

Riverview Planning Advisory Committee

March 9, 2022

Staff Report

Subject: Rezoning from Open Space to Parks, Recreation, and Institutional

File Number: 21-2544

From:



Kirk Brewer
Planner

Reviewed by:



Lori Bickford
Planner

General Information

Applicant:

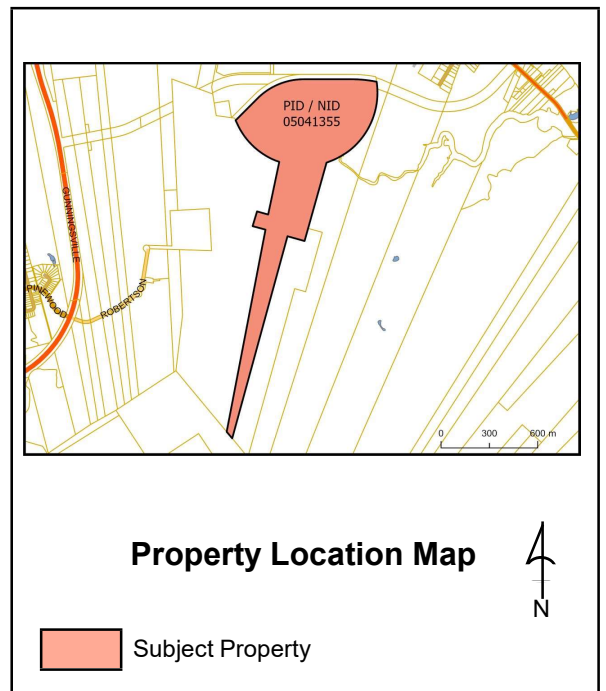
David Shea

Landowner:

Town of Riverview Town of Riverview

Proposal:

To rezone a portion of the property from OS - Open Space to PRI - Parks, Recreation and Institutional to facilitate the construction of a recreational complex



Site Information

PID: 05041355

Lot Size: approximately 43 acres

Location:

, Town of Riverview / Ville de Riverview

Current Use:

Vacant / Mill Creek Park

Zoning:

OS

Future Land Use:

Community Use

Surrounding Use & Zoning:

Open Space / Mill Creek Park / Residential to the north of Bridgedale Blvd

Municipal Servicing:

Currently none ; services will be extended at time of construction

Access-Egress:

Bridgedale Blvd

Policies / Politiques**MUNICIPAL PLAN**

Policy 9.0.4 Council shall protect the Town owned land around Mill Creek for a future Regional Park.

Policy 9.0.6 Demographic trends and facility and program usage shall be monitored to ensure that changing user needs are addressed through: (a) the development or redevelopment of parks and recreation facilities; (b) the tailoring and designing of programs that suit the intended users.

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

The OS zone permits passive uses such as public parks and community gardens, but the only main building permitted in the zone is an interpretive center. The PRI – Parks, Recreational, and Institutional zone permits a recreational use, which is defined as “the use of land, buildings or structures for the conduct of sports and other customary and usual leisure time activities, but does not include campgrounds or racetracks for motor vehicles or animals.” All other development requirements pertaining to parking, access, landscaping, etc., will be addressed through the site plan design.

Internal Consultation & External Consultation / Consultations internes et externes

The proposal was discussed by the Development Review Committee (Planning, Engineering, Corporate Services, Parks). No concern was raised as part of the review.

Discussion

Since approximately 2012, the Town has been working towards a future Wellness Centre in the Mill Creek area. This location will take advantage of the newly-constructed first phase of Bridgedale Boulevard and the roundabout connection to Runneymeade Road, which provides easy access from many points in Town.

The current zoning of the land does not allow for the proposed use. As such, the Director of Parks, Recreation and Community Relations has identified the parcel of land to be rezoned, which is large enough to allow flexibility for site development and future expansions.

The greater Mill Creek Park area is currently zoned as OS – Open Space and Conservation. This zone limits permitted uses to community gardens, interpretive centres, and public parks. While this zoning is appropriate for the nature park, it does not allow the construction of any main buildings. As such, a rezoning is required to the PRI – Parks, Recreation, and Institutional zone. This zone is more generally applied to Town-owned lands including public parks that may incorporate buildings or infrastructure, schools, sports complexes, and other government-owned buildings.

The parcel of land to be rezoned is approximately 43 acres. While this far exceeds the needs of the building footprint, the final site design and location of the building have not yet been determined, so the goal is to allow flexibility for various outcomes, with the potential to further modify the site in the future without the need for another rezoning.

Legal Authority / Autorité légale

The Planning Advisory Committee receives its authority via the Community Planning Act:

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on

(a) a proposed by-law in respect of which the views have not been given previously

Recommendation / Recommandation

Staff recommends that the Planning Advisory Committee recommend that Riverview Town Council adopt rezoning by-law 300-7-7 in order to rezone a portion of PID 05041355 from OS - Open Space zone to PRI - Parks, Recreation and Institutional zone for the purpose of a recreational center as proposed.

Bridgedale Blvd (PID/NID 05041355)

Riverview

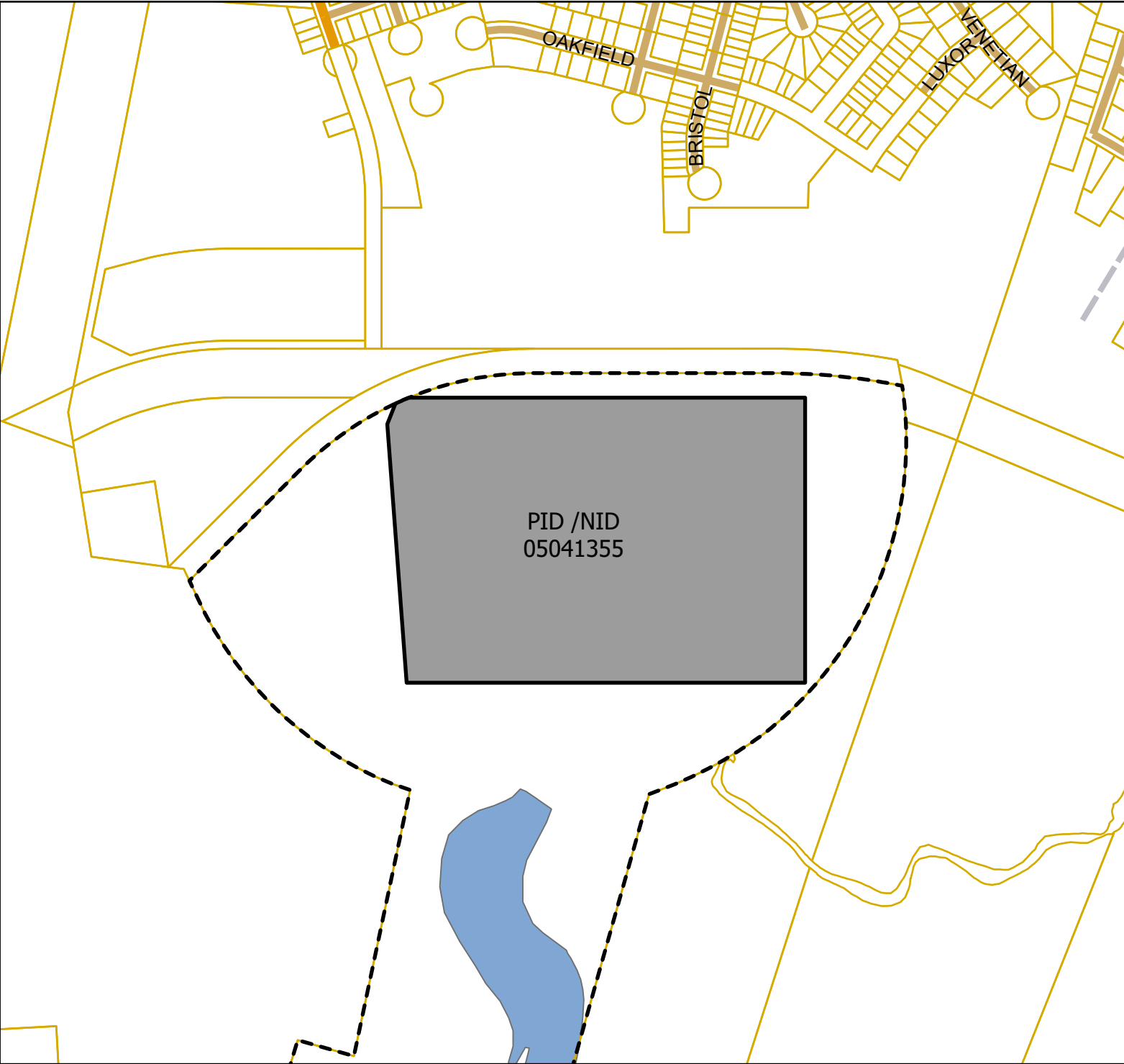
Date: 11/8/2021




Schedule A-7

Riverview
ZONING MAP

Date: 11/8/2021



Legend

 Rezoning part of the property from OS zone - Open Space and Conservation to PRI zone - Parks, Rec and Institutional

