

ITEM 14

MANAGER'S REPORT NO. 45

COUNCIL MEETING July 12/71

14. Re: Rezoning Reference No. 4/71
- a) D.L. 98, Blk. 29, Sk. 12490, Plan 573
From C2 Community Commercial and R5 Residential
to C2 Community Commercial
5171/5179 Rumble Street.
 - b) D.L. 98, Blk. 30 and 34, Lot 48 Ex. N. 90', Plan 2066
From R5 Residential to P8 Parking District
5157 Rumble Street.
-

Council gave Two Readings to (a) above at its April 26, 1971 meeting and Two Readings to (b) at its June 28, 1971 meeting. It will be recalled that the Planning Department favourably recommended (a) but were opposed to (b) as it was felt that the extension of parking facilities westward would have a detrimental effect on residential amenities. A copy of the Department's original report on this application is attached for Council's reference.

Should Council wish to proceed with the subject rezoning, the Department recommends, and the Manager concurs, that the following be set as pre-requisites:

1. Consolidation of the subject properties into one site.
2. Submission of an undertaking to remove all existing improvements within 6 months of the rezoning being effected.
3. The submission of a suitable plan of development which provides a high standard of screening adjacent to the existing residences.

May we have Council's direction in this connection?

PLANNING DEPARTMENT

March 12, 1971

Rezoning Reference #4/71

Item #4

SUBJECT:

Application for the rezoning of:

- a) D.L. 98, Block 29, Sketch 12490, Plan 573
From C2 Community Commercial and R5 Residential
to C2 Community Commercial, and
- b) D.L. 98 Block 30 and 34, Lot 48 exc. N.
90', Plan 2066
From R5 Residential to P8 Parking District

ADDRESSES:

5171/5179 and 5157 Rumble Street.

LOCATION:

The lots are located on the north side of
Rumble Street 90' west of Royal Oak Avenue.

SIZE:

The easterly lot has a frontage of 76 feet and
a depth of 90'. The westerly lot has a frontage
of 66' and a depth of 105'.

SERVICES:

Municipal services are available and adequate
for the proposed use.

APPLICANT'S
INTENTIONS:

The applicant wishes to expand or rebuild
the commercial use which presently exists
on Block 29, only the easterly half of which
is zoned Commercial. Rezoning of the westerly lot
is requested to allow its use for parking
purposes.

SITE
OBSERVATIONS:

The subject properties are presently occupied
by an older single storey commercial structure
housing medical offices and a drug store.
The properties to the west are occupied by
older single family residences. The adjacent
property to the north and east is developed
with a service station and commercial structure
housing three small personal service establish-
ments. A newer single family residence lies
to the north of the easterly parcel.

GENERAL
OBSERVATIONS:

The existing zoning of the subject properties
is shown on the attached diagram. The most
easterly of the subject properties which
accommodates the existing commercial development
has split zoning. The easterly portion is part
of a 125' deep C2 Commercial strip along Royal
Oak. The westerly portion of this parcel and
the other subject parcel are zoned R5 Residential.

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This commercial zone extending along either side of Royal Oak between Irmin and Clinton and on the south side of Rumble west to Roslyn Avenue has existed for a number of years but has experienced only limited development. The arbitrary depth of 125' has been extended to the full depth of the Safeway site to the south and it would appear reasonable to also extend the zoning over the remainder of Block 29.

We are however reluctant to recommend the rezoning of the next lot to the west to permit a non-residential use. Council will recall that when dealing with an application involving the land to the north, concern was expressed by this Department and the adjacent owners to the west over the possible encroachment into the residential area. As a result, zoning for parking only was passed. This action extended the non-residential use of land up to an extension of the westerly boundary of Block 29, which we feel is a logical boundary.

RECOMMENDATION:

It is recommended that the extension of the C2 Commercial zoning over the remainder of Block 29 be advanced for further consideration. The only prerequisite to rezoning should be the submission of a suitable plan of development.

attd 15/13/71

GP/bw
Attchs.