

ITEM 10

MANAGER'S REPORT NO. 31

COUNCIL MEETING Apr. 24/73

10. Re: Rezoning Reference #14/73

- a) Lots 1 & 2, Blk. 9, D.L. 59, Plan 9444
- b) Blk. 9, Exp. Plan 9840, D.L. 59/136/137, Pl. 3795
- c) Ptn. of Lot "D", S.D. 1S $\frac{1}{2}$ , Blk. 8, D.L. 59/136/137, Pl. 15742

Following is a report from the Director of Planning regarding Rezoning Reference #14/73.

RECOMMENDATIONS:

THAT Council confirm its decision of April 2, 1973, that the rezoning of the subject site to Residential Group Housing (R8), at a Residential District Two (R2) density, be approved in principle; and

THAT the Planning Department be authorized to work with the applicant towards a suitable plan of development.

\* \* \* \* \*

PLANNING DEPARTMENT  
18 APRIL, 1973

SUBJECT: REZONING REFERENCE #14/73  
a) Lots 1 & 2, Blk. 9, D.L. 59, Plan 9444  
b) Blk. 9, Exp. Plan 9840, D.L. 59/136/137, Pl. 3795  
c) Ptn. of Lot "D", S.D. 1S $\frac{1}{2}$ , Blk. 8,  
D.L. 59/136/137, Pl. 15742

The subject rezoning was initially dealt with by Council on 2 April, 1973. Council at that time approved in principle the rezoning of the subject properties to Group Housing District (R8) for development under the Residential District Two (R2) standards rather than the Residential District Five (R5). The Planning Department was also authorized to work with the applicant towards the preparation of a suitable plan of development for the site.

The applicant, Mr. E. Grier, appeared before Council on 9 April, 1973, to support this application to rezone the subject properties to Group Housing District (R8) for development under the Residential District Five (R5).


The applicant's request has been considered previously by this Department, as noted in the Planning Department's report submitted to Council on 2 April, 1973. The Group Housing District (R8) provides for residential development at the density of the existing zone, which is Residential District Two (R2). A Group Housing development on this site would permit residential units to be grouped and/or clustered, therefore allowing a greater degree of separation from the Loughheed Highway, which would be difficult to achieve with a typical subdivision layout. To increase the residential density of this site is undesirable, and would defeat the purpose of the Group Housing zone. Furthermore, areas designated for higher density residential development have been established as indicated in the Community Plans and the 1969 Apartment Study.

ITEM 10  
MANAGER'S REPORT NO. 31  
COUNCIL MEETING Apr. 24/73

RECOMMENDATION:

THAT the Council confirm their decision of 2 April, 1973, namely that the rezoning of this site to Residential Group Housing (R8), at a Residential District Two (R2) density, be approved in principle and that the Planning Department be authorized to work with the applicant towards a suitable plan of development.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

JH:ea