

27. Re: Rezoning Reference #35/71
- 1) Pcl. "C", Expl. Pl. 9256, Exc. Expl. Plan 11295, S.D. 7/8, Blk. 2, D.L. 44/78 Plan 3049
 - 2) Lot 9, Exc. Expl. Pl. 11295, Blk. 2, D.L. 44/78, Plan 3049
6917 Loughheed and 2756 Ellerslie Avenue

In the Planning Department's initial July 26, 1971 report on the above rezoning, the Department advised that it had developed a very general concept for the development of this area. This concept proposes the closure of Ellerslie Avenue at the north property line of the subject properties and the development of an east-west collector along the south side of the B.C. Hydro Right-of-Way. This new road separates the low density area from the single family area and provides access to a series of short cul-de-sacs which permits the subdivision of the area to the north as well as provide access to the multiple family area to the south. It was proposed that 33 feet of this road could fall on the B.C.P.A. right-of-way and 33 feet could come off the properties to the south. The following prerequisites to this effect were set by Council:

1. The initiation of a Road-Closing By-law to close Ellerslie as noted above.
2. The sale of the redundant road allowance to the applicant.
3. The dedication of the north 33 feet of the property for road purposes. If the north half of the road cannot encroach on the Hydro Right-of-Way, the full width must come from this site.
4. The consolidation of the subject properties and one-half of Ellerslie into one site.

The Planning Director now advises we have been informed by B.C. Hydro that the design of the existing transmission facility on their powerline right-of-way is such that a 33' road portion could not be provided. He therefore recommends as suggested in his report of July 26, 1971 that a full 66' dedication off the subject properties. To accomplish this the Department recommends an exchange whereby the Corporation would give up one-half of the Ellerslie allowance in exchange for a 66 foot dedication off the north property line. In the event that the survey determines that there is an excess in area between the land to be obtained from the redundant road allowance and the area of the road that the applicant is dedicating, the Municipality would be compensated for the difference.

The Department therefore recommends that prerequisites (1) to (4) inclusive above be deleted and that the following prerequisites be set in their place.

27. Re: Rezoning Reference #35/71 (cont'd)

1. The passage of a Road-Closing By-Law to close Ellerslie to the Loughheed as indicated on the attached sketch to be followed by a petition to Victoria for title to the allowance. All costs of surveys and registration to be borne by the applicant.
2. The exchange of one-half of the Ellerslie allowance to the applicant for a 66 foot dedication off the northerly of the two properties, with the Municipality being compensated for any excess involved.

RECOMMENDATION:

THAT the prerequisites now recommended by the Planning Director be accepted.

27. Re: Rezoning Reference #35/71 (cont'd)

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