

Report

Date	February 11, 2016	File:
To	Council	
From	Scott Mack, Director of Development Services	Endorsed: 
Subject	Proposed New CDH Rezoning and Bell McKinnon LAP	

Purpose

The purpose of this report is to update Council on the status of the proposed rezoning for a new Cowichan District Hospital and seek confirmation of the proposed terms of reference and timescales for a Bell McKinnon Neighbourhood Plan and servicing study.

Background

The Municipality received an application from the Cowichan Valley Regional Hospital District (CVRHD) in the fall of 2015 in order to rezone there (3) properties in the Bell McKinnon area (6751, 6771 and 6793 Bell McKinnon Road) in order to facilitate the future construction of a new Cowichan District Hospital.

The three properties total approximately 22 acres and are located on the east side of Bell McKinnon road just south of Herd Road (see attached Schedule A). The CVRHD has Purchase Option agreements in place with these three (3) property owners, with closing subject to zoning approval from the Municipality of North Cowichan.

Staff conducted a preliminary review of the application against relevant OCP policies and determined that, while located inside the Urban Containment Boundaries (South End Growth Centre), in order to facilitate the processing of an application for rezoning of lands within the Bell McKinnon area, the OCP has indicated that a Local Area Plan must be in place for this area prior to any development (including rezoning) proceeding.

Policy 2.5.1.3 – “The Municipality will reserve development for lands within the UCB that do not have full municipal services until more detailed planning processes have been completed and servicing capacity confirmed.”

This is an important component of the OCP, in particular as it relates to Bell McKinnon, as it stipulates that we need to develop an overall land use and servicing plan for this area in order to ensure that the lands in this neighbourhood are developed in an orderly and rational manner and that the appropriate servicing and infrastructure can be provided to this future urban area.

Allowing rezoning of development of parcels in this area on a one-off or ad-hoc basis will result in a poorly planned neighbourhood and may present significant future issues and concerns in terms of neighbourhood and downstream capacity with respect to road networking and municipal utilities.

Discussion

Based on the above-noted OCP policy, Staff met with the CVRHD in December, 2015 to discuss this policy and the implications for the CVRHD in terms of their Purchase Option agreements. Staff indicated that we felt it was possible to undertake and complete a high level Neighbourhood Plan for the Bell McKinnon area that would identify future land use, road networking and conceptual servicing and that the plan could be developed on the basis of including the subject properties noted above as a proposed institutional (CDH) site. The overall plan area would coincide with the OCP's Urban Containment Boundaries in this area, moving northward from Drinkwater Road east of the Trans-Canada Highway. The plan area is defined on Schedule A.

The rezoning application would be considered concurrently and would theoretically come forward for consideration of adoption of the bylaw at the same time as the final Neighbourhood Plan was presented to Council. The goal would be to complete both processes by July 31, 2016.

While this is an extremely ambitious timescale to commence and complete a neighbourhood planning and servicing exercise of this magnitude, Staff are confident that the high level and conceptual nature of the plan will allow for the work to be completed within this timeframe.

In basic summary, the process will involve the development of preliminary land-use and servicing options by in-house professional Planning and Engineering staff. Conceptual land use densities will be calculated, and this information will be provide to Parsons Engineering, who will model these densities and development scenarios to determine the ability of our existing municipal utilities to handle the additional capacities and/or determine what types of downstream upgrades may be required, and to determine what types of infrastructure improvements will be required to facilitate the proposed development within the neighbourhood. The Plan will address issues such as road networking (i.e. future road requirements, road upgrades, cross-sections, sidewalks, bike lanes, lanes, intersection improvements, etc.)

Consultation with area landowners and residents will be a critical component and is included in the overall Terms of Reference and suggested timelines (Schedule B). The intent would be to go out to the public with the preliminary land-use concepts and options in order to seek feedback and input on the initial proposals, consider adjustments to the plan based on that feedback, and go back to the public at the initial draft and final draft stage in order to facilitate and allow for feedback and input.

Consultation will also be required with the Ministry of Transportation and Infrastructure (MoTI) as they have jurisdiction over the Trans-Canada Highway, which will be impacted by the land-use and road network decisions made in the plan.

Implications

The cost of this work is anticipated to be in the range of \$40,000-\$60,000 and is proposed to be funded through a contribution of \$20,000 towards the project from the CVRHD, with the remaining funding provided through the Development Services budget for community planning projects.

This project had previously been identified by Staff for inclusion in the 2016 work plan to commence late in 2016 and carry through in to 2017. Fast-tracking of this project will mean that other projects may be delayed as a result of moving this project forward more quickly.

Recommendation

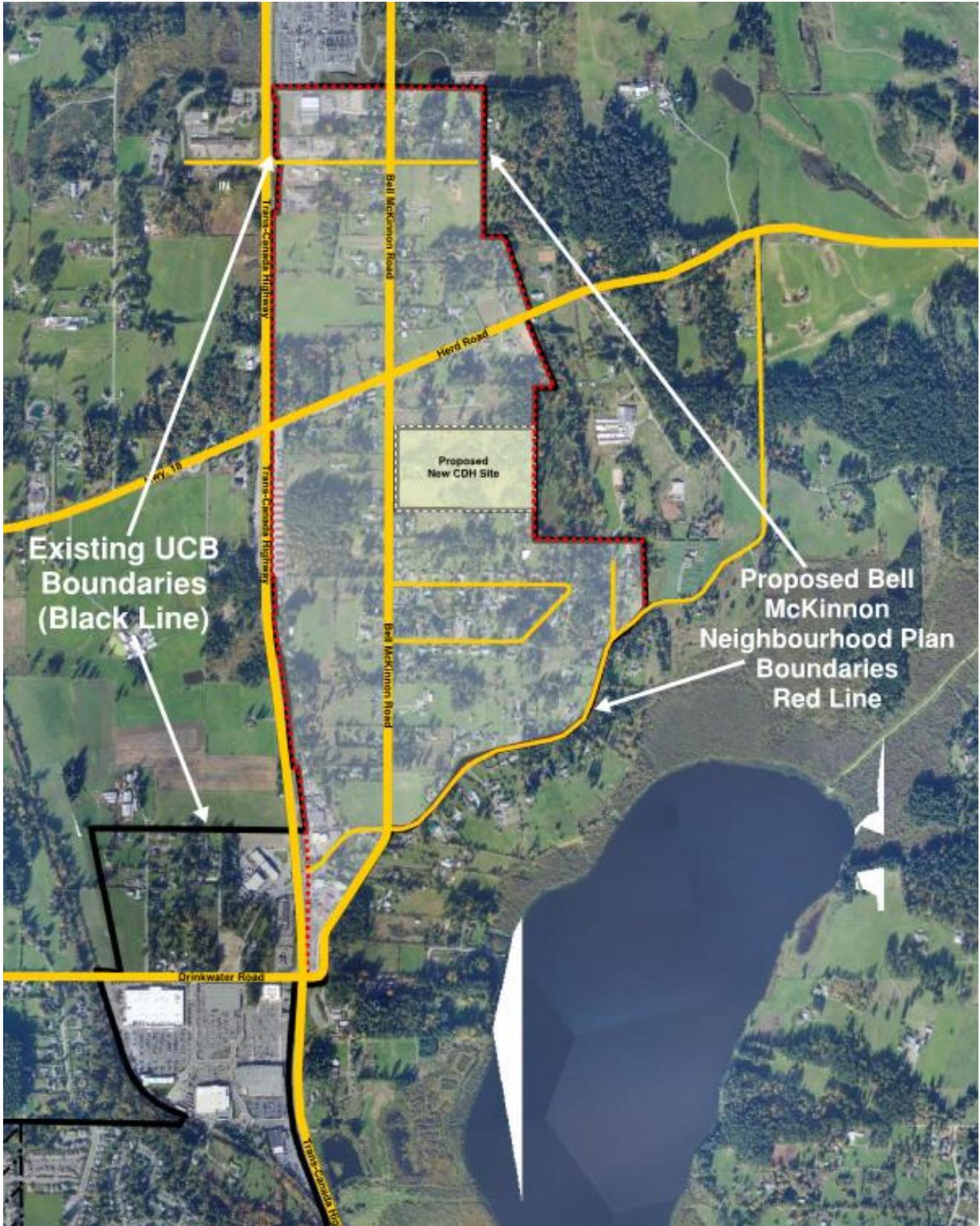
That Council endorse the draft Terms of Reference for the proposed Bell McKinnon Neighbourhood Plan and servicing study, as outlined in this report and attachments, and direct staff to work towards the anticipated timescales for the Neighbourhood Plan and CDH rezoning process.

Attachment(s):

Schedule A – Location Plan

Schedule B – Draft Terms of Reference / Timescales

Schedule A – Location Plan



Schedule B – Draft Terms of Reference / Timescales

Week of January 25	Internal staff meeting to discuss and confirm anticipated BMNP contents, process and timelines.
February	Preliminary land, transportation, servicing concepts and densities (re: servicing capacities) developed internally by staff
February 9	CVRHD Neighbourhood Meeting @ Island Savings Centre (Tom Anderson) <ul style="list-style-type: none"> • CVRHD to present hospital project/plans to residents / property owners • MNC attends in support role to provide overview and answer questions regarding anticipated BMNP and rezoning process
February 17	Terms of Reference report provided for Council to outline and seek endorsement on proposed Hospital / BMNP process
Late February / Early March	MNC hosts BMNP preliminary Open House for BM residents / landowners. <ul style="list-style-type: none"> • Staff explain BMNP and rezoning process (re: Council approved TOR) and provide overview of timelines • Seek input on preliminary land-use concepts / options • Seek input and preliminary comments on land-owner and neighbourhood expectations.
March	Land use, transportation, servicing concepts and densities (re: servicing capacities) refined internally by staff based on preliminary landowner input. <ul style="list-style-type: none"> • Meet with MoTI to discuss: <ul style="list-style-type: none"> ○ TCH access issues @ Sprott Road, Herd Road/Hwy. 18, Norcross Road and Bell McKinnon/Drinkwater Road intersections
March 2	Council considers first and second reading to Bylaw XXXX to rezone hospital lands
Late March	MNC hosts follow-up Open House and presents draft land-use concept and overall plan. <ul style="list-style-type: none"> • Land use, transportation, servicing concepts and densities (re: servicing capacities) provided to Parsons to run models and determine / confirm downstream capacities and upgrade requirements (if any).
Early April	Draft BMNP final revisions based on stakeholder / landowner / resident input
Late April	Receive draft report from Parsons on servicing implications /updated models <ul style="list-style-type: none"> • Have Parsons refine servicing analysis based on any final changes to the plan • Final draft BMNP posted to municipal website and available to the public.
Late April	Receive final report from Parsons <ul style="list-style-type: none"> • Meet with CVRHD to discuss servicing upgrades / commitments required with hospital rezoning.
May 9	Draft BMNP sent to CPAC for review and recommendation <ul style="list-style-type: none"> • CPAC to also provide recommendation re: proposed hospital rezoning which has already received first and second reading
May 18	Council considers first three readings to BMNP bylaw
June 1	Public Hearing for Hospital Rezoning (defacto PH for BMNP as well)
June 2	Council considers third reading of Hospital Rezoning Bylaw <ul style="list-style-type: none"> • Hospital Rezoning bylaw sent to MoTI for review and approval if 3rd reading granted. • Registration of any covenants required in relation to hospital development
June 15	Council considers of adoption of BMNP and Hospital Rezoning
July 6	Extra Council meeting if necessary
July 20	Extra Council meeting if necessary