

12. Re: Rezoning Reference #84/71

- 1) a 3.2 acre portion of the south-east 10.0 acres south of the railway, D.L. 124S, Plan 3348
 - 2) that portion of Delta Avenue south of the Burlington-Northern Railway and north of Still Creek Avenue
- Inter-City Express Exchange proposal.

ITEM 12

MANAGER'S REPORT NO. 82

COUNCIL MEETING Dec. 20/77

Council will recall that at its December 6, 1971 meeting, the Planning Department was authorized to take the necessary steps to place the above site in position for exchange with Inter-City Express. Following is the Planning Director's report on the necessary rezoning.

RECOMMENDATION:

THAT the recommendation of the Planning Director be adopted.

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SUBJECT:

Application for the Rezoning of:

- 1) a 3.2 acre portion of the south-east 10.09 acres south of the railway D.L. 124S, Plan 3348
- 2) that portion of Delta Avenue south of the Burlington Northern Railway and north of Still Creek Avenue

FROM General Industrial District (M2)

TO Truck Terminal District (M6)

LOCATION:

The subject property is located on the north side of Still Creek Avenue approximately 796' west of its intersection with Royal Oak Avenue.

SIZE:

The site has a frontage of 400' and an area of approximately 3.2 acres.

SERVICES:

Still Creek Avenue is not constructed to the site. Storm sewers and sanitary sewer facilities are not available. Water facilities are not available.

APPLICANT'S INTENTIONS:

The application is initiated by the Planning Department in order that the subject properties which are owned by the Corporation may be conveyed to Inter-City Express in exchange for property on which they are presently located, addressed at 7976 Winston Street.

GENERAL OBSERVATIONS:

At its December 6, 1971 meeting, Council approved an exchange of lands with Inter-City Express Limited to exchange Inter-City's property on Winston Street for the Corporation-owned properties which are the subject of this application. The Council at this meeting authorized the Planning Department to take the necessary steps to place the Corporation-owned properties in a position for exchange.

The Department has put forward this particular site as a suitable location for a truck terminal as it was felt that the property had the attributes considered necessary for the proposed use. We would point out that in our original reports recommending the creation of a M6 Truck Terminal District we suggested that two areas of the Municipality in general terms were suitable for the location of truck terminals. These areas were the Lake City Industrial Park and the Central Valley Industrial area between Sperling and Boundary north of the Freeway and south of the Lougheed Highway, an area of which the subject properties are part. More particularly the subject properties meet the intent of the preamble of the By-Law. According to the By-Law

"This District provides for the orderly development and location of truck terminals in proper relationship to major transportation routes and surrounding uses."

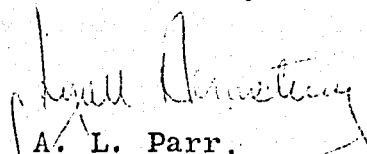
The following points are relevant in this regard:

1. The site has easy access to the Freeway and Lougheed Highway via connections that would create minimal disruptions to residential neighbourhoods.
2. The site itself is located within a long established industrial area which is well removed from residential areas.
3. A total of seven appropriately zoned truck terminals are located within a half mile of the subject property.
4. The foundation conditions of the site are such that it could not readily support intensive industrial development, however, it is well suited for a low intensity use such as a Truck Terminal.

The Department would therefore support this application.

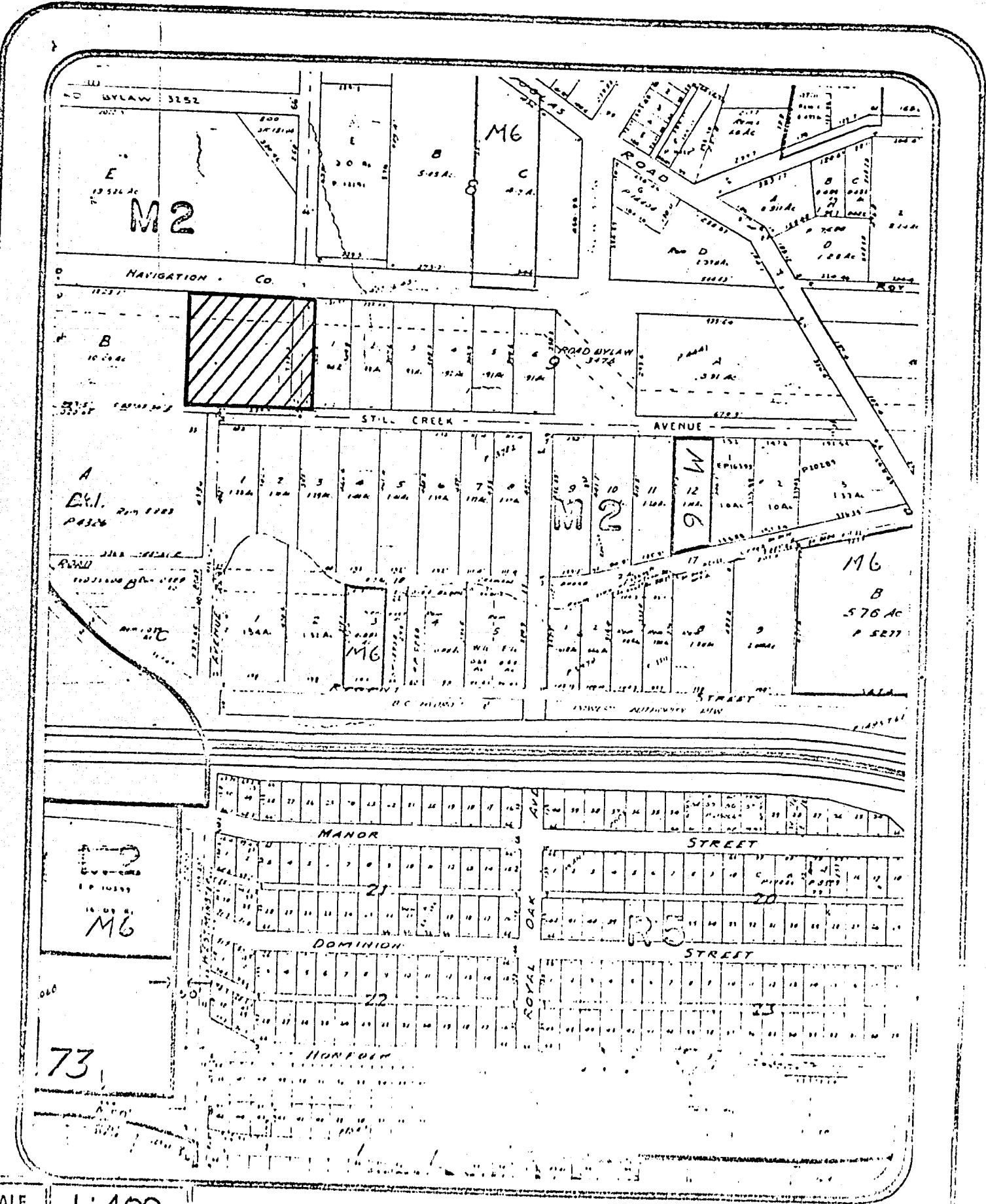
RECOMMENDATIONS: The Planning Department would recommend that this application be approved for further consideration and that Final Reading be subject to the closing of Royal Oak Avenue and its consolidation with Plan 3348.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

GP:bp
Attach.

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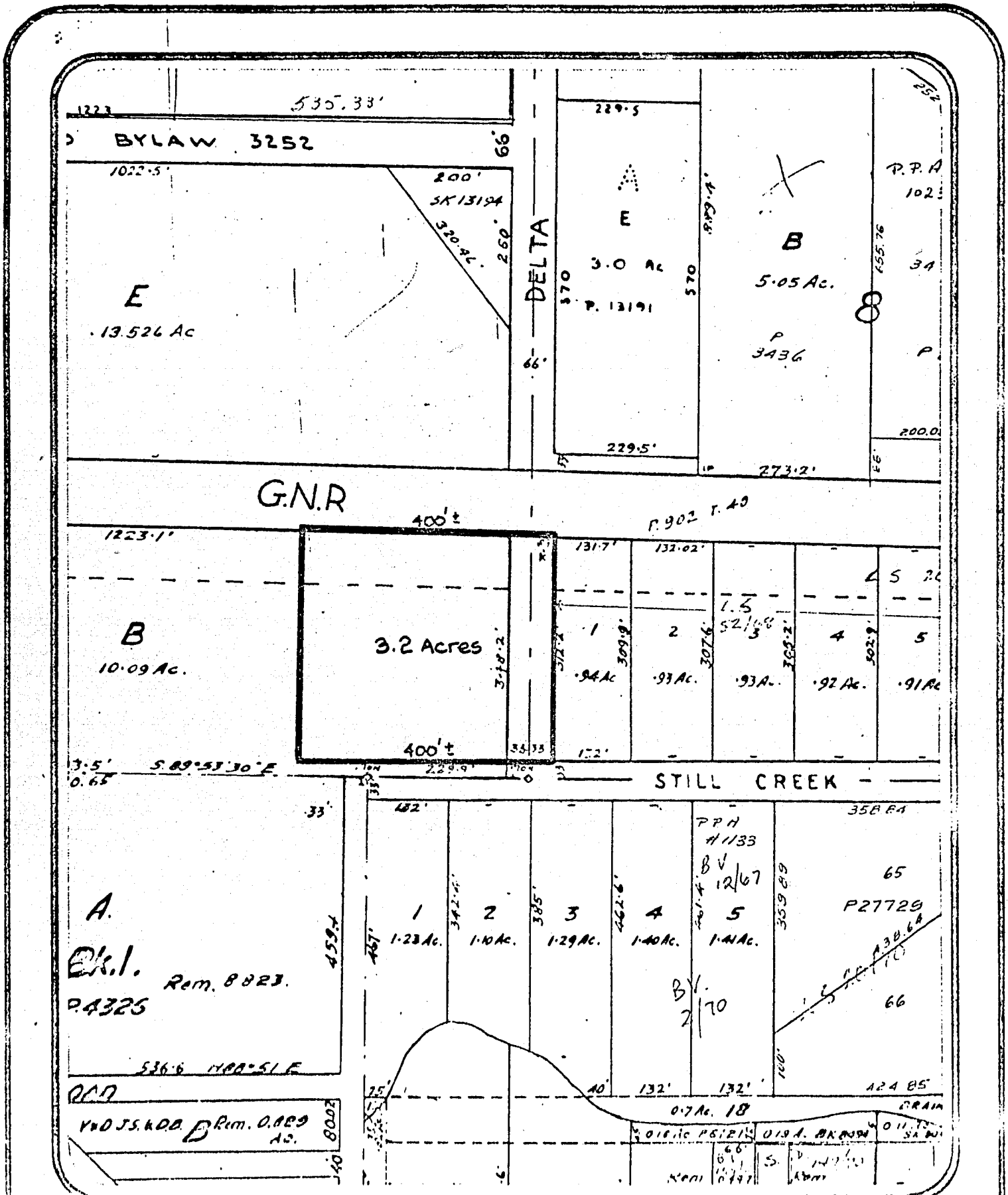


SCALE	1:400
DRAWN	GP
DATE	DEC/71

REZONING REFERENCE 84/71



ITEM 12
 MANAGER'S REPORT NO. 82
 COUNCIL MEETING Dec. 20/71



SCALE 1:200
 DRAWN GP
 DATE NOV/71

REZONING REFERENCE 84/71

