



REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 26, 2008 - SPECIAL MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: JERICO SUB-NEIGHBOURHOOD PLAN

REPORT: 08-89
FILE: 6480-30

RECOMMENDATION(S):

That Council receive the report entitled “Jericho Sub-Neighbourhood Plan”, for information.

EXECUTIVE SUMMARY:

Council received the Terms of Reference for the Jericho Sub-Neighbourhood Plan (Jericho SNP) on March 10, 2008 and passed a motion that “staff identify and review the feasibility of including in the planning process those lands immediately across 200 Street on the east side, and, if appropriate, include these locations in the Jericho Sub-Neighbourhood planning process”. Staff have completed a preliminary review and considered the feasibility and implications of including lands on the east side of 200 Street as part of the Jericho SNP process. The following options were considered by staff:

1. proceed with current Terms of Reference;
2. expand the Terms of Reference to include a general assessment of infrastructure and urban design impacts immediately outside the proposed boundary,
3. expand the boundaries to formally include the additional lands; and
4. complete a Neighbourhood Plan for the Latimer area.

The current Terms of Reference, contemplated under option 1, would include a review of the impact, of the proposed Jericho Sub-Neighbourhood Plan (east side of 200 Street) on the existing infrastructure.

Option 2 would expand the draft Terms of Reference to include a general assessment of infrastructure and urban design impacts immediately surrounding the proposed boundary. This option would address concerns about preserving 200 Street as a transit corridor, compatibility of development on both sides of the street and how development on both sides of 200 Street should relate to each other and to the 200 Street corridor. However, a Neighbourhood Plan for the Latimer Neighbourhood would have to be completed before development, other than currently permitted in the Zoning Bylaw, could occur east of 200 Street. The result would be a planning process for the east side of 200 Street and at a later date a planning exercise for the west side of 200 Street.

To formally expand the boundaries of the Sub-Neighbourhood plan under option 3, will involve additional technical investigation and plans and an expanded scope of the Sub-Neighbourhood Plan, resulting in additional work and cost to the Township, but would result in a comprehensive planning process for the 200 Street transportation corridor.

A fourth option, initiation of the Latimer Neighbourhood Plan in 2009 would include the entire catchment area, consistent with Council’s Neighbourhood Plan Initiation and Process Policy.

As a result, it appears to staff that it is “appropriate” to include in the Jericho SNP process, lands to the east of 200 Street adjacent to those originally outlined in the proposed terms of reference, which staff will proceed with unless directed otherwise by Council.

PURPOSE:

This report provides options for Council consideration in response to a motion requesting staff to review the feasibility of including lands immediately across 200 Street in the Jericho Sub-Neighbourhood Plan process.

BACKGROUND/HISTORY:

On October 15, 2007, Council adopted an amendment to the Willoughby Community Plan and a revised Policy 07-221, Neighbourhood Plan Initiation and Process, to ensure that future Neighbourhood Plan boundaries follow storm drainage catchment or sub-catchment boundaries so stormwater detention facilities can be implemented properly and efficiently. Based on drainage catchment boundaries, future neighbourhood plan areas in Willoughby were adopted as shown in Attachment A. The revised Neighbourhood Plan Policy also introduced a Sub-Neighbourhood Plan (SNP), for provision for a smaller area that is based on a use that is beneficial to the community, such as institutional, business park or cultural uses that would have little or no impact on the community in terms of schools and parks.

Council received a report on March 10, 2008 with the Terms of Reference for the Jericho Sub-Neighbourhood Plan, a proposed comprehensively planned adult-oriented neighbourhood with a general focus on health care. Council also adopted a motion that “staff identify and review the feasibility of including in the planning process those lands immediately across 200 Street on the east side, and, if appropriate, include these locations in the Jericho Sub-Neighbourhood planning process”. The areas east of 200 Street included the current Gibb’s Nursery site as well as the Willoughby Community Park and the Langley Events Centre site.

DISCUSSION/ANALYSIS:

Staff share the concerns raised by Council about 200 Street, which include:

- preserving 200 Street as a transit corridor;
- provision of appropriate crossings for pedestrians;
- future location of rapid bus stops;
- how future development will relate to the future function of 200 Street; and
- how to ensure compatible development on both sides of 200 Street

Recommendations/ Optional Alternatives

Staff have discussed three potential options with the proponent to address these concerns. These are:

1. proceed with current Terms of Reference;
2. expand the Terms of Reference to include a general assessment of infrastructure and urban design impacts immediately outside the proposed boundary;
3. expand the boundaries to formally include the additional lands; and
4. complete a neighbourhood plan for the Latimer area

Staff have been reviewing the 200 Street corridor to develop a street cross-section design that would accommodate a rapid bus system, including bus stops, as well as vehicular, pedestrian and cyclist traffic in the future. These requirements will be built into the Jericho SNP, but the extent of this planning process will be determined by the Jericho SNP Boundary.

Option 1

Proceeding with the current Terms of Reference, would not include the adjacent properties. The Terms of Reference require examination of the West Latimer Neighbourhood Plan Area with respect to transportation, natural drainage features, servicing issues, tree and watercourse protection, land ownership, land use compatibility, future land use and greenway continuity to ensure that a logical and comprehensive planning approach is followed in preparing the SNP. The West Latimer Neighbourhood Plan Area (see Attachment A) covers land north, south and west of the Jericho Sub-Neighbourhood Plan, but does not include the area east of 200 Street.

Option 2

Expanding the Terms of Reference to include a general assessment of infrastructure and urban design impacts immediately surrounding the proposed boundary would provide a context for planning the Jericho area within the larger 200 Street corridor, addressing concerns about preserving 200 Street as a transit corridor, how development should relate to 200 Street and compatibility of development on both sides of the street. This could be included in an expanded Terms of Reference.

A Neighbourhood Plan for the Latimer Neighbourhood would have to be completed before development, other than currently permitted in the Zoning Bylaw, could occur east of 200 Street. Public parks, playgrounds, public recreation facilities, open space/conservation areas and public utility structures and facilities are currently permitted under the Zoning Bylaw.

Option 3

To formally expand the sub-neighbourhood plan boundaries, would involve additional technical investigation and plans and an expanded scope of the SNP in terms of policies and development permit guidelines. The Jericho project team has advised that work is well underway and an expanded scope of analysis, as proposed under this option, would create some delays potentially affecting their project. Staff would in any event want to minimize these delays. Additional work will have to be undertaken to incorporate land use, development and servicing policies for the additional lands on the east side of 200 Street that are fundamentally different from the proposed Jericho development; they are however, fundamentally parklands and green space. Development based on a health care delivery model, as the primary use contemplated for the Jericho lands on the west side of 200 Street, would require a policy framework and guidelines that are different from civic institutional and other uses. This additional work would result in increased costs, in the order of approximately 20%, to the Jericho SNP.

Under this option, consideration should also be given to including the Mountainview Alliance Church property. The church is proposing a regional administrative office on the property which cannot be considered by Council unless it is in a Neighbourhood Plan or a Sub-Neighbourhood Plan. The boundaries of an expanded SNP are shown in Attachment B.

Further, option three would assist in the resolution of critical intersection issues at 200 Street and 80 Avenue, and permit consideration of additional community amenities on the Township Lands.

Option 4

An additional option is preparation of an East Latimer Neighborhood Plan. Staff have received a request with a petition to undertake preparation of a Neighbourhood Plan for East Latimer, which includes the Gibbs Nursery site, Willoughby Community Park and Mountainview Alliance Church, as well as other lands that are in the same servicing catchment area. In a July 23, 2007 Report to Council on Neighbourhood Planning in Willoughby, a proposed work program indicated that the Latimer Neighbourhood Plan would be initiated in 2010. Work on the Latimer NP could begin in 2009, if made a priority by Council.

In this option, both the East and West Latimer areas be included in one plan as it is important, therefore, that the 200 Street corridor be planned as a complete unit with a consistent vision that ensures that the uses, densities and design of buildings are complementary and sustainable, that 200 Street is designed to function as a transit corridor, that future development is appropriately designed to relate to 200 Street and that pedestrian and cyclist movements are integrated into the plan. This option is consistent with existing Council policy and would provide a plan that addresses all the concerns, but results in a delay of three (3) to five (5) years.

Cost and Resource Allocations

Option 1 would involve no additional costs or resources.

Option 2 would involve no additional direct costs to the Township but would incur some additional staff time.

Option 3 incurs additional costs as well as some additional staff time. The Neighbourhood Plan Initiation and Process Policy requires that proponent(s) pay the Township \$1,000 per gross acre of land within the SNP area to offset staff administration costs. The proponents for the Jericho SNP have complied with this requirement. The owners of Gibbs Nursery and Mountainview Alliance Church would be responsible for paying the \$1,000 per acre SNP fee (about \$7,000 in total) to offset administration costs. The Neighbourhood Plan Initiation and Process Policy also requires that the full cost of a SNP be borne by the proponent(s). Expanding the boundaries and scope of the plan would incur additional costs that either the owners of the added sites or the Township would be responsible for and ultimately the Township may have to absorb these costs.

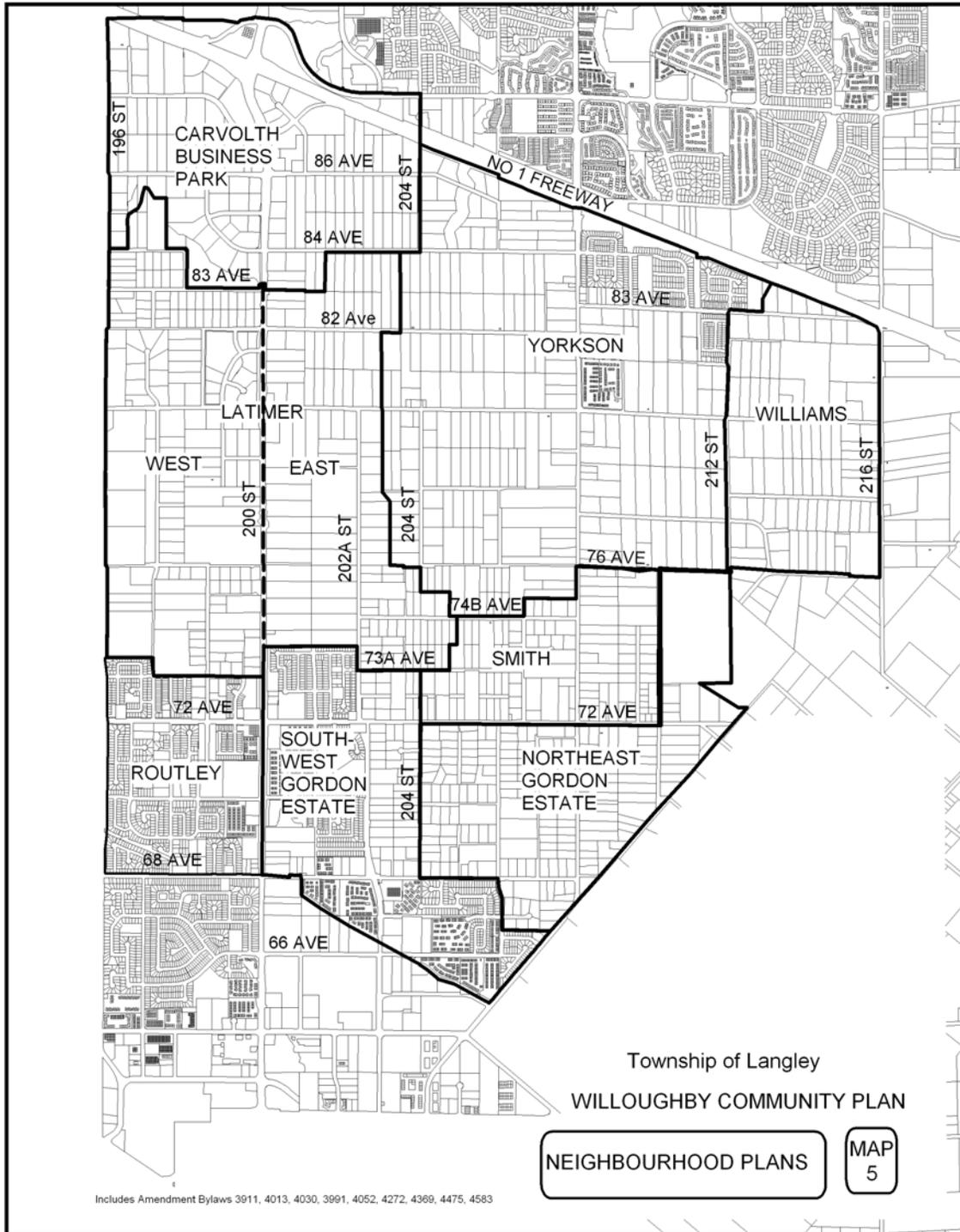
Option 4 would involve significant cost and staff resources, but these will be required in the near future anyway.

Respectfully submitted,

Paul Crawford
MANAGER, LONG RANGE PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Neighbourhood Plan Areas in Willoughby
ATTACHMENT B Jericho Sub-Neighbourhood Plan Boundaries

Neighbourhood Plan Areas in Willoughby



Jericho Sub-Neighbourhood Plan Boundaries

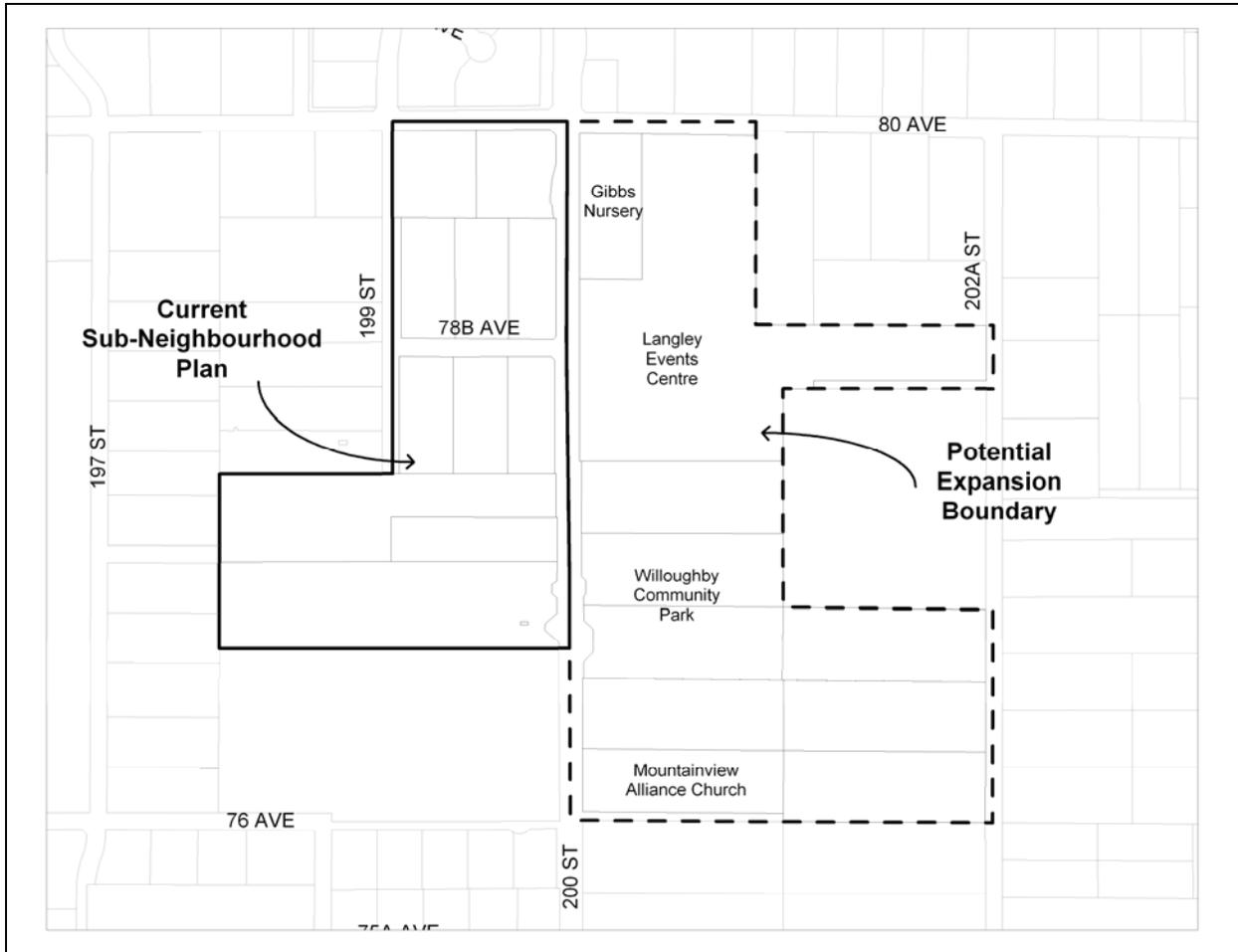


Figure 1