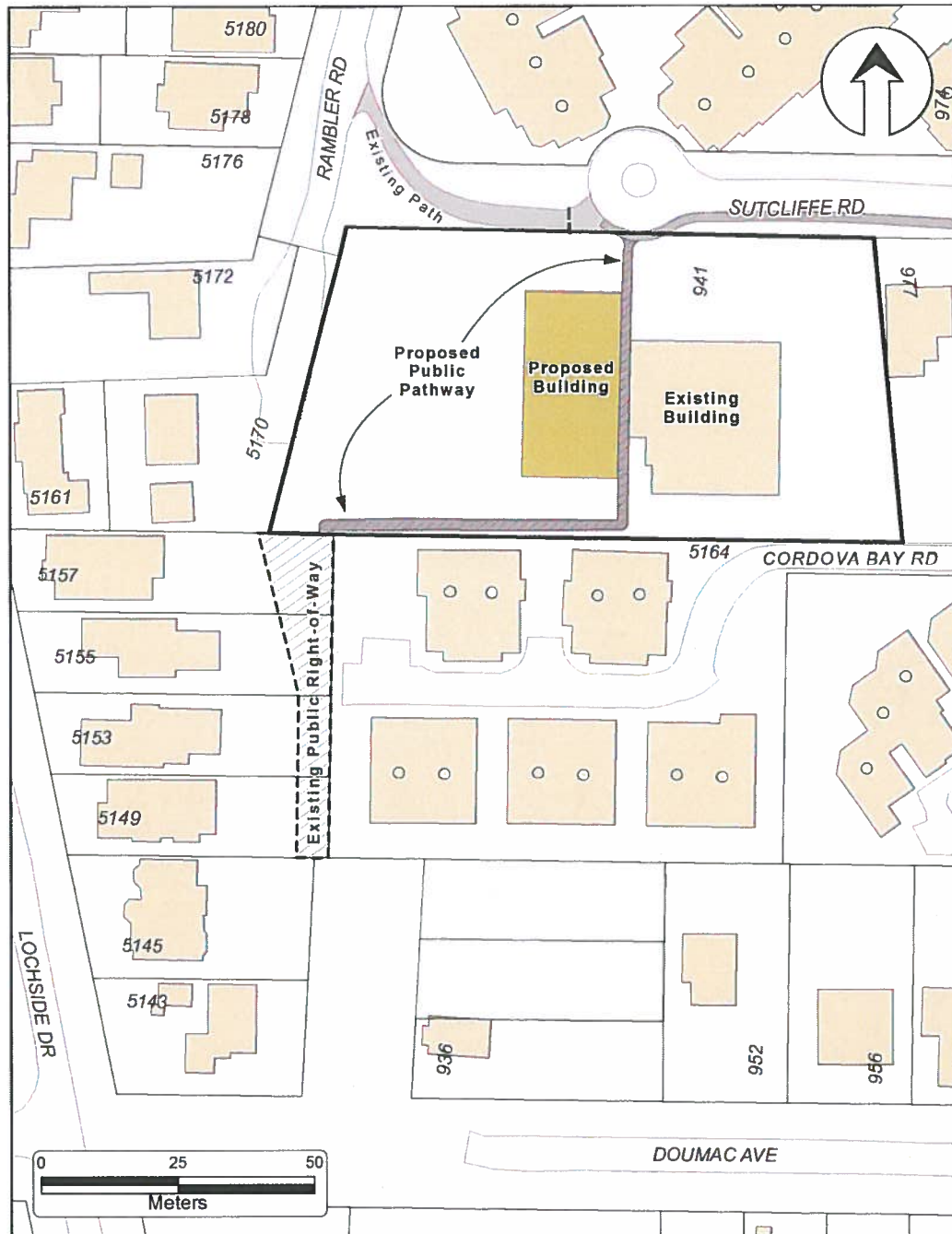


Figure 6: Proposed Pathway Connection

In a letter dated May 22, 2015 the applicant further committed to planting no new trees in the ditch area (the existing trees will be protected), installation of new services appropriately sized as per the latest BC Building Code, and provision of a stormwater management plan.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The development is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin.

The applicant submitted a Stormwater Management Plan on January 10, 2016 that would incorporate a concrete storage tank with oil/water separator, filter and reduced flow regulator to be constructed under the proposed secure bicycle storage area. All new parking areas would use permeable surfacing materials, and some existing paved parking areas would be converted to permeable materials. All non-building or parking areas would be landscaped and absorbent mulch would be used around the shrubbery.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located within the Urban Containment Boundary and is located within, but on the periphery of, the Cordova Bay "Village". "Villages" allow for a broad range of commercial and personal services are provided, employment opportunities exist, and where the majority of future residential and commercial growth is to be focused as per the Official Community Plan.
- The proposal is an infill development that is able to use existing roads and infrastructure to service the development, subject to the necessary improvements.
- Sidewalk and infrastructure exists for the most part along Sutcliffe Road and Cordova Bay Road, improving walking conditions between the subject site and Cordova Bay "Village" and Mattick's Farm. Cycling is enhanced by the Lochside Trail, which is located 100 m away to the west and is accessible via Rambler Road and Walema Avenue. Improvements still need to be made to further support and encourage walking and cycling locally and in the Region.
- Maintaining the existing tree cover as much as possible would protect the Urban Forest and preserve the carbon sink, as well as the buffering capacity of the natural environment.

- The property is located in close proximity to public transit, and is serviced by Route #32, 16 times a day on weekdays, ranging from a frequency of about once an hour to half an hour during peak times.
- No energy efficiency standard is being proposed for the building—the applicant has stated that in its initial phase the building would be insulated, but not heated.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- Existing buildings will be retained rather than demolished.
- The proposal is an infill development in an already urbanized area.
- The proposal includes restoration of previously disturbed areas of the site through removal of invasive species and restoring with native landscaping.
- Permeable surfacing will be used for parking areas to minimize the amount of impervious area.
- The proposed stormwater management plan includes storage tanks and infiltration areas.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- The project is located in close proximity to schools, parks, churches, public transit and the Cordova Bay “Village”.
- The site is designed to have barrier-free accessibility and be welcoming to people of all ages and levels of physical ability.
- The proposal increases the diversity of land uses within an existing neighbourhood by providing new recreational space.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- Local businesses may benefit from facility patrons using commercial services before or after their visit to the Hall.

CONSULTATION

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) at their meeting on July 23, 2015. The ADP resolved: “That it be recommended that the application for a new community club building at 941 Sutcliffe Road be postponed in order to allow the applicant to

provide revised design drawings containing the following changes:

- Use of colour and patterns to break up the massing of the new building;
- Improved entrance identification and entry experience including a covered walkway that would meet CPTED requirements;
- Bicycle and disabled access on the driveway;
- Landscape strips between the parking lot and street;
- Relocating the front door of the new building for better access to the washroom facilities.”

The applicant appeared before the ADP again with revised plans on October 7, 2015. The ADP resolved “That it be recommended that the design of the proposed Cordova Bay Community Club building at 941 Sutcliffe Road be approved subject to:

- The east portion of the site being naturalized and not developed in the manner as shown on the plans presented; and
- The Maple trees on the frontage of Sutcliffe Road be increased in size and augmented with berming and shrubbery.”

The applicant subsequently provided new drawings that showed larger Maple trees along the road frontage in a planting area, and the east portion of the site, previously shown as a Japanese Garden-themed landscaped area, simply marked with the notation “Disposition of this land under review with the District of Saanich.”

Community Association

In 2013, the applicants attended the February meeting of the Cordova Bay Association for Community Affairs (CBA) to present the Development Proposal and answer questions. Planning sent referrals to the CBA on February 8, 2013 and again on March 23, 2016.

The CBA responded in an email dated April 15, 2016 stating that they do not support the proposal, noting that the proposed expansion would present problems in terms of access, traffic generation, noise, scale, parking and impact on adjoining residential properties. They stated that the building is completely unsympathetic to a residential neighbourhood, and recommended that the site remain zoned for residential use.

The Association concluded by stating “We applaud the Badminton Club for providing athletes with training and recreational opportunities, and hope that they will find a more suitable location, perhaps in conjunction with another athletic facility.”

Community Consultation

The applicants held Open Houses on March 9, 2013, October 5, 2013 and February 28, 2015 to explain their application to members of the public.

OPTIONS

When evaluating this proposal, the following two basic options are presented for Council's consideration:

Option 1

Council may decide to approve the application, recognizing that the Club building has existed in its current location since the early 1950's, and that the Cordova Bay Local Area Plan identifies land use for the parcel as Institutional and Assembly. Rezoning the Parcel to the proposed P-4 zone would correct a long-standing non-conforming use.

Option 2

Alternatively, Council may decide that the proposal is not supportable given its impact on the immediate neighbourhood and expanding such a facility would not be appropriate, and choose to reject the application.

If the rezoning application is denied, the non-conforming use of land could continue, but cannot be continued on a scale or to an extent or degree greater than at present.

Staff Comment

Staff recommend Option 2. This application is not supported by staff, as the proposed expansion of an institutional land use and associated impacts is not compatible with the immediate neighbourhood.

SUMMARY

The applicant proposes to rezone the subject parcel from the RS-18 (Single Family Dwelling) Zone to the P-4 (Recreation and Open Space) Zone to construct a new recreation building with four badminton courts. The existing building would be retained.

The proposal would correct an existing legal non-conforming use situation. A variance is requested for building height (10.0 m allowed, 11.05 m proposed).

The proposed building is similar in height to the existing building on the property, but not to adjacent residential development in terms of massing or scale. The proposed exterior treatment would be of steel and is not consistent with the residential character of the area. The proposed structure does not create a strong pedestrian focus.

The property is identified in the Cordova Bay Local Area Plan as Institutional and Assembly, reflecting its long use as a Community Hall.

However, an intensified Institutional use of the site may also be seen to be incompatible with surrounding land use, which is primarily residential. Concerns have been raised about the size, scale and aesthetics of the proposed (and existing) structures. The Cordova Bay Local Area Plan also identifies the site as "Potential Multi-Family", and Local Area Plan Policy 7.6 specifically recommends support in principle for attached housing on this site. Such a use would certainly be more compatible with surrounding land use, and would be more easily supportable from a land use perspective.

Options available to Council are to approve the application, recognizing the Club's existence in its current location since the early 1950's, or reject the application. Due to incompatibility of the proposed expansion of an Institutional land use with the immediate neighbourhood, staff recommend rejection of the rezoning and development permit application.

RECOMMENDATION

That Council decline the application to rezone from RS-18 (Single Family Dwelling) Zone to P-4 (Recreation and Open Space) Zone and Development Permit DPR00541.

Note: Should Council decide to approve the application, it is recommended that Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to secure the following:

1. A municipal right-of-way to cover the existing ditch traversing this property; and
2. A municipal right-of-way for public access and concrete pathway 2 m wide connecting to the south west corner of the property and adjacent municipal right of way.

Report prepared and reviewed by: 
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
 Sharon Hvozdzanski, Director of Planning


JM/gv
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Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning


 Paul Thorkelsson, CAO