

1. Re: Questions of Mr. G.W. Frederick, 7359 - 14th Avenue
Rezoning Reference #6/73
Lot 18, Block 2, D.L. 29, Plan 3035

At the Public Hearing on April 10, 1973, relative to the above rezoning proposal, Mr. G.W. Frederick of 7359 - 14th Avenue, expressed concern that, when rezoning of the property in question was considered previously, one of the prerequisites was the dedication of a portion of land for lane purposes at the rear of the property.

Mr. Frederick posed the following questions:

1. Why had not the lane been provided?
2. Is this an appropriate time to widen Fifteenth Avenue?

The following is the report of the Planning Director dated May 25, 1973 regarding the above.

RECOMMENDATION:

THAT a copy of this report item be forwarded to Mr. G.W. Frederick.

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MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

PLANNING DEPARTMENT
MAY 25, 1973

Dear Sir:

RE: REZONING REFERENCE #6/73
LOT 18, BLK. 2, D.L. 29, PLAN 3035

At the Public Hearing on April 10, 1973, in connection with the above rezoning proposal, Mr. G. W. Frederick of 7359 - 14th Avenue, advised that although he was not opposed to the rezoning he was concerned that when the rezoning of this property was being considered previously one of the prerequisites was the dedication of a portion of land for a lane at the rear of the property. Mr. Frederick was curious as to why this lane had not been provided.

In 1970, Council created a new zoning category for Drive-In Restaurants, as a result a number of existing Drive-In Restaurants, including the Dog and Suds which occupied the above site, were placed in a non-conforming category (Rezoning Reference #63/70). To rectify this situation the Planning Department submitted a list of seventeen existing drive-in restaurants and recommended that they be rezoned to the new zoning category; the above site was included in this list. Council subsequently rezoned these seventeen sites to C7. At no time were prerequisites required in connection with the rezoning of these sites. The property to the south, Lot 19, was subject of a rezoning application (#57/70) where prerequisites were established. Two of the prerequisites were the dedication of the south-westerly 20 feet of the property for a lane and the deposit of sufficient monies to cover the cost of constructing the lane. The applicant dedicated the lane and deposited a cash bond to cover the cost of constructing the lane. The lane, however, is still to be constructed by the applicant. Failing this, the Municipality will seize the deposit in order to construct the lane.

This department has investigated Mr. Frederick's request for widening Fifteenth Avenue and advise that the proposed width of 43' is adequate. The present road services only Lot 25 and 26 and access is through the adjacent lane (attached map). Future development of the internal lots will require the road to be constructed, but

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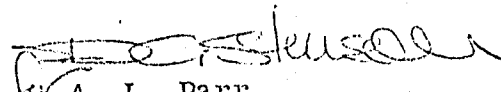
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only to a 43' width with internal access by Fourteenth Avenue.
Further widening of Fifteenth Avenue would require dedication
thereby decreasing the already small lot sizes.

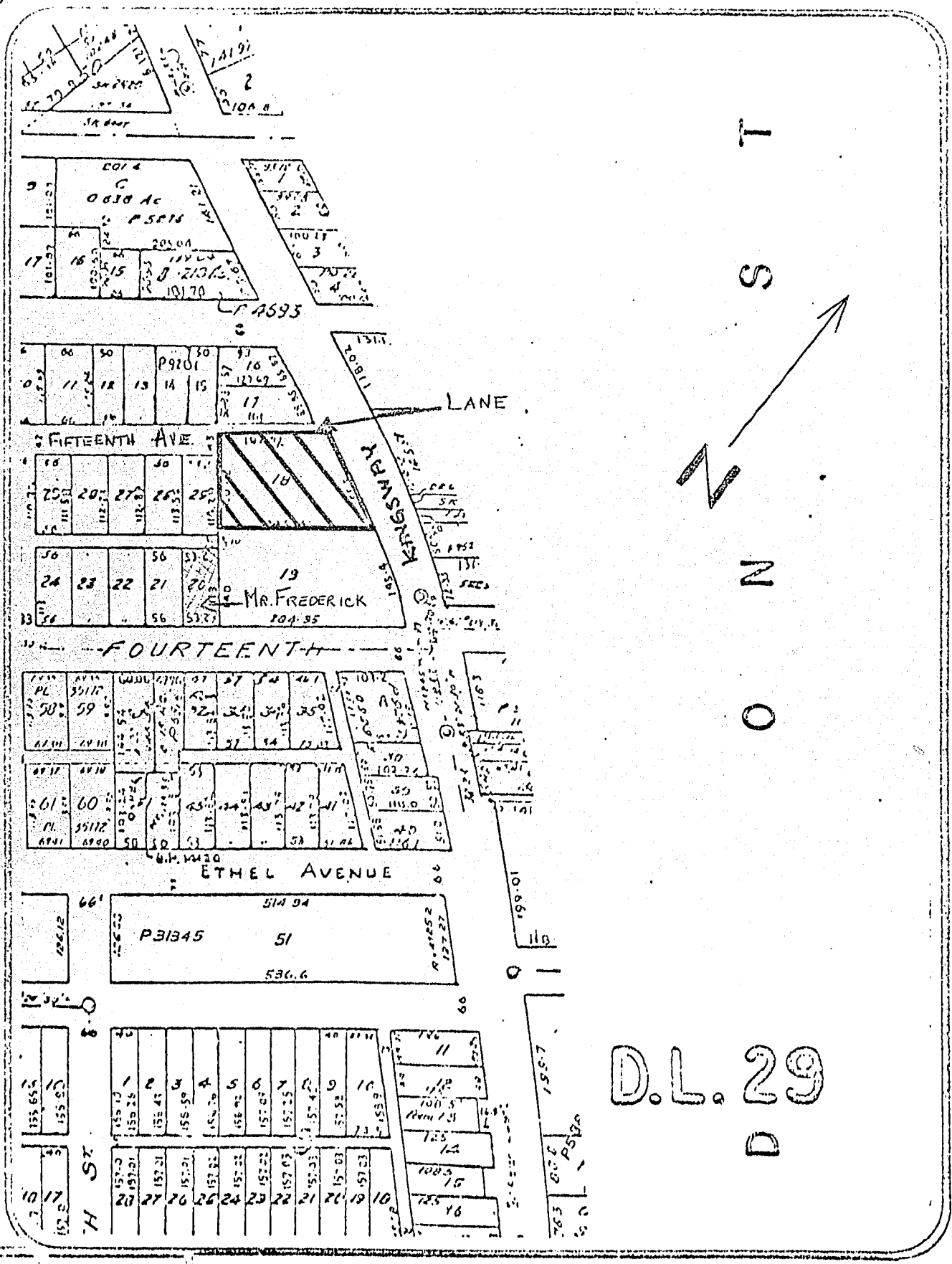
This is for the information of Council.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

JH:bp
Attach.

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SCALE 1:200
 DRAWN JH
 DATE March 73

REZONING REFERENCE 6/73



PLANNING DEPARTMENT