

## Proposed Amendment to Concept Plan and Rezoning From M3 by Agreement to M2 – Cornish Road and Willis Way

### APPLICATION SUMMARY

An application was submitted by Mawstone Properties and Vito 81 Holdings Ltd. to remove the existing Zoning Agreement applied to the site located at the northeast corner of the intersection of Cornish Road and Willis Way and rezone the property to the M2 – Community Institutional Service District. The application also includes an amendment to the Stonebridge Concept Plan to change the site’s designation from “Mixed Use 2 – High Density” to “Mixed Use 2 – Medium Density”. This site is currently undeveloped and the applicant is proposing the amendments to provide for the future development of the site as permitted under the M2 District regulations.

### RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that:

1. The proposed amendment to the Stonebridge Concept Plan, as outlined in this report, be approved; and
2. The proposed amendment to remove the existing Zoning Agreement applied to the site located at the northeast corner of the intersection of Cornish Road and Willis Way and rezone the site to the M2 – Community Institutional Service District, as outlined in this report, be approved.

### BACKGROUND

At the September 14, 2009 meeting of City Council, Bylaw 8791 was approved to rezone the site located on the northeast corner of the intersection of Cornish Road and Willis Way in the Stonebridge neighbourhood from M2 – Community Institutional Service District (M2 District) to M3 – General Institutional Service District (M3 District), subject to a Zoning Agreement (see Appendix 1). The Zoning Agreement provided for development of a Health Club subject to the M3 District development standards and other uses subject to the M2 District development standards. These uses were proposed in one principal building. The site has not yet been developed.

### DISCUSSION

#### Proposed Amendments

Mawstone Properties and Vito 81 Holdings Ltd. have applied to remove the existing Zoning Agreement applied to the subject site and revert to the previous M2 - Community Institutional Service District (see Appendix 2). The purpose of the M2 District is to facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are generally compatible with residential land uses and capable of being located in a neighbourhood setting subject to appropriate site selection.

The proposal would also require an amendment to the Stonebridge Concept Plan to change the site from “Mixed Use 2 – High Density” to “Mixed Use 2 – Medium Density” (see Appendix 3). The “Mixed Use 2 – Medium Density” designation would provide a consistent land use designation with other sites Zoned M2 District in the Stonebridge neighbourhood.

The proposed amendments would provide for the future development of the site as permitted under the M2 District regulations.

Comments from other Divisions

No concerns were noted by other divisions that would prevent this application from proceeding.

**COMMUNICATIONS AND ENGAGEMENT**

To solicit feedback on the proposal, a notice detailing the proposed amendments was mailed to the Stonebridge Community Association, the Ward Councillor and property owners within a 75m radius of the site in September 2020. No comments or concerns have been received.

**PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

**APPENDICES**

1. Existing Zoning Agreement
2. Proposed Rezoning from M3 by Agreement to M2
3. Proposed Concept Plan Amendment

**REPORT APPROVAL**

Written by: Tony Wood, Planner, Planning and Development  
Reviewed by: Darryl Dawson, Development Review Manager  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services