

Memo



Date: April 13, 2011
File: Z10-0090
To: City Manager
From: Director, Land Use Management
Subject: Cedar Avenue
Prepared by: Strategic Land Development Manager

Recommendation:

THAT Council receive for information the report regarding Cedar Avenue from the Director, Land Use Management, dated April 13, 2011.

Purpose:

To answer questions raised by the public during the Public Hearing held on April 5, 2011 for the Cedar Avenue OCP Amendment and Rezoning applications.

Background:

Staff noted the following questions during the Public Hearing held on April 5, 2011, and have provided corresponding answers.

Questions:

- Q. a. Don't we need more park space to accommodate the growth in this area?
b. With all the changes to Pandosy since the OCP was adopted shouldn't the City be increasing the park space?

A. Since 2008 there has been a concerted effort to acquire parkland in this area (South Pandosy/North Mission Sectors). Nearly \$20 million worth of land has been acquired (see Schedule 'C' attached).

- Q. Can the sewage treatment plant be upgraded in order to improve water quality in the area?

A. The wastewater effluent outflow in this area discharges 1000 metres out into the lake at a depth of 60 metres and is in no way a contributing factor to the poor water quality at the foot of Cedar Avenue. The poor water quality in the area is due to many factors including; physical and biological conditions resulting from urban & agricultural practices upstream of lake, shallow depth and limited flow of the creek, little opportunity for creating natural creek or wetlands, lack of circulation at creek mouth, shallow shelf and water fowl impacts. It is not anticipated to improve.

A handwritten signature in blue ink, appearing to be the initials "R".

Q. Why is there no public walkway at Truswell next to the Water's Edge development?

A. Through approval of the Water's Edge development a dedication was secured for a public walkway. The City has secured title to an 18 - 20 meter wide lineal corridor adjacent to the development site along Mission Creek that will ultimately help link the existing Greenway to the lake. The area will be landscaped upon completion of the development (refer to pg. 3 of Schedule 'C').

Q. How much money have we spent on parks in the area?

A. Approximately \$20 million (refer to Schedule 'C').

Q. What has the City done to improve riparian area in the City?

A. There have been many efforts by the City in conjunction with the Province and private development to improve the riparian area of Okanagan Lake within the City boundaries. Some examples include; the Maude Roxby Bird Sanctuary, Phase I of Stuart Park, the proposed Phase II of Stuart Park, Rotary Marsh at Waterfront Park (the Grand), the mouth of Mill Creek, the proposed 460 lineal feet of riparian enhancement proposed at the subject site and many creek enhancements.

Q. Why didn't City staff meet with the stakeholders in the area?

A. In 2010 and 2011 City staff conducted a well advertised and well attended open house, met with the KLO Central Neighbourhood Association and held numerous individual property owner discussions while developing the proposed plan.

In 2003 and 2004 extensive stakeholder consultation took place which included open houses and public hearings related to the Cedar Avenue Plan (the Stonefield Report) and the Official Community Plan.

Cedar Avenue Redevelopment Plan Process



Q. Can staff show a more accurate diagram of the integration between bikes, people and vehicles?

A. Please refer to Schedule 'A' attached.

Q. How is the City going to limit the C9 uses? For example, the zone allows for 6-storeys and City staff are saying it will only be 4-storeys.

A. The conditions of Council Policy 76; including height limitations, will be guaranteed by way of a Section 219 Covenant placed on title to the development property prior to it being sold.

Q. Please define the highwater mark and how staff came up with the 1.3 acres of parkland measurement?

A. Please refer to Schedule 'B' attached. The highwater mark has been professionally surveyed for the Development Permit.

Q. How can Council rezone property when there was a park commitment made at the time of acquisition (staff memo to Council from 1997 was quoted)?

A. The staff memo contemplating future potential uses was not related to a property under this rezoning application. It referenced a property south of Cedar Avenue on Walnut Street.

Q. What were the reasons for non-support of the project by the Advisory Planning Commission?

A. The Advisory Planning Commission ("APC") stated that they did not support the rezoning due to the following concerns:

- 1) The C9 zoning was too vast and too open with not enough restrictions on what could be built.
- 2) Limited access to the park corridor.

As a result of APC comments the application was revised to reduce the amount of land designated for commercial development, the incorporation of design guidelines through a Development Permit process to improve access through the middle of the site, and the introduction of a Section 219 Covenant on the title of the development parcel which limits height and commercial uses. Improved massing diagrams were also included to inform Council of the integration with the neighbourhood.

Internal Circulation:

Director, Real Estate & Building Services
Strategic Land Manager
Director, Policy & Planning

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Financial/Budgetary Considerations:
Existing Policy:
Personnel Implications:

External Agency/Public Comments:
Community & Media Relations Considerations:
Alternate Recommendation:

Submitted by:



S. Gambacort
Director, Land Use Management

Approved for inclusion:



J. Paterson, General Manager, Community Sustainability

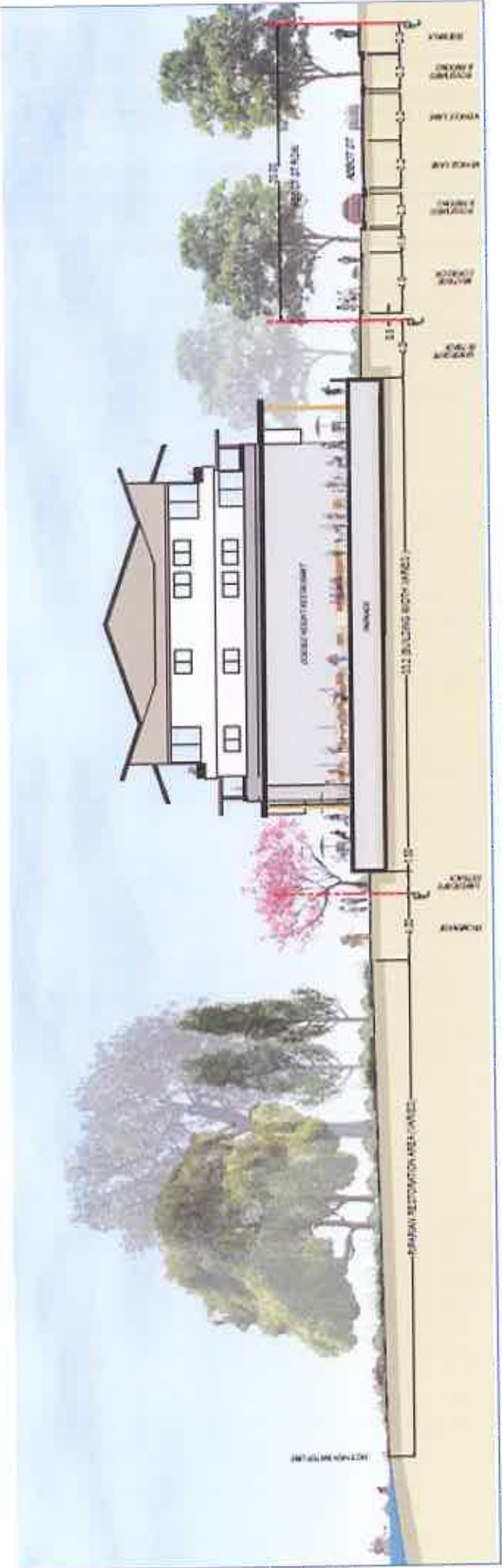
cc: S. Bagh, Director, Policy & Planning
D. Gilchrist, Director, Real Estate & Building Services
D. Edstrom, Strategic Land Manager

Attachments

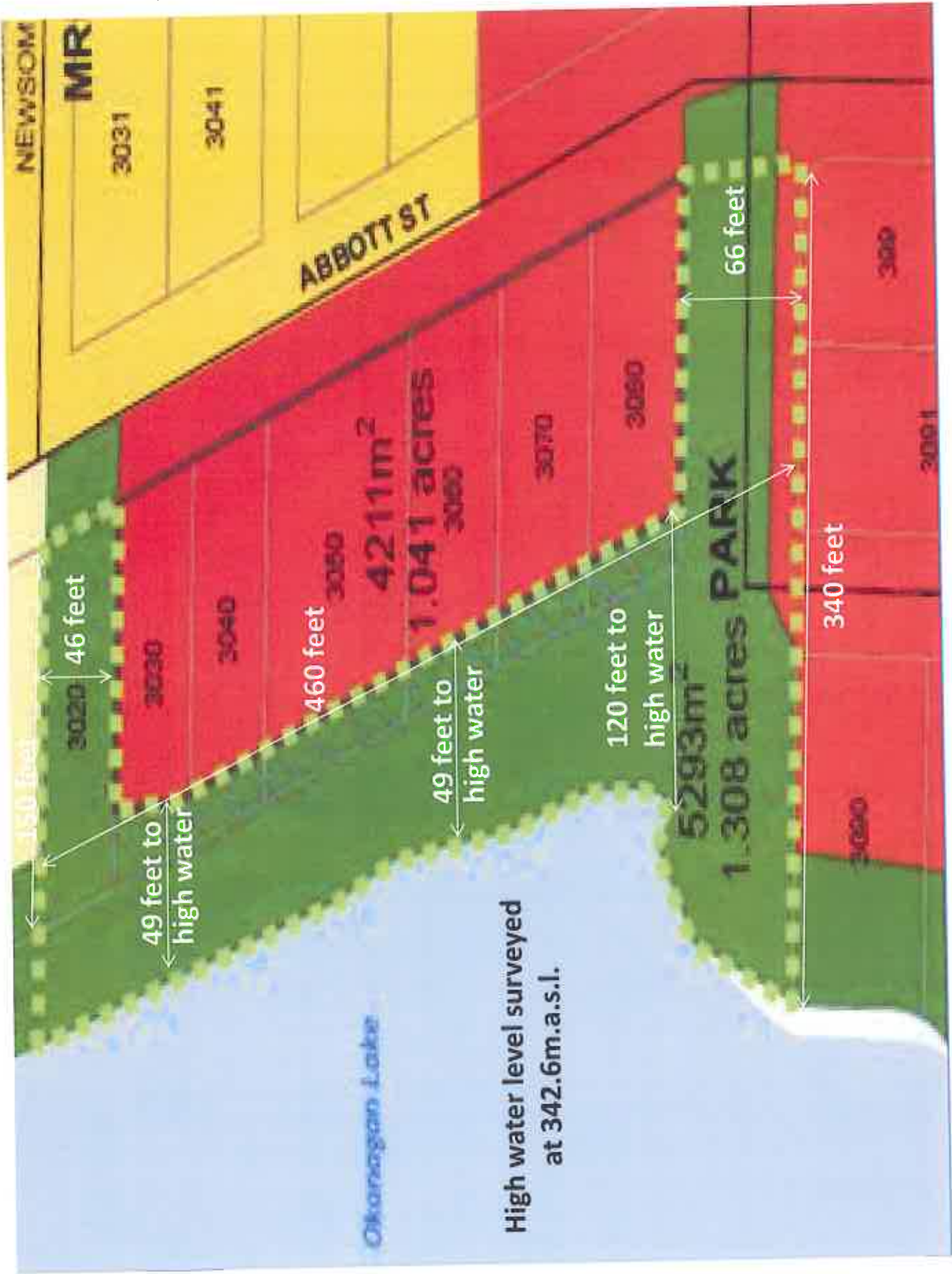
Schedule "A"
Schedule "B"
Schedule "C"



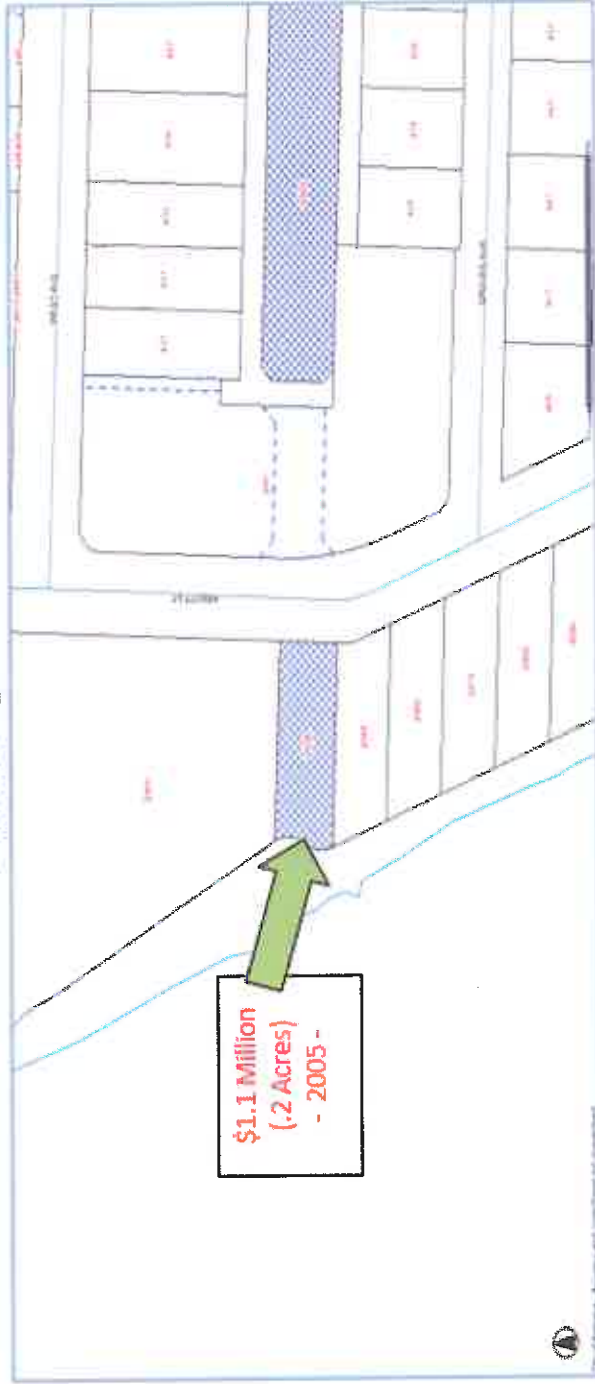
MASSING - SOUTH END



Schedule 'B'



Abbott @ Groves



Rotary Park



Sarsons Beach Park



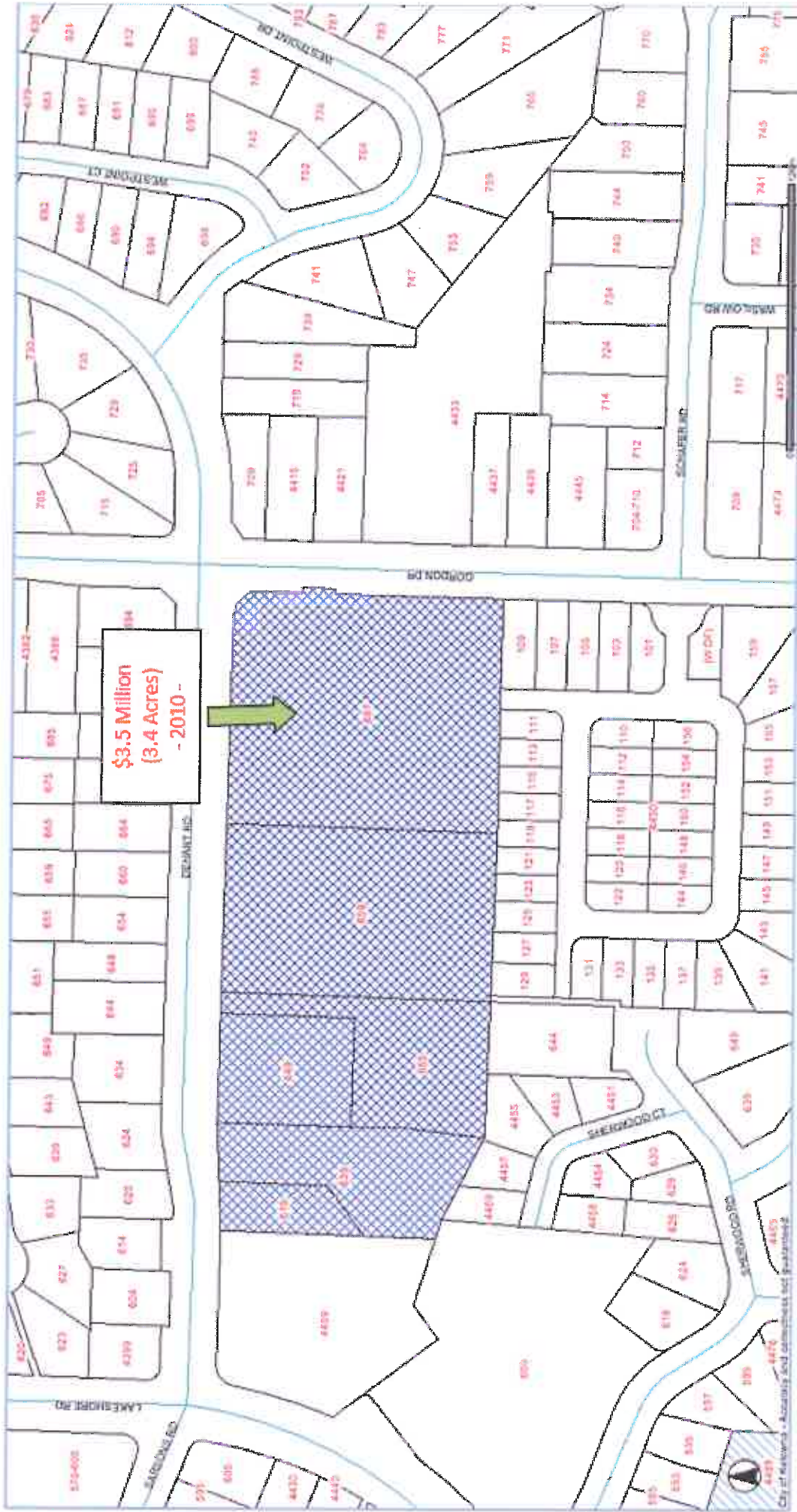
Casorso Park



Mission Creek Greenway



Dehart Park



\$3.5 Million
(3.4 Acres)
- 2010 -

Total = \$19.4 Million since 2008 in the subject area.