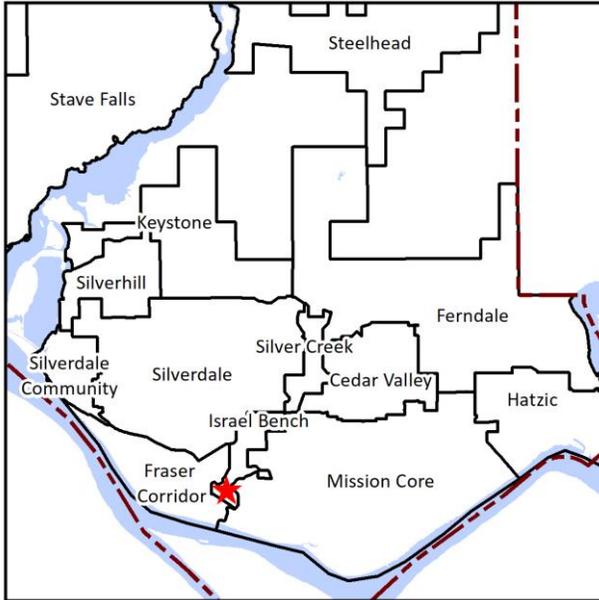


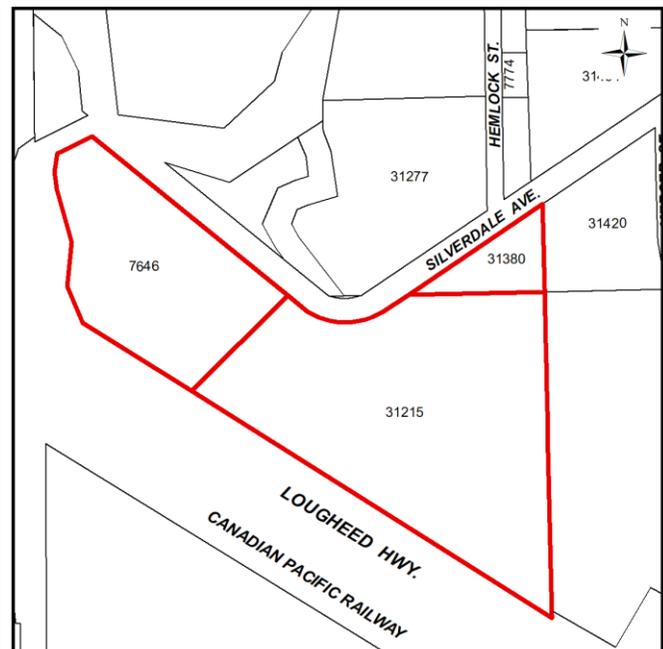
Project: P2018-106
Application Numbers: OCP19-008, R18-058

Subject: Development Application – 7646 Nelson Street, 31215 & 31380 Silverdale Avenue



DATE: August 16, 2021
BYLAW / PERMIT #: OCP: 5935-2020-5670(17)
 Zoning: 6054-2021-5949(43)
PROPERTY ADDRESSES: 7646 Nelson Avenue
 31215 Silverdale Avenue
 31380 Silverdale Avenue
LOCATION: Israel / Bench
CURRENT ZONING: Rural 16 Zone (RU16) & Commercial Highway Two Zone (CH2)
PROPOSED ZONING: Commercial Vehicle Dealership Zone (CVD), Commercial Gas Service Station Zone (CGS) & Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP: Commercial
PROPOSED OCP: Commercial & Parks and Open Space
PROPOSAL:

To rezone and subdivide the subject property into four bare land strata lots for commercial development and one fee simple lot for additional parkland adjacent to Silverdale Creek Wetland.



Recommendation(s)

1. That Official Community Plan Amending Bylaw 5935-2020-5670(17) receive second reading;
2. That Official Community Plan Amending Bylaw 5935-2020-5670(17) be considered in conjunction with the City's Financial Plan and Waste Management Plan;
3. That draft Zoning Amending Bylaw 6054-2021-5949(43) to rezone the subject properties from Rural 16 (RU16) Zone and Commercial Highway Two (CH2) Zone to Commercial Gas Service Station (CGS) Zone, Commercial Vehicle Dealership (CVD) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone be considered for first and second reading;
4. That, subject to Zoning Amending Bylaw 6054-2021-5949(43) receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
5. That prior to the adoption of Zoning Amending Bylaw 6054-2021-5949(43), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S18-028;
 - b. Dedication of additional property adjacent to Nelson Street and Silverdale Avenue to provide a total road dedication width, complete with corner truncation, sufficient to construct an Arterial Road Standard complete with road drainage, underground hydro and telephone, street lighting, and boulevard tree planting; and
 - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

This proposal is consistent with the Official Community Plan.

- OCP Policy 3.2.9 states that land should be protected for environmental purposes as part of new developments.
- OCP Policy 4.1.6 states that the District shall increase the environmental values of parks and natural areas by obtaining larger and contiguous open space at the time of development.
- OCP Policy 5.3.11 states that the District should acquire natural areas in new developments as natural parkland with provisions of interconnectivity between natural areas, provisions of trail corridors, protection of parkland, protection of vegetation, and habitat stewardship and enhancement.
- The proposed rezoning and subdivision are consistent with the Commercial OCP designation, which envisions small to large format retail centres.

Purpose

To accommodate the subdivision of four bare land strata lots for commercial development and one fee simple lot for additional parkland.

Site Characteristics and Context

Applicant

- Novus Via Construction

Property Sizes

- 31380 Silverdale Avenue, 31215 Silverdale Avenue and 7646 Nelson Street are together approximately 6.81 ha (16.83 ac) in area.
- The properties are currently vacant.

Neighbourhood Character

- The subject properties are located in the Israel Bench neighbourhood along Lougheed Highway (Highway 7).
- Properties to the north of the subject site are zoned RU16 and developed with public utility buildings.
- Properties to the east of the subject site contain the Silverdale Creek Wetland and are zoned RU16.
- Properties to the west of the subject site are located within the Agricultural Land Reserve.
- Properties to the south of the subject site are designated for Industrial uses, some of which have been zoned for industrial.

Environmental Protection

- Council has previously granted first reading to the OCP amendment that aims to protect the environmentally sensitive area adjacent to Silverdale Creek Wetland by re-designating these lands to Parks and Open Space. The proposed rezoning will also zone this portion of land to the IPRC zone. As part of the proposed subdivision, the environmentally sensitive lands will be dedicated to the City for further protection and enhancement.

Parks and Trails

- The Silverdale Creek Wetland is located adjacent to the subject properties.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	Refer to Attachment D.
Building Division:	There are concerns regarding soil filling on the property and the presence of peat. Property is in the floodplain, so the Floodplain Management Bylaw is applicable for future buildings.
Bylaw Enforcement Division:	No concerns.
Economic Development:	No comment was provided.
Environmental Services:	Refer to Attachment D.
Finance Department:	No comment was provided.

Mission Fire Rescue Service: No comment was provided.
Parks, Recreation, and Culture: Refer to Attachment E.
School District 75: No comment was provided.
MOTI: Initial concerns were regarding the intersection design at Nelson Street and Loughheed Highway. Comments have been addressed through the TIA and road design.

Development Considerations

Official Community Plan (OCP) Amendment

On April 6, 2020, Official Community Plan Amending Bylaw 5935-2020-5670(17) was granted first reading and referral letters to external agencies, as per policy LAN.47, were sent out. The purpose of this OCP amendment is to re-designate environmentally sensitive areas on the site from Commercial to Parks and Open Space and re-designate a small portion of land with low environmental value from Parks and Open Space to Commercial.

Most of the referral agencies did not provide comments.

Comments were received from the Agricultural Land Commission recommending that ALR buffering is implemented. In commercial zones, the Zoning Bylaw requires an 8.0 m (26.2 ft) wide buffer and a 15.0 m (49.2 ft) setback for all buildings. Due to the width of Nelson Street, the recommended buffer and setback will be easily achieved.

Comments from the Ministry of Highways and Infrastructure did not indicate any concerns with the proposed OCP amendment.

As the proposed OCP amendment will allow for better protection of the Silverdale Creek Wetland, staff are supportive of the proposal. The proposed OCP amendment bylaw map is attached as Attachment A.

Zoning Bylaw Amendment

The proposed Zoning Amending Bylaw 6054-2021-5949(43) aims to rezone one of the lots to Commercial Gas Service Station (CGS) zone to facilitate development of a gasoline service station and three of the lots to Commercial Vehicle Dealership (CVD) zone to facilitate development of vehicle dealerships. The intent is for the lots to be sold to new owners who will then apply for development permits to develop each new lot.

The remainder portion of the subject lands will be rezoned to Institutional Parks, Recreation and Civic Zone (IPRC) and subdivided in fee simple to be dedicated to the City.

The proposed Zoning Bylaw amendment map is attached as Attachment B and the Draft Plan of Subdivision with target zones noted is attached as Attachment C.

Traffic Management

The Master Infrastructure Strategy (MIS) for Southwest Mission has identified the Nelson Street and Loughheed Highway intersection as one of just two contemplated accesses to the future Southwest Mission development lands. City staff and MoTI have requested that the applicant provide detailed analysis on the impacts this proposed development will have on the road network adjacent to the subject property. Due to the location of the subject property, this development is impacted by the MIS, the ongoing Transportation Master Plan, and the "Gap Study" for servicing Southwest Mission. To aid in determining the requirements for this development, the City commissioned a study of the intersection of

Nelson Street and Lougheed Highway by Urban Systems, who produced a concept plan for the “Ultimate Road Network Configuration” based on the build-out for Southwest Mission.

The applicant has submitted a Traffic Impact Assessment and two proposed road designs – one for the “interim” condition and one for the “ultimate” condition. Detailed design will continue, and final designs and construction will be completed at time of subdivision.

In absence of a Development Cost Charge (DCC) project associated with the ultimate road design, Engineering staff have requested that the applicant dedicate land adjacent to the intersection of Nelson Street and Silverdale Avenue as a condition of rezoning.

Environmental Management

The Development Permit Area E for Natural Environment is applicable to this development. The applicant has submitted a Riparian Areas Protection Regulation assessment report, and the resultant Streamside Protection and Enhancement Area (SPEA) for Silverdale Creek Wetland has informed the OCP amendment boundaries. A preliminary bio-inventory will also be required. This Development Permit is delegated to staff for approval.

The City is also in receipt of a letter dated January 7, 2020 from the Land Remediation Section of the Ministry of Environment and Climate Change Strategy which releases the site for the purposes of rezoning and subdivision but identifies that a detailed site investigation will be required prior to approval of any further development applications.

Floodplain Management

The subject properties are located within the Fraser River Floodplain. The Development Permit Area F for Fraser River is applicable. A geotechnical hazards report will be required. This Development Permit is delegated to staff for approval.

Financial Implications

Pursuant to Section 477 of the Local Government Act, the OCP Amending Bylaw 5935-2020-5670(17) will need to be considered in conjunction with the City’s Financial Plan and Waste Management Plan.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted three development notification signs.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

Attachments

- Attachment A: OCP Amendment Bylaw Map
- Attachment B: Zoning Bylaw Amendment Map
- Attachment C: Draft Plan of Subdivision & Zoning Map
- Attachment D: Engineering Rezoning Comments
- Attachment E: Parks, Recreation and Culture Comments

Sign-Offs



Rob Publow, Manager of Planning

KP / sh

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer