

November 10, 2011 meeting re Brescia's application for change in land use and zoning 555 Kininvie Drive

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Michael Tomazincic, City Planner, attended and responded to questions about the process and his thoughts on what his report will be to the city. It will be early in the new year before the matter is heard before a committee of Council. Michael asked the community to respond to:

- Redesignation and rezoning of the entire site (as per the application) or redesignation of the entire site with only a change in zoning to the northern part.
- What uses in the list of permitted uses in the Regional Facility zone would the community live with?
- What setbacks would be acceptable if a parking lot was constructed at the corner?
- What concerns does the neighbourhood have that can be addressed through site plan?

He is looking for agreement on some issues that both residents and Brescia could support, prior to submitting his recommendation to Council. If some consensus can be achieved, an OMB Hearing is less likely.

LAND USE CHANGE

Brescia has asked to change the Official Plan for the entire site from Low Density Residential to Regional Facility. It has also asked to change the Zoning for the entire site from R1-10 (the vast majority of residential lots in our neighbourhood are R1-10) to Regional Facility with all allowable permitted uses:

Adult secondary schools; Churches; Commercial parking structures and/or lots; Commercial schools; Community colleges; Day care centres; Elementary schools; Emergency care establishments; Group Home Type 2; Hospitals; Institutional uses; Libraries; Nursing homes; Private schools; Recreational buildings; Secondary schools; Stadia; Supervised residences; and, Ancillary residential and/or hostels and accommodations

Michael left us with the impression that his recommendation would not support all of the changes Brescia requested; he added, however, that Council nevertheless could approve what Brescia applied for. He suggested that Brescia's reason for wanting to change the land use and the zoning with a wide range of uses on the whole site is in case there is another stimulus package that requires "shovel ready" projects.

SITE PLAN ISSUES

Site plan issues include:

Tree retention, drainage and grading, access points, spacing, landscaping, set backs from adjacent properties, lighting (full cut off for example), snow removal

Michael cautioned that under the provincial Planning Act, the City may not be able to require Brescia to abide by site plan control requirements because the parking may be "ancillary to the use" rather than a commercial parking lot. He is seeking an opinion from others in the city's Planning Department. He is hoping that regardless, that Brescia will accept site plan controls. He mentioned that even city engineering staff is concerned about runoff.

It would be helpful to the community to have a public site plan meeting so that the requirements were aired in public and Brescia could be held to them.

Michael told the group that a parking stall is 2.7m wide by 5.5m. This gives some indication of the amount of hard surface that is required for a lot of 79 spaces.

CONCLUSION

It was felt that a meeting with members of Brescia's Council of Trustees would be helpful. Michael will raise this question with Brescia.

Those present agreed that:

- it is important for Michael's report to be similar to the community's position because if the OMB were involved, it would be good to be on the same side. If Council were to reject its own Planner's recommendation, Council would have to hire an independent Planner to support a different position;
- the idea that changing the land use designation from Low Density Residential to Regional Facility for the whole site was acceptable provided the zoning on the south side stayed R1-10 (requiring another public process if the zoning were to be changed);
- changing the zoning on the north side to Regional Facility would be acceptable if there were only one permitted use – a surface parking lot – and that this would then require another public process if the zoning were to change;
- If the zoning were changed, a public site plan process would be important to ensure that site plan issues such as setbacks, buffering, landscaping, lighting, snow removal, tree retention/replacement, were addressed. Due to the time limitation at the meeting, there was not a great deal of discussion of details. The group expressed the hope that Brescia, like Riverside United Church, would go through the public site plan process, even if this were not required.
- it would be helpful if Brescia were to do a new Master Plan, including design guidelines and height limits, while at the same time planning the long term plans for the property. Unfortunately, the City cannot compel Brescia to do so.