

Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: June 10, 2019

Subject: Third Reading - Bylaw No. 2039-A6, Rezoning from R1 – Residential to CD – 2 Comprehensive Development – City Owned Lots A, B, C and D on 70th Avenue (FILE: ZA1904).

Recommendation: **THAT Council, after due consideration of community input and results of the Public Hearing, considers Zoning Bylaw Amendment No. 2039-A6 for third reading.**

Background

On May 21, 2019, Council gave first and second reading to Zoning Bylaw Amendment No. 2030-A6 which would rezone 0.28 hectares on 70th Avenue from R1 (Residential – Single & Two Family) to CD 2 (Comprehensive Development 2) to accommodate a supportive housing project and other community uses.

The proposed rezoning moved forward to public notification and public hearing. As a result, the City received numerous submissions in opposition, copies of which were transmitted to City Council by way of a memo on May 31, 2019. A statutory public hearing was held on June 5, 2019 at which Council received and heard the views of the community about the proposed rezoning. A report on the results of both the notification process and public hearing will be provided to City Council under separate cover.

Council is obligated to consider the views of the community along with site suitability, cost implications and community benefits. If the proposed bylaw is given 3rd reading, it will proceed as outlined in the table below. If the bylaw does not pass 3rd reading, the zoning on the site will remain R1 and BC Housing may proceed with a development permit application on the 2nd Street site.

If the bylaw receives 3rd reading, it may proceed as follows:

Date	Activity
May 21 st	Council considers the zoning bylaw amendment for 1 st and 2 nd reading.
May 22 nd & May 29 th	Notice of the zoning bylaw amendment advertised in the Gazette. Property owners within 30m of the site notified of public hearing.
June 5 th	Public Hearing (3pm-6pm in Council Chambers).

Date	Activity
June 10 th	<i>Council considers zoning bylaw amendment for 3rd reading (Regular Council meeting at 7pm).</i>
June 11 th	Zoning bylaw amendment forwarded to Ministry of Transportation and Infrastructure (MOTI) for approval/signature.
June 24 th	Zoning bylaw amendment receives 4 th and final readings.

Conclusion

In accordance with City Council's directive to facilitate a three- or four-story supportive housing project specific to this site, Zoning Bylaw Amendment No. 2039-A6 (see Appendix "A") was drafted and is under consideration for 3rd reading.

After reviewing and considering community input (along with site suitability, cost implications and community benefits), Council can either give the rezoning bylaw 3rd reading or not. If 3rd reading is not endorsed, the supportive housing project may proceed to development permit application on the 2nd Street site.

Benefits or Impacts

Strategic Impact



Community Engagement

- The zoning amendment proposal and public hearing were advertised twice in the local paper and landowners within 30 metres of the proposal were notified.



Community Livability

- The rezoning of this site to CD-2 (Comprehensive Development) will allow for land uses consistent with community and public benefit.



Economic Growth

- The rezoning may increase the value and development potential of the site especially with respect to community-related development.



Fiscal Responsibility

- The rezoning itself does not involve financial commitments. However, if the supportive housing project goes forward, Council will be committed to providing an estimated \$500,000 toward the project.
- This may entail bylaw amendments to the Financial Plan and other arrangements to secure the financial commitments agreed to between BC Housing and the City.

Policy/Legislation

The Local Government Act, the Official Community Plan and the Zoning Bylaw.

Attachments

Appendix A: Bylaw No. 2039-A6 (Zoning Bylaw Amendment).

Recommendation

THAT Council, after due consideration of community input and results of the Public Hearing, considers Zoning Bylaw Amendment No. 2039-A6 for third reading.

Options

1. THAT Council gives Bylaw 2039-A6 3rd reading.
2. THAT Council does not give Bylaw 2039-A6 3rd reading.
3. THAT Council refers the matter back to staff for further information.

Appendix “A”
Zoning Bylaw Amendment No. 2039-A6

THE CORPORATION OF THE CITY OF GRAND FORKS

Bylaw No. 2039-A6

A Bylaw to Amend the City of Grand Forks
Zoning Bylaw No. 2039, 2019.

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The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as “**Zoning Bylaw Amendment No. 2039-A6, 2019**”.
2. Zoning Bylaw No. 2039 is amended as follows:
 - a. **ADD** to Section 2. Definitions, under subsection 2.1, in alphabetic order, a new definition as follows:

“Supportive Housing means housing consisting of dwellings with support services onsite that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking and transportation.”
 - b. **ADD** to subsection 26.10, Table 2: Class of Building/Use: Required Number of Spaces, under Congregate care and rest homes, “*and other housing with supportive services*”.
 - c. **INSERT** under Part VI Zones, a new subsection 59.4 “CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70th Avenue)”, as follows:

59.4 CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70th Avenue)

59.4.1 Every subsection in Section 59.4 refers to the CD-2 (Comprehensive Development) Zone.

59.4.2 Location: This zone applies to Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; and, Lot D, DL 380, SDYD, KAP22999 (as may or may not be consolidated).

59.4.3 Intent: The intent of this zone is to allow for the development of community uses and a supportive housing project on lands owned by the City on 70th Avenue.

59.4.4 The following uses and no others are permitted:

 - (a) libraries;
 - (b) museums;

- (c) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
- (d) post office;
- (e) community events centre;
- (f) community use service;
- (g) open space passive recreational areas;
- (h) municipal, local government or educational buildings, day care centers;
- (i) senior citizen complexes, senior activity centres and congregate care facilities;
- (j) any building or structure operating under a private-municipal partnership agreement;
- (k) supportive housing developed and operated under a provincial-municipal partnership agreement.

59.4.5 Permitted accessory uses, and buildings include:

- (a) buildings or structures accessory to a permitted use.

59.4.6 There is no minimum parcel size.

59.4.7 No accessory building shall have a floor area greater than 50% of the principal structure.

59.4.8 No building or structure shall exceed 18 metres in height, except fire halls.

59.4.9 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- (a) 6 metres of a front parcel line;
- (b) 1.5 metres of an interior side parcel line;
- (c) 3 metres of an exterior side parcel line, or
- (d) 6 metres of a rear parcel line.

59.4.10 See Sections 12 to 33 of this bylaw.

- d. The properties legally described as Lot A, Plan KAP22999, District Lot 3080 SDYD and Lot B, Plan KAP22999, District Lot 3080 SDYD and Lot C, KAP22999, District Lot 3080 SDYD and Lot D, KAP22999, District Lot 3080 SDYD, as shown shaded in the sketch plan attached hereto as Schedule 1 are hereby rezoned from R1 (Single & Two Family Residential 1) to CD 2 (Comprehensive Development 2).
- e. Schedule "A" Land Use Zoning Map is hereby amended accordingly.

Read a **FIRST** time this 21st day of May, 2019.

Read a **SECOND** time this 21st day of May, 2019.

Read a **THIRD** time this day of , 2019.

Approved by the Ministry of Transportation
Pursuant to Section 52 of the Transportation
Act this day of , 2019

Approving Officer, Ministry of Transportation

FINALLY ADOPTED this day of , 2019.

Mayor Brian Taylor

Corporate Officer Daniel Drexler

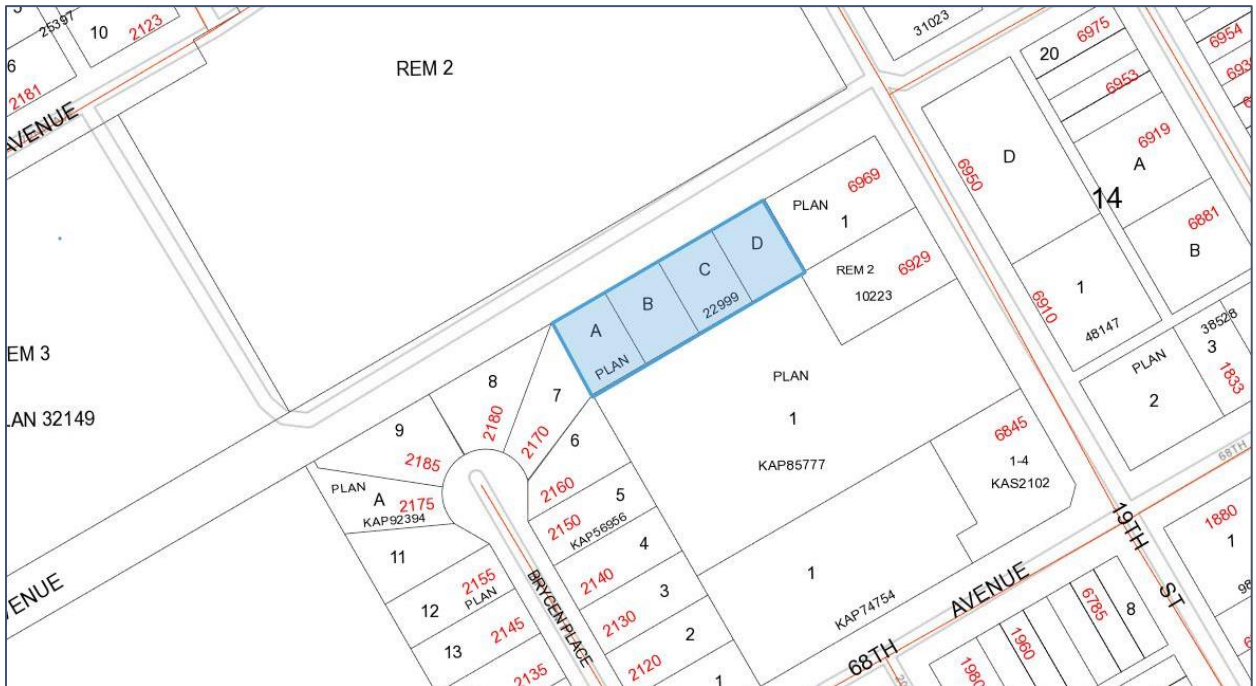
C E R T I F I C A T E

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A6 as passed by the Council of the City of Grand Forks on the day of , 2019.

Corporate Officer of the Corporation of the
City of Grand Forks

Schedule A

Zoning Bylaw No. 2039-A6



Report Approval Details

Document Title:	2019-05-10 Bylaw 2039-A6 Lots ABCD 70th Ave 3rd Reading.docx
Attachments:	
Final Approval Date:	Jun 4, 2019

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Jun 4, 2019 - 11:43 AM

Diane Heinrich - Jun 4, 2019 - 1:47 PM