

**PUBLIC HEARING WILL BE HELD IN THE
MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, SEPTEMBER 28, 2020 AT 7:00 P.M.**

AGENDA

1. **Director of Development Services Report – Amendments to Zoning Bylaw No. 2069-2014 (4804 Graham Avenue)**

Alisa Thompson

A. Thompson
Clerk



CITY OF TERRACE

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC HEARING REPORT

MEMO: Heather Avison, CAO for Mayor and Council

FROM: David Block, Director of Development Services

DATE: September 28, 2020

SUBJ: **Zoning Amendments for the property legally described as Lot 8, Block 8, District Lot 611, Range 5, Coast District, Plan 3154 (4804 Graham Avenue)**

RECOMMENDATION:

It is recommended that following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the Zoning designation from R4 – Medium Density Multi-Family Residential to R5 – High Density Multi-Family Residential for the property legally described as Lot 8, Block 8, District Lot 611, Range 5, Coast District, Plan 3154 (4804 Graham Avenue) be considered for third reading.

BACKGROUND:

On August 13, 2020, Chernoff Thompson Architects North, on behalf of the property owner, Chestfield Development Ltd., submitted an application to amend Zoning Bylaw No. 2069-2014 for the property at 4804 Graham Avenue. The owners are requesting the zoning change for a proposed a 70 unit, 4 storey rental apartment development with daycare facilities and an underground parking facility.

This 0.577 ha (1.42 ac) property is located on the southwest corner of the intersection of Graham Avenue and Eby Street. It is currently zoned R4 – Medium Density Multi-Family Residential and designated Urban Residential in the Official Community Plan (OCP). The proposed zoning amendment is consistent with the Urban Residential designation in the OCP.

The current R4 zoning permits apartments and townhouses, with a base apartment density of 40 units on the property. The proposed R5 zoning also permits townhouses and apartments but would allow a base apartment density of 57 units. If the applicant maximizes the bonus density provisions in the bylaw they could potentially increase the total number of units to 70 units.

The applicant has provided a preliminary site plan for the development, as attached to this report. The proposal shows the proposed layout of building access, parking and site design. The applicant has not provided any rendering or elevation drawings of the proposed apartment building.

The surrounding neighbourhood has a variety of uses and zoning designations. They include the large school property on Eby Street that is the site of the Child Development Centre and the former Kiti-K'Shan Primary School. Properties to the west are zoned R2 with single detached homes, while the adjacent north property is zoned R4 with a 6 unit townhouse development. South across Graham Avenue the properties are a combination of AR1 agriculture properties and R2 residential properties.

The bylaw received 1st and 2nd readings at the August 24, 2020 Council meeting. A public notice appeared in the September 17, 2020 and September 24, 2020 issues of the Terrace Standard and was posted at City Hall and on City social media sites. The notice to the paper indicated the place and time where the relevant bylaws and background documents could be viewed and included a time and location for this public hearing at which citizens are invited to make presentations to Council concerning the subject applications. Notices were also mailed to the neighbouring property owners as per Public Notice Bylaw No. 936-1981.

As of the time of writing this report, staff has received phone, front counter and email enquires expressing various concerns regarding the proposed rezoning of the property. They expressed concern about the changing nature of the neighbourhood and the height of the building. Staff is also anticipating additional correspondence in advance of the Public Hearing. Following the public hearing and third reading the rezoning bylaw will be referred to the Ministry of Transportation & Infrastructure (MOTI) as per Section 52 of the Transportation Act for review and approval because the property is within 800 metres of an intersection with a Controlled Access Highway.



Prepared by – Ken Newman, Planner III



Submitted by – Tara Irwin, City Planner

Reviewed by - David Block,
Director of Development Services



Approved for Submission to Council
Heather Avison, CAO

Fred Philpot

Terrace BC

September 23, 2020

City of Terrace, Development Services
5003 Graham Avenue, Terrace BC

Attention: Tara Irwin, City Planner Email: developmentsservices@terrace.ca

Please accept this letter regarding the proposed bylaw to amend Schedule B (Zoning Map) of Zoning Bylaw No. 2069-2014 for Lot 8, Block 8, District Lot 611, Range 5, Coast District, Plan 3154 (4804 Graham Avenue) from R4 Medium Density Multi-Family Residential to R5 High Density Multi-Family Residential, to facilitate development of a 70-unit residential apartment building.

I will not attend the public hearing meeting scheduled for September 28, 2020 because of the coronavirus problem. Instead, I hereby submit my opinions by email and written letter.

As I understand it, the current R4 zoning for the property in question has a base maximum of 40 units. An R5 zoning base maximum would be 57 units, but with planned extra facilities the zoning amendment applied for would be 70 units.

In my opinion,

- 70 units would be a disaster
- 57 units would be a disaster
- 40 units would be a disaster, but less so than 57 or 70 units

My reasons for this opinion are as follow, presented in order of importance:

1. Immediate close proximity to the adjacent schools of Cassie Hall, Kitiksian (closed but could re-open in the future), and École Jack Cook, plus the Terrace Child Development Centre. Building the proposed apartment units, whether 70, 57, or 40, would result in a large increase of traffic on Graham, Molitor, and South Eby and a significantly increased hazard and risk to children coming and going to school by foot or bicycle. In addition, there is adult activity along those streets through walking, cycling, pushing infant strollers etc.

There is a sidewalk along South Eby Street, and along Graham Avenue from Molitor Street going east; however, there are no sidewalks along Molitor Street, or Graham Avenue westward from Molitor Street. Both of these streets are relatively narrow, with narrow, poorly defined shoulders causing many people (particularly children) to choose to walk or ride bikes on the paved roads. The increased risk to children and adults will be significant with increased traffic.

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2. The economic value of, and quality of living in, adjacent and nearby residences will be significantly degraded by:
- the dominating size of apartment structure
 - the resulting vehicle and pedestrian traffic resulting from increase in residents

Additionally, the increased road traffic will be an increased risk to other traffic (vehicle, bicycle, and pedestrian) already in the neighbourhood adjacent and nearby the proposed new apartment building.

3. There also will undoubtedly be an increase in the health hazard from higher density and litter from added traffic (vehicular and pedestrian).

I understand and appreciate that people need to have places to live, and that not everyone wants or can afford a detached house. However, in my opinion, the City of Terrace would make an error in proceeding with this proposed rezoning to R5 and permitting an apartment for 70 or 57 units.

Again, in my opinion, I believe that even 40 units is too dense for that specific area.

I recommend that the City of Terrace take the following actions:

- 1) Recommend that proposed zoning to R5 designation **not** be approved.
- 2) That the City of Terrace consider rezoning the Lot 8, Block 8 property back to accommodate a Multi-Family Residential construction of approximately **20 units**. I believe that this would be more appropriate for the property size and location among private residences.

Thank you for your attention to this letter.

Yours truly,



Fred Philpot

Fw: Public opinion

Alisa Thompson <athompson@terrace.ca>

Thu 24-Sep-20 3:20 PM

To: Ashley Poole <apoole@terrace.ca>

From: Marlene Kunkle

Sent: September 21, 2020 12:17 PM

To: Alisa Thompson <athompson@terrace.ca>

Subject: Public opinion

Please forward to appropriate deptment.

Comments on proposed construction of apartments for corner of Eby/Graham.

- 1) ? Flooding of underground parking due to nearest to Skeena flood plain.
- 2) ? Height of building should be only 3 stories max to blend in with surroundings.
- 3) ? Affordable housing, many seniors will eventually be looking for affordable housing as they wish to down size. Also more such opportunities are needed for lower income families especially over the next few years as a result of effects of covid on work force and income.

Thank you for your time

M. Kunkle

CITY OF TERRACE

BYLAW NO. - 2020

"A BYLAW OF THE CITY OF TERRACE TO AMEND ZONING BYLAW NO. 2069 - 2014, AND AMENDMENTS THERETO, TO REZONE THE PROPERTY AT 4804 GRAHAM AVENUE."

WHEREAS the Municipal Council of the City of Terrace has adopted Zoning Bylaw No. 2069-2014, and amendments thereto;

AND WHEREAS from time to time, zoning categories will require changes;

NOW THEREFORE, the Municipal Council of the City of Terrace, in open meeting assembled, hereby enacts as follows:

1.0 That the Zoning Map (shown as Schedule 'B' in Zoning Bylaw No. 2069-2014 and amendments thereto) is hereby amended to show the property shown hatched on Appendix "A" attached hereto, and forming part of this Bylaw; and described as:

Lot 8, Block 8, District Lot 611, Range 5, Coast District, Plan 3154

FROM: R4 – Medium Density Multi-Family Residential

TO: R5 – High Density Multi-Family Residential

2.0 This Bylaw may be cited, for all purposes, as "**Zoning Amendment (4804 Graham Avenue) Bylaw No. - 2020.**"

READ a first time this 24th day of August, 2020.

READ a second time this 24th day of August, 2020.

PUBLIC HEARING HELD this _____ day of _____, 2020.

READ a third time this _____ day of _____, 2020.

APPROVED UNDER THE TRANSPORTATION ACT this _____ day of _____, 2020

ADOPTED this

day of

, 2020.

Mayor

Clerk

APPENDIX "A"

