



# Z20-0025

# 185 Arab Road

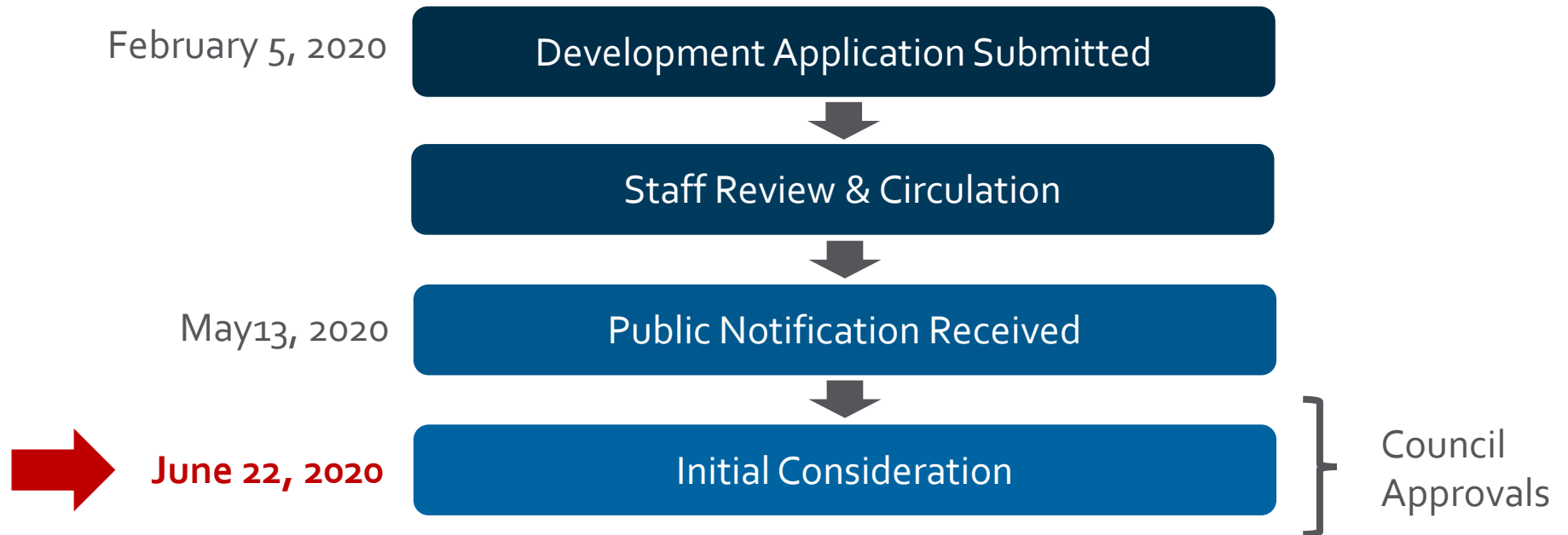
Rezoning Application



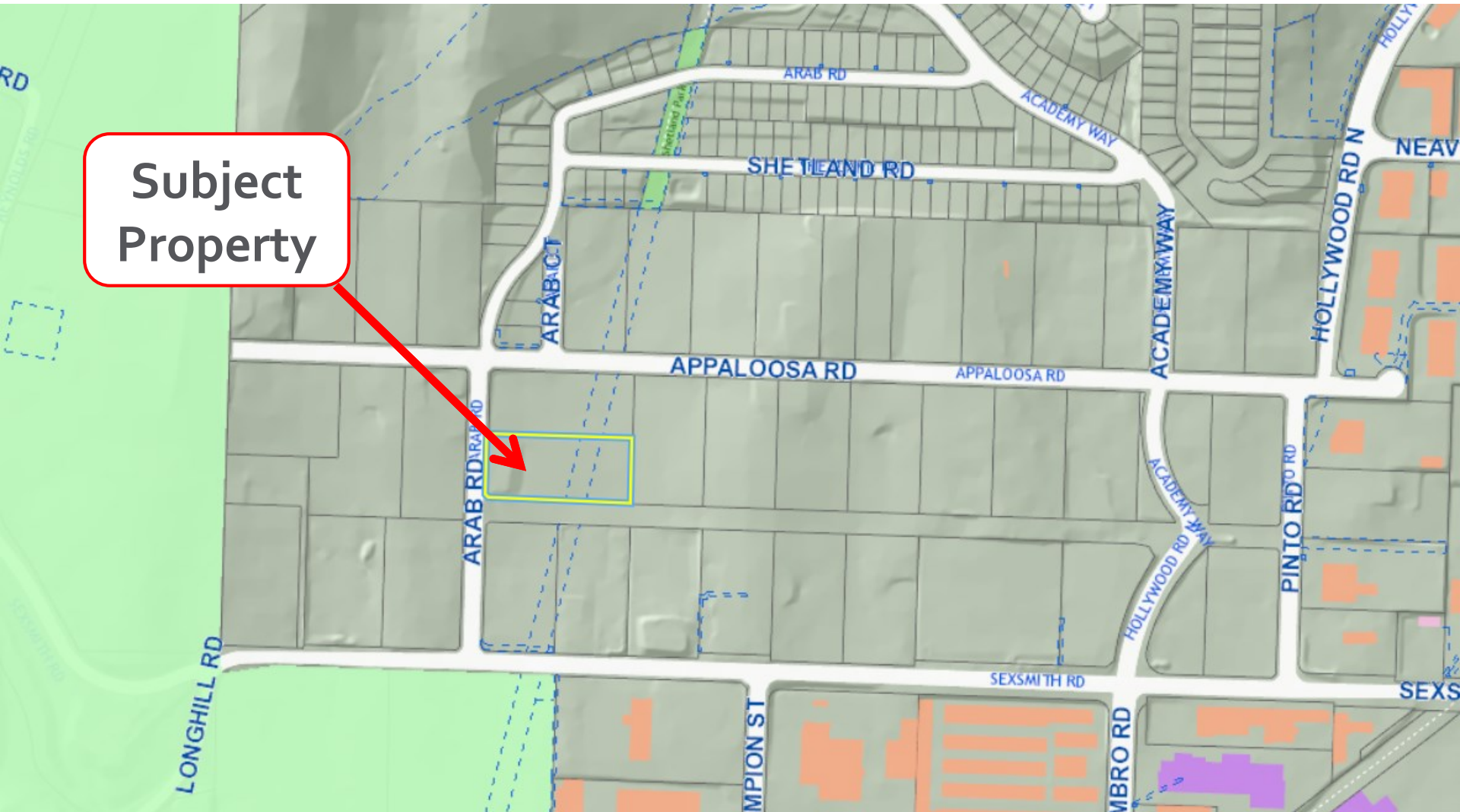
# Proposal

- ▶ To consider Staff recommendation to NOT rezone the subject property from A1 – Agriculture 1 to I6 – Low Impact Transitional Industrial to facilitate the use of the subject property for an industrial development.

# Development Process

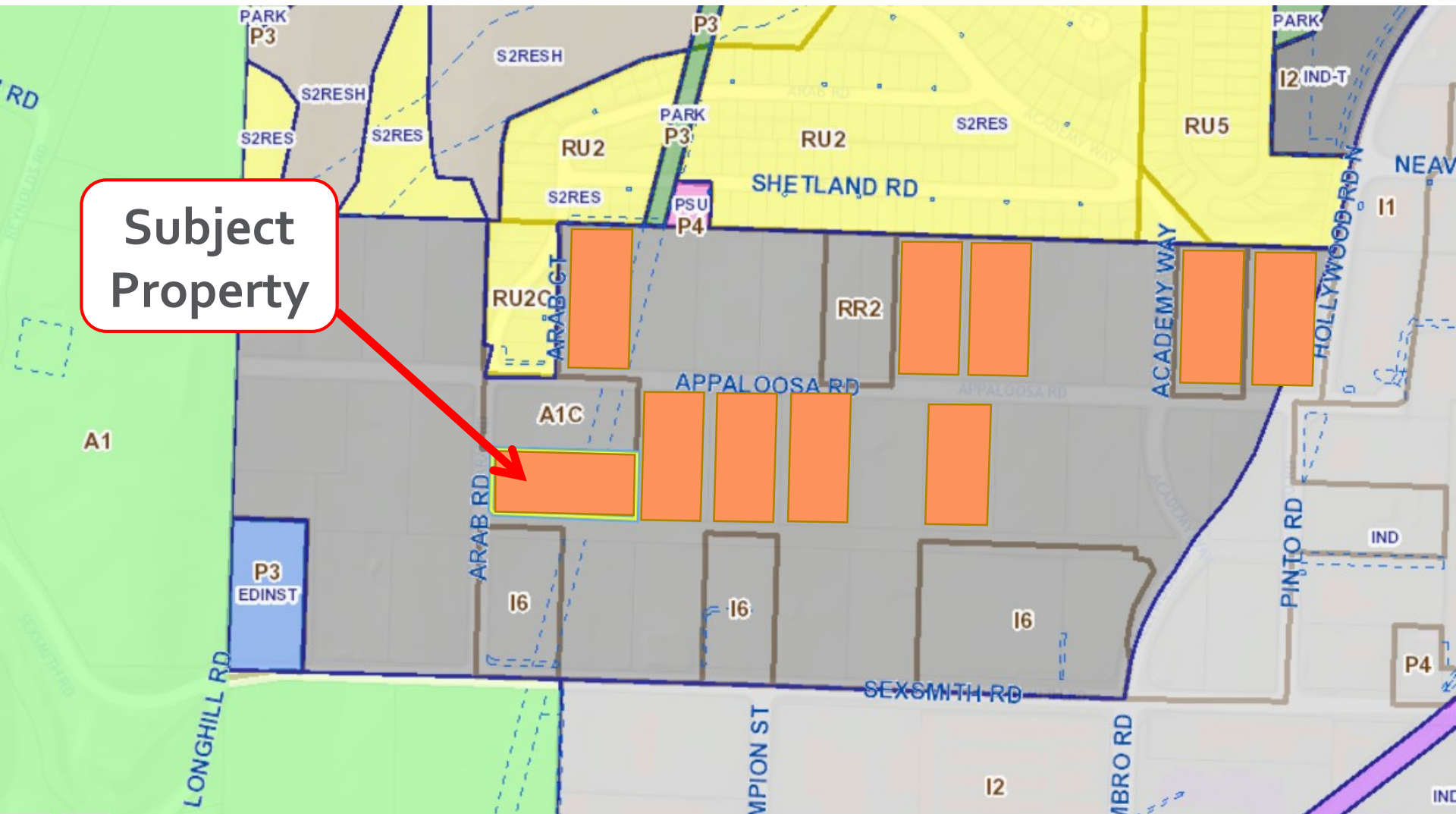


# Context Map





# Zoning and OCP Future Land Use



# Subject Property Map and Project Details





# Background

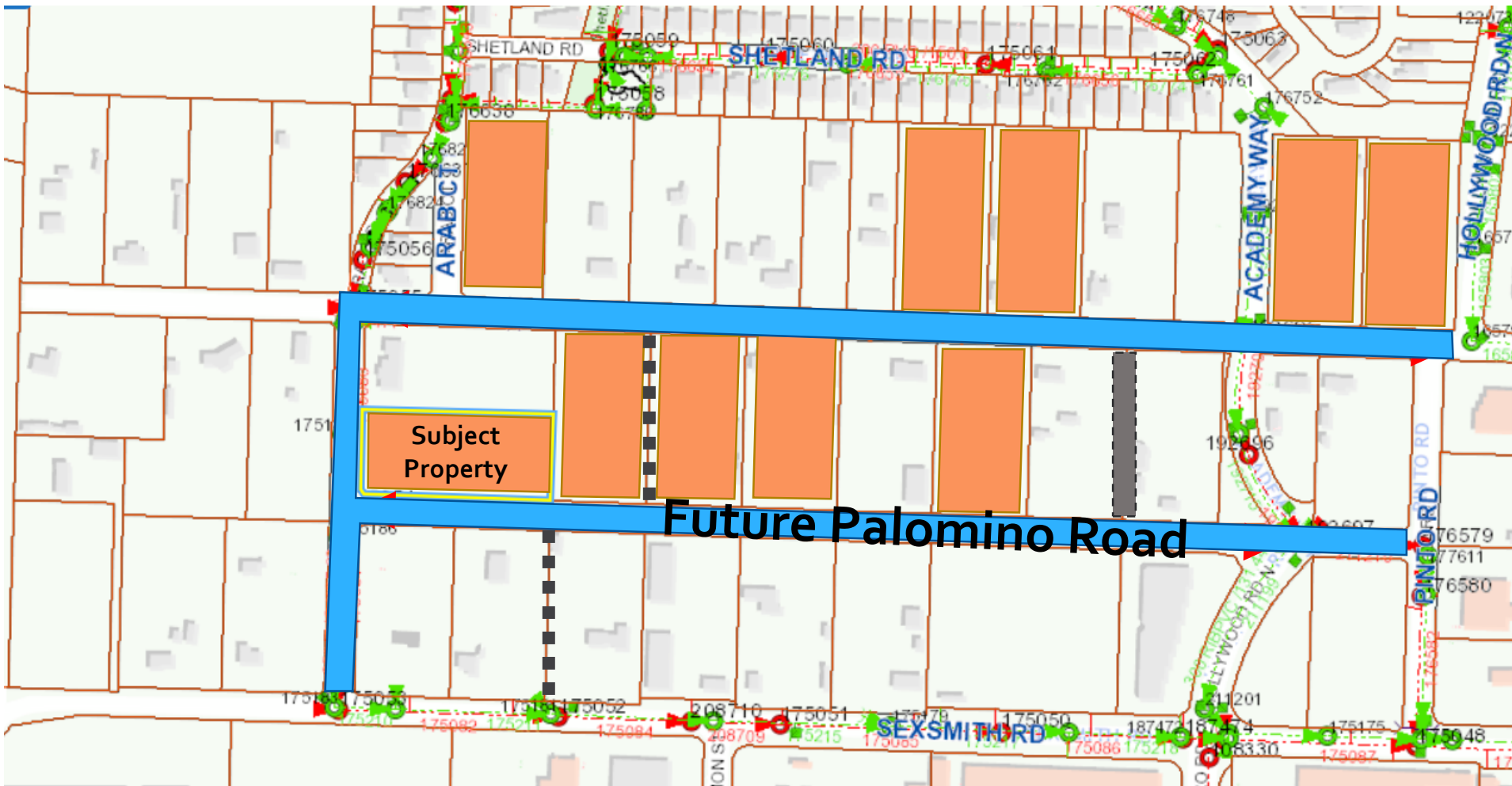
- ▶ 2017: A neighbourhood led comprehensive area servicing plan.
  - ▶ Fair cost sharing - \$3Million
  - ▶ Front-end cost and latecomer future developments
  - ▶ Late comer agreement
  - ▶ No individual applications – area servicing plan must be created & bonded for, approved by Council
- ▶ 2019/2020: Comprehensive and coordinated solution led by the area residents.

# Development Policy

- ▶ Meets the intent of the Official Community Plan.
- ▶ Application undermines comprehensive area servicing plan, as per the Subdivision, Development and Servicing Bylaw 7900.
  - ▶ road network upgrades
  - ▶ community utilities



# Engineering Details



# Staff Recommendation

- ▶ Staff recommend **non-support** for the proposed rezoning of the subject property:
  - ▶ Result in the expansion of industrial land uses ahead of a coordinated and recommended approach for the area.
  - ▶ Fair cost-sharing of upgrade works necessary to allow for the entire neighbourhood to proceed.
  - ▶ One-off rezoning proposals erode likelihood of neighbourhood solution



## *Conclusion of Staff Remarks*

# Engineering Details

