

REPORT

Climate Action, Planning and Development and Engineering Services

To: Mayor Cote and Members of Council **Date:** June 13, 2022

From: Lisa Leblanc
Director of Engineering **File:** 05.1035.10
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Emilie Adin
Director of Climate Action, Planning and
Development

Item #: 2022-416

Subject: Road Closure and Disposition Bylaw and Zoning Bylaw Amendment:
Surplus Road Allowances Queensborough Eastern Neighbourhood
Node – Bylaws for First and Second Readings

RECOMMENDATION

THAT Council Consider First and Second Readings for Road Closure Bylaw No. 8347, 2022 and schedule a Public Hearing on June 27, 2022, for surplus road allowances in the Queensborough Eastern Neighbourhood Node; and

THAT Council consider First and Second Readings for Zoning Amendment Bylaw No. 8351, 2022 and forward the bylaw to a Public Hearing on June 27, 2022.

PURPOSE

The purpose of this report is to request that Council consider the proposed Road Closure and Disposition Bylaw, and Zoning Amendment Bylaw for two surplus road allowances in the Queensborough Eastern Neighbourhood Node. The road allowances would be consolidated with adjacent properties and would be developed in accordance with the Queensborough Community Plan and the Master Plan for the area.

SUMMARY

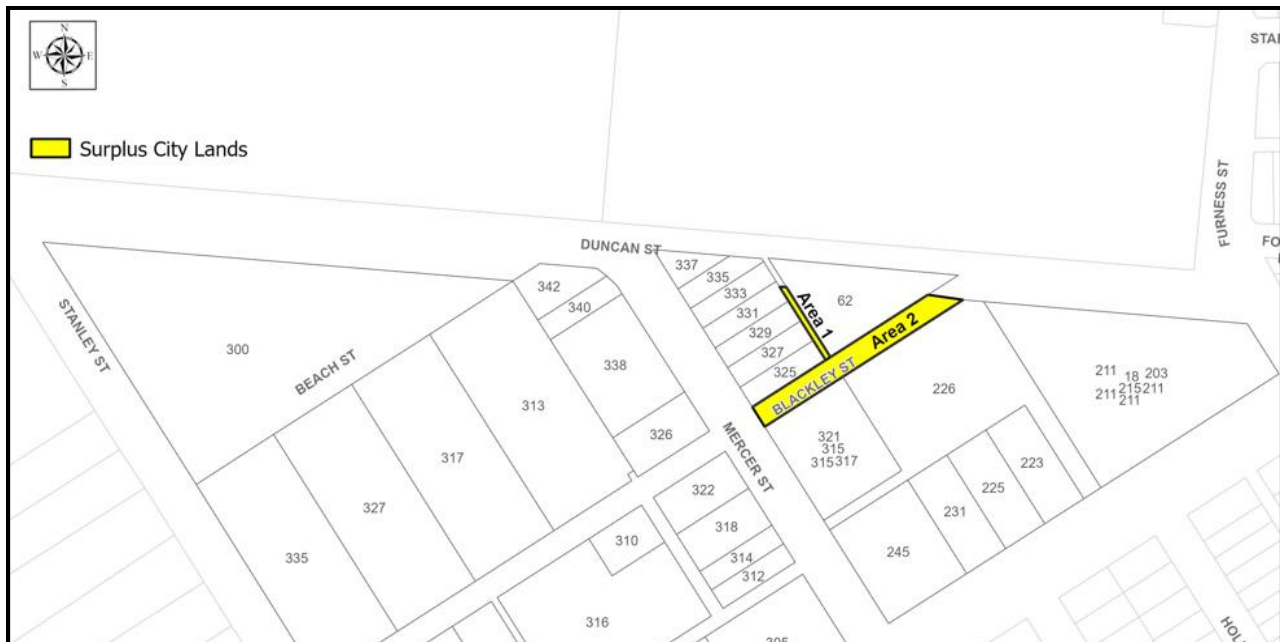
The Queensborough Eastern Neighbourhood Node Master Plan developed between 2014 and 2016, which was incorporated into the Queensborough Community Plan, will facilitate the development of all properties in the area.

There are a number of unopened road allowances within the Neighbourhood Node that are surplus to City needs, and could be sold for redevelopment in accordance with the Master Plan.

The City is moving forward with the sale of surplus lands identified as Areas 1 and 2 in Image 1. The lands have been appraised based on nearby property values by CWPC Property Consultants and will be sold to QBT Properties Limited Partnership (Platform Properties) for a price of \$1,090,000.00. In support of this sale, this report recommends that Council give First and Second Readings of Road Closure and Disposition Bylaw No. 8347, 2022 and Zoning Amendment Bylaw No. 8351, 2022 (Attachment 2 and 3).

The road allowances will be consolidated with adjacent parcels and developed in a way that is consistent with the Master Plan, and Queensborough Community Plan. For this area, the Master Plan envisions a Commercial Main Street area with two components: Mercer Street “high street” and a plaza mall. Both components envision ground level commercial uses, with residential above in some locations.

Image 1. Surplus City Road Allowances



BACKGROUND

Between 2014 and 2016, the City developed the Queensborough Eastern Neighbourhood Node Master Plan. The Master Plan, which was incorporated into the Queensborough

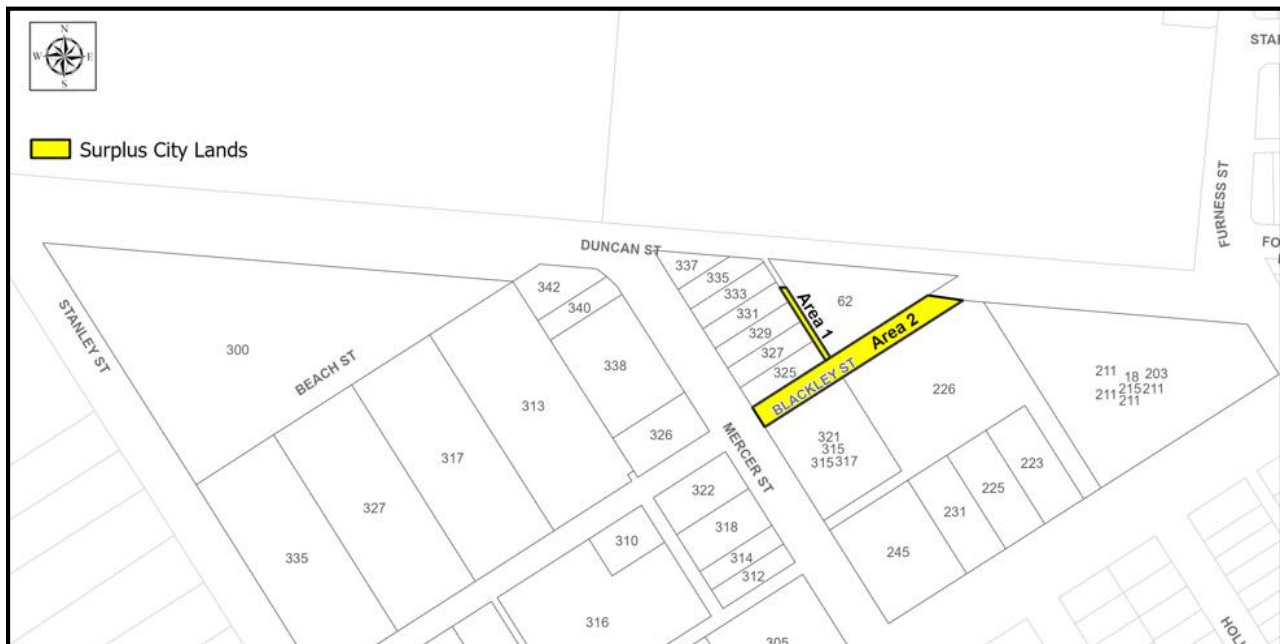
Community Plan (Schedule D of the Official Community Plan), will facilitate the development of all properties in the area. A summary of policies and regulations can be found in Attachment 1.

PROPOSAL

Within the Queensborough Eastern Neighbourhood Node, there are unopened road allowances that will not be required for public transportation, amenity, or utility purposes. As such, these lands could be sold for redevelopment in accordance with the Master Plan. In 2019, the City sold two different surplus road allowances.

As outlined in this report, the City is considering the sale of an additional two surplus road allowances identified in Image 1.

Image 1. Surplus City Road Allowances



Area 1 (Lane)

The Master Plan envisions Area 1 to be consolidated with the adjacent properties to the east and west, and to be developed as part of the Mercer High Street. Commercial uses would be located at the ground level, with the option for up to three stories of residential or office uses above.

Area 1 and the adjacent properties are designated Mixed Use – Low Rise (ML) in the Queensborough Community Plan. The surrounding properties (but not Area 1) are zoned Comprehensive Development Districts (Mercer High Street) (CD-64), which is consistent with the Master Plan and Queensborough Community Plan. Area 1 is not designated in the Zoning Bylaw (i.e., it is “unzoned”).

The approximate size of Area 1 is 86.8 square metres - 934 square feet.

Area 2 (Blackley Street)

The Master Plan envisions this area to be consolidated with the properties to the south, and to be developed as a commercial plaza. The plaza would provide a venue for local serving commercial uses. Three of residential or office uses could be developed above the ground level commercial uses.

Area 2 and the adjacent properties are designated Mixed Use – Low Rise (ML) in the Queensbrough Community Plan. The surrounding properties (but not Area 2) are zoned Comprehensive Development Districts (Neighbourhood Oriented Commercial and Residential Mixed Use) (CD-65). Area 2 is currently unzoned.

The approximate size of Area 2 is 926.8 square metres - 998 square feet.

DISCUSSION

Disposition of Surplus Land

Staff recommends moving forward with the sale of surplus lands identified as Areas 1 and 2 (identified Image 1) to Platform Properties, as previously discussed with Council in the Master Plan process for this neighbourhood. Conditions of this sale include the closing and zoning of the roads, which is the subject of this report. A further condition of the sale is that the surplus roads be consolidated with adjacent properties owned by Platform Properties. These conditions will facilitate the surplus lands being developed in a way that is consistent with the Master Plan.

Road Closure

As outlined by section 40 of the Community Charter, Council may, by bylaw, close all or part of a road in the municipality. Prior to adopting the road closing bylaw the City must give notice and provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council. Notices of the City's intention to close the road would be published in the local paper and the public notice posting places. Notices would also be sent to the owners and occupants of properties within 100 metres of the surplus road allowances. Staff recommends a Public Hearing be held on June 27, 2022 for the proposed bylaw and that this be held in conjunction with the public hearing for Zoning Amendment Bylaw No. 8347, 2022. A copy of the Road Closure Bylaw No. 8347, 2022 is Attachment 2 to this report.

Zoning Bylaw Amendment

A condition of the sale of the two additional road allowances is for Area 1 and 2 to be zoned. Both are currently unzoned. Zoning Amendment Bylaw No. 8347, 2022 (Attachment 3) proposes:

- Area 1 be zoned Comprehensive Development Districts (Mercer High Street) (CD-64)
- Area 2 be zoned Comprehensive Development Districts (Neighbourhood Oriented Commercial and Residential Mixed Use) (CD-65)

The proposed zoning for both subject sites would match the zoning of the adjacent properties with which each Area is to be consolidated. This zoning (and the stopping up and closing of the road allowances) would be consistent with the Queensborough Community Plan.

Staff recommend a Public Hearing be held on June 27, 2022 for the proposed bylaw.

INTERDEPARTMENTAL LIAISON

This project has been reviewed by staff from Climate Action, Planning and Development and the Engineering Department with advice from the City's solicitor, and a consulting solicitor.

OPTIONS

The following options are presented for Council consideration:

1. That Council Consider First and Second Readings for Road Closure Bylaw No. 8347, 2022 and schedule a Public Hearing on June 27, 2022, for surplus road allowances in the Queensborough Eastern Neighbourhood Node;
2. That Council consider First and Second Readings for Zoning Amendment Bylaw No. 8351, 2022 and forward the bylaw to a Public Hearing on June 27, 2022.
3. That Council provide staff with alternative direction.

Staff recommends options 1 and 2.

CONCLUSION

The adoption of the road closure bylaw and rezoning completes the lengthy process for the realization of a new residential neighbourhood in Queensborough.

ATTACHMENTS

Attachment 1 - Policy and Regulations

Attachment 2 - Road Closure Bylaw No. 8347, 2022 for Surplus Roads in the Queensborough Eastern Neighbourhood Node

Attachment 3 - Zoning Amendment Bylaw No. 8351, 2022 for Surplus Roads in the Queensborough Eastern Neighbourhood Node

APPROVALS

This report was prepared by:

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This report was approved by:

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Lisa Spitale, Chief Administrative Officer