

Rosewood Concept Plan Amendment and Rezoning by Agreement – From R1A to RMTN – Greyeyes – Steele Way

APPLICATION SUMMARY

Arbutus Properties applied for a minor amendment to the Rosewood Neighbourhood Concept Plan and rezoning of a site adjacent to Greyeyes-Steele Way from R1A - One-Unit Residential District to RMTN - Townhouse Residential District subject to a Zoning Agreement. The proposed concept plan amendment and rezoning would provide for the development of a Dwelling Group containing one and two-unit dwellings on the subject site.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to the Rosewood Neighbourhood Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2008 and was subsequently amended in 2014 to include the commercial area east of Zimmerman Road. Since 2014, other amendments have been approved to facilitate minor changes in land uses and parcel layout.

The subject site is located adjacent to Greyeyes-Steele Way and is currently undeveloped. Adjacent land uses include Struthers Park to the north, a dwelling group to the west, a future street townhouse site to the south and one-unit dwelling sites to the east (refer to Appendix 1).

DISCUSSION

Development Proposal

Arbutus Properties is proposing to amend the Concept Plan and rezone the site to provide for the development of a dwelling group containing one and two-unit dwellings. The proposed development would contain a total of 58 dwellings, a private road, and amenity space. The proposal also includes the development of a linear park along the westerly edge of the property, to be dedicated as Municipal Reserve (refer to Appendix 2 for Proposed Site Plan).

Proposed Amendments to the Rosewood Neighbourhood Concept Plan

The site is currently identified as 'Single Family' on the Rosewood Neighbourhood Concept Plan. This land use would provide for the development of one or two-unit dwellings on individual sites serviced by a public roadway. Arbutus Properties has applied to amend the land use on the Concept Plan from 'Single Family' to 'Multi Family' to facilitate development of the dwelling group (refer to Appendix 3).

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The proposed amendment would remain consistent with the intent of the Concept Plan to provide a combination of housing forms, types and densities dispersed throughout the neighbourhood.

Proposed Zoning Bylaw Amendment

The subject lands are currently zoned R1A - One-Unit Residential District. The purpose of the R1A District is to provide for the development of one-unit dwellings and related community uses. The proposed amendment would see the lands rezoned to a RMTN - Townhouse Residential District, subject to a Zoning Agreement (refer to Appendix 3).

A Zoning Agreement is a tool used to address a specific development proposal and may address the use of the land, building, form of development, site layout and general exterior design. A Zoning Agreement is being recommended to dictate the specific development proposal permitted to be constructed at this location. The proposed terms of the Zoning Agreement for this development will provide for:

- a) Use of the site for a dwelling group containing 58 dwelling units in the form of one and two-unit dwellings;
- b) Provisions for amenity spaces and landscaping;
- c) The provision of a linear park to be developed adjacent to dwelling group located to the west of the subject site (235 Rosewood Boulevard East); and,
- d) Public access being maintained to Struthers Park.

Proposed terms of the Zoning Agreement are detailed in Appendix 4.

Policy Review

The proposed Concept Plan Amendment and rezoning would be consistent with the residential land use designation within Bylaw No. 9700, the Official Community Plan Bylaw, 2020. Land designated as “Residential” has the potential for residential development and community uses compatible within a neighbourhood setting.

Comments from other Divisions and Departments

As part of the application process, this application was circulated to civic divisions to evaluate compliance with applicable policies and bylaws. There were no issues identified that preclude this application from proceeding to a Public Hearing. Items have been identified by other divisions that will be required to be addressed as part of the design and administrative approval; these comments are included in Appendix 5.

COMMUNICATIONS AND ENGAGEMENT

Notice of this application was initially provided in early 2018 to neighbouring properties, the Rosewood Community Association and the Ward Councillor. The first public information meeting regarding this proposal was held on June 5, 2018, with 50 members of the general public, the Ward Councillor and representatives from Arbutus Properties in attendance. At this meeting, concerns were expressed with the

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removal of the public roadway, access for emergency vehicles and overall changes to the Concept Plan.

A second public information meeting was held on September 27, 2018, to present an amended site plan which included a green corridor, amenity space, pathway and visitor parking to provide a buffer between the dwelling group to the west. This meeting was attended by 11 members of the public, the Ward Councillor and representatives from Arbutus Properties. Attendees reviewed the Proposed Site Plan and discussed alternatives including a publicly accessible rear lane. Concerns expressed at the initial meeting were reiterated by those in attendance.

A third public information meeting was initially scheduled for April 8, 2020, but was rescheduled to December 9, 2020, and held online due to the COVID-19 pandemic. Further minor revisions to the linear park located on the westerly edge of the proposal were presented at this meeting. Concerns related to traffic, and impact on property values were expressed along with questions on site development.

A Community Engagement Summary is included in Appendix 6.

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. Rosewood Neighbourhood Concept Plan
2. Proposed Site Plan
3. Proposed Amendments
4. Proposed Terms of Rezoning Agreement
5. Comments From Other Divisions and Departments
6. Community Engagement Summary

REPORT APPROVAL

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