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**TO:** CITY MANAGER **DATE:** 2008 January 30

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference:* REZ#03-35

**SUBJECT: REZONING REFERENCE #03-35**  
**6000 THORNE AVEUNE**  
**RESPONSE TO PUBLIC HEARING ISSUES**

**PURPOSE:** To respond to issues raised at the 2008 January 22 Public Hearing

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #03-35.

**1.0 BACKGROUND**

On 2008 January 22, a Public Hearing was held for Rezoning Reference #03-35. The subject rezoning application proposes two outdoor storage lots for an auto wrecking facility and movie studio storage facility in accordance with the Council adopted Big Bend Development Plan (see **attached** sketches).

At the Public Hearing, three submissions with questions were received, one from members of the Willard Street and Meadow Avenue Area Neighbourhood Working Group, a second from the owner of 6074 Thorne Avenue and 6139 Trapp Avenue, and the third from the tenant of 5951 Thorne Avenue. It should be noted that while the latter two raised some questions, they were in principle supportive of the proposed rezoning application. The issues raised in the submissions include the extent of required servicing, the impact of the proposed development on local drainage and objections to the change of use from A1 Agricultural District to the M3a Heavy Industrial District. At the Public Hearing, Council requested that a staff report be submitted on the issues raised.

**2.0 ISSUES RAISED**

*Issue #1 – Required Servicing* – Questions were raised regarding the definition of servicing, extent of the required servicing and capacity of services as part of the subject rezoning application.

The proposed rezoning and related subdivision is intended to permit the creation of two outdoor storage lots for movie studio storage facility and automobile wrecking yard under the CD Comprehensive Development District (utilizing the M3a Heavy Industrial District

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as a guideline). As part of the subject rezoning and subdivision applications, it was determined that the necessary services to serve the development site included the completion of Meadow Avenue across the frontage of the development site, specifically those not provided for under Subdivision Reference #01-58 for Phase II of Glenwood Industrial Estates. This would include the completion of curbs and gutters along both sides of Meadow Avenue and installation of street trees, street lighting and boulevard grass adjacent to the development site. Thorne Avenue is required to be completed to an interim road standard, including the construction of the road to a 14m pavement standard with asphalt curbs on either side, provision of street lighting in its final location and undergrounding of overhead wiring adjacent to the development site. The interim road standard would require preloading and installation of any underground utilities required within the road area, including storm sewer, sanitary sewer and water service to the approval of the Director Engineering. The installation of the final asphalt lift, concrete curbs, gutters, street trees and boulevard grassing on Thorne Avenue and completion of sidewalks on Meadow Avenue abutting the site would be required as part of a future amended CD rezoning and/or building development on the subject site. In this regard, a Section 219 Covenant will be required as part of the subject rezoning application to ensure that, as part of future development approvals, Thorne Avenue and Meadow Avenue would be finished to final standard.

All required services noted above would be provided for the length of the development frontage along Meadow Avenue and Thorne Avenue or to a point of connection or suitable transition to the existing standards. All services provided would also be suitably sized for the future industrial demand of properties fronting on Thorne Avenue.

*Issue #2 – Surface Drainage* – A concern was raised as to whether the enclosure of the storm ditch on the northwest side of Thorne Avenue would affect the drainage of neighbouring properties.

As part of the required road works along Thorne Avenue to achieve a suitable 14m industrial interim pavement standard, the enclosure of the existing storm ditch and its replacement with an underground storm sewer will be required. As is standard for all new storm sewers, connections will be provided to each property along Thorne Avenue, including re-establishment of existing service connections to abutting properties. Provisions will be made within the design of the new storm sewer to facilitate drainage from existing ditches on private property, to the approval of the Director Engineering. In addition, during the preloading of the roadway, a temporary storm sewer would be installed to capture private property drainage until the permanent storm sewer can be installed. Therefore, given properly maintained private on-site drainage, the installation of a new storm sewer and the preloading of Thorne Avenue will appropriately address the drainage of abutting properties along Thorne Avenue. It is noted that on-site preloading is not being pursued in conjunction with the proposed storage lots.

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*Issue #3 – Agricultural zoning* - Concerns were raised regarding the rezoning of agricultural land to industrial land within the Big Bend Area.

The property at 6000 Thorne Avenue is zoned A1 Agricultural District. It is not within the Agricultural Land Reserve (ALR). The property is identified within the Big Bend Development Plan, adopted by Council in 1972, for future General Industrial Uses. As such, the requested rezoning from the A1 Agricultural District to the CD Comprehensive Development District (utilizing the M3a Heavy Industrial District as a guideline) is in line with the Council adopted Big Bend Development Plan. The subject property has not been used for agricultural purposes since approximately 1990.

### 3.0 CONCLUSION AND RECOMENDATIONS

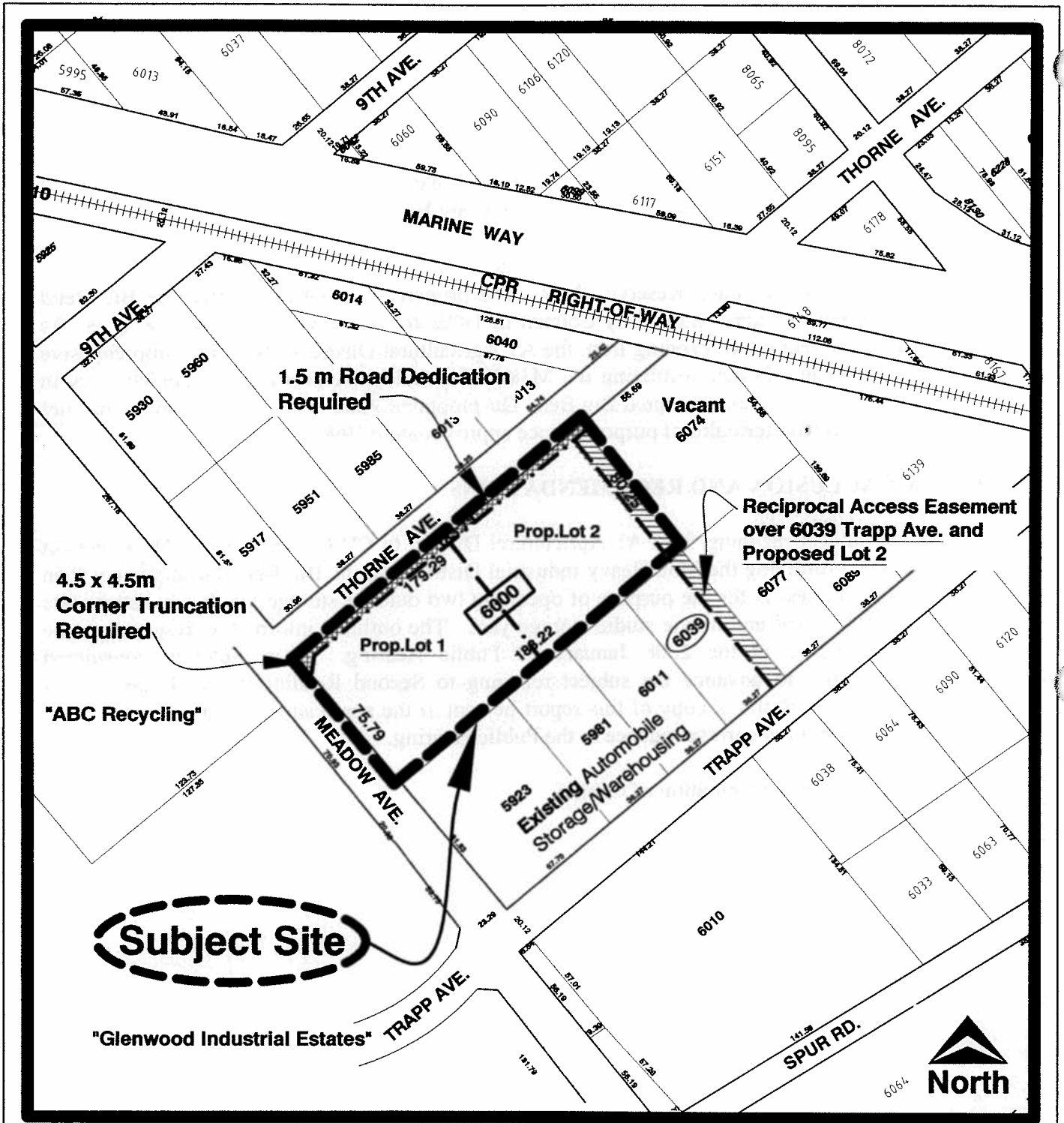
The subject rezoning from A1 Agricultural District to CD Comprehensive Development District (utilizing the M3a Heavy Industrial District and the Big Bend Development Plan as guidelines) is for the purpose of operating two outdoor storage lots for an automobile wrecking yard and movie studio storage yard. The outlined information responds to the issues raised at the 2008 January 22 Public Hearing. It is therefore considered appropriate to advance the subject rezoning to Second Reading of the Bylaw. It is recommended that a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to the Public Hearing.

This is for the information of Council.

  
B. Luksun  
Director Planning & Building

JBS: gk  
Attach

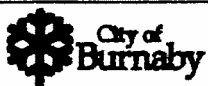
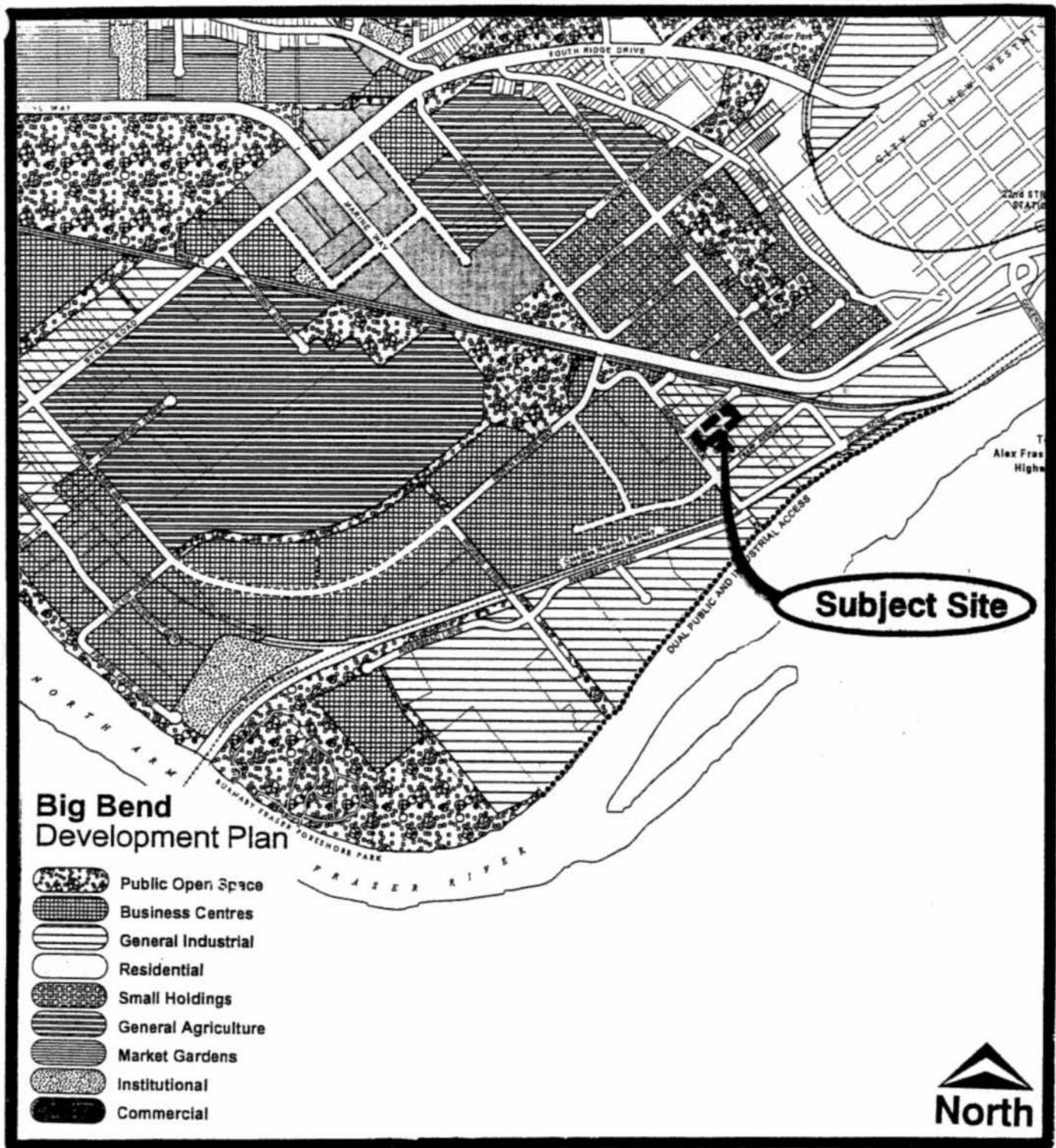
cc: City Clerk  
Director Engineering



**Planning and Building Department**

Scale: 1 : 3000  
 Drawn By: J.P.C.  
 Date: January 2008

**Subdivision Reference # 06 -- 68**  
**REZONING REFERENCE # 03 -- 35**  
 6000 Thorne Ave.



**Planning And Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2003

**REZONING REFERENCE 03 -- 35**  
6000 Thorne Ave.

Sketch # 2