

ITEM 16

MANAGER'S REPORT NO. 17

COUNCIL MEETING Mar. 5/73

16. Re: Roadway Acquisition and Land Use Considerations -
Lot 113, Ex. E.P. 39721, D.L. 157 & 163, Plan 35259 (Appell),
Lot 114, D.L. 157 & 163, Plan 35259 (Appell), Blk. 12,
D.L. 166 & 163, Plan 1050 (Kuypers)

The following is the report of the Planning Director dated March 2, 1973, regarding the above.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

* * * * *

PLANNING DEPARTMENT,
March 2, 1973
Our File #12-MR-73

RE: ROADWAY ACQUISITION AND LAND USE CONSIDERATIONS-
Lot 113, Ex. E.P. 39721, D.L. 157 & 163, Plan 35259 (Appell),
Lot 114, D.L. 157 & 163, Plan 35259 (Appell), Blk. 12,
D.L. 166 & 163, Plan 1050 (Kuypers).

A. BACKGROUND

Council at their meeting of July 31, 1972 approved in principle the proposed Area Rezoning, Stage 1 for the Big Bend Area and authorized the forwarding of these rezonings to a Public Hearing for further consideration. At that time the above described properties were excluded from the area rezonings pending final approval of the Nelson Avenue alignment extending south from Marine Drive. The preliminary engineering location design has now been completed and affects the subject properties as indicated on figure A.

B. THE ALIGNMENT

Three alignment alternatives, as illustrated on the attached sketches B, C and D, were evolved in the location design of the Nelson Avenue extension. Of these, the Planning Department is recommending alignment D as providing the best routing alternative for the following reasons:

1. Alignment D does not involve the new residential dwelling on lot 112 (as does alignment C).
2. Alignment D does not involve the acquisition of additional property on the west side of Nelson Avenue north of Marine Drive (as does alignment C).
3. Alignment D does not involve an extensive acquisition of farmland south of Ingram Street in completing the connection to the proposed Marine Way alignment (as does alignment B).

The relation of alignment D to the building locations on the subject

parcels has been illustrated on the attached sketch E.

C. LAND USE, ZONING AND ACQUISITION CONSIDERATIONS

i) Blk. 12, D.L. 163 and 165, Plan 1050 (Kuypers)

Inasmuch as it has now been determined that the industrially zoned portion of Blk. 12 will not be involved with acquisitions for the Nelson Avenue extension, this department would recommend that the proposed rezoning of this property to an A3 (Truck Gardening District) designation be forwarded to a Public Hearing for further consideration. This rezoning would be consistent not only with the adopted Big Bend Development Plan, but as well with the expressed terms of the Green-belt Protection Fund Act to which the Municipality has applied for the acquisition of this and other properties in the immediate area.

ii) Lots 113 and 114, D.L. 157 & 163, Plan 35259 (Appell)

Situated on lot 114 are the business establishments known as Sunnyslope Kennels Ltd. and A.R.C. Enterprises Ltd. which is principally a wholesale distribution agency for dog grooming aids and accessories. Both of these facilities would be affected by the development of the Nelson Avenue extension as would the older house situated on lot 113. The resultant recommended land use pattern on both of these parcels (shown on figure A) is consistent with the overall land use objectives previously adopted for this area.

To better determine what options were available in achieving both the desired land use and roadway acquisition objectives, this department met with the owner of the subject properties, Mr. H. J. Appell, on March 1, 1973. At that time, Mr. Appell supported the selection of alignment D primarily on the basis of the non-involvement of his new residence at 4676 Marine Drive (lot 112). After considering the various land use alternatives, including a suggested relocation of the kennel operations (presently a non-conforming use) to the proposed A1 portion of the property in conjunction with a possible relocation by exchange of the A.R.C. Enterprises component of the business to a suitably zoned industrial district, Mr. Appell advised that a separation of the two operations, from each other and his residence, would present him with certain operational difficulties. Accordingly, Mr. Appell expressed a preference for the Corporation to acquire his entire site (excluding the residential portions to the west of the proposed Nelson Avenue extension).

It is the opinion of this department that the subject property plays a significant role in the implementation of the Big Bend Development Plan. Not only does it occupy a strategic position in providing an interface between the recreational and agricultural activities in the immediate area, but as well, it presents a logical point of access to both the Sports Complex and Marine Way facilities.

In the absence of a resolution of the various land use considerations pertaining to this property, the Planning Department would recommend that lots 113 and 114 (excluding the residential portions to the west of the proposed Nelson Avenue alignment) be acquired for road and park purposes. Following its acquisition and the development of the Nelson Avenue extension, it is further recommended that the remnant portion of Lot 114 proposed for an A1 (General Agricultural) designation be leased or sold for a conforming non-industrial use.

Subsequent to the acquisition of Lots 113 and 114, the present occupants could presumably lease back the premises on a month to month basis

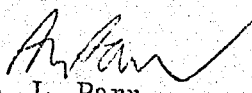
until such a time as the property is required for the specified Municipal purposes.

D. RECOMMENDATIONS

It is recommended

- 1) THAT the Municipal Council approve the alignment of the Nelson Avenue extension as recommended within this report.
- 2) THAT the rezoning of the property described as Blk. 12, D.L. 163 & 165, Plan 1050 from M3 (Heavy Industrial) to A3 (Truck Gardening) be forwarded to a Public Hearing for further consideration.
- 3) THAT the Land Agent be granted authorization to negotiate for the acquisition of the properties described as Lot 113, Ex. E.P. 39721, D.L. 157 & 163 and Lot 114, D.L. 157 & 163, Plan 35259 (excluding the residential portions west of the proposed Nelson Avenue extension) required for road and park purposes.
- 4) THAT the Land Agent be granted further authorization to negotiate for the acquisition of the road truncations required from the properties shown as Lot 112 and Blk. 12 on figure A.

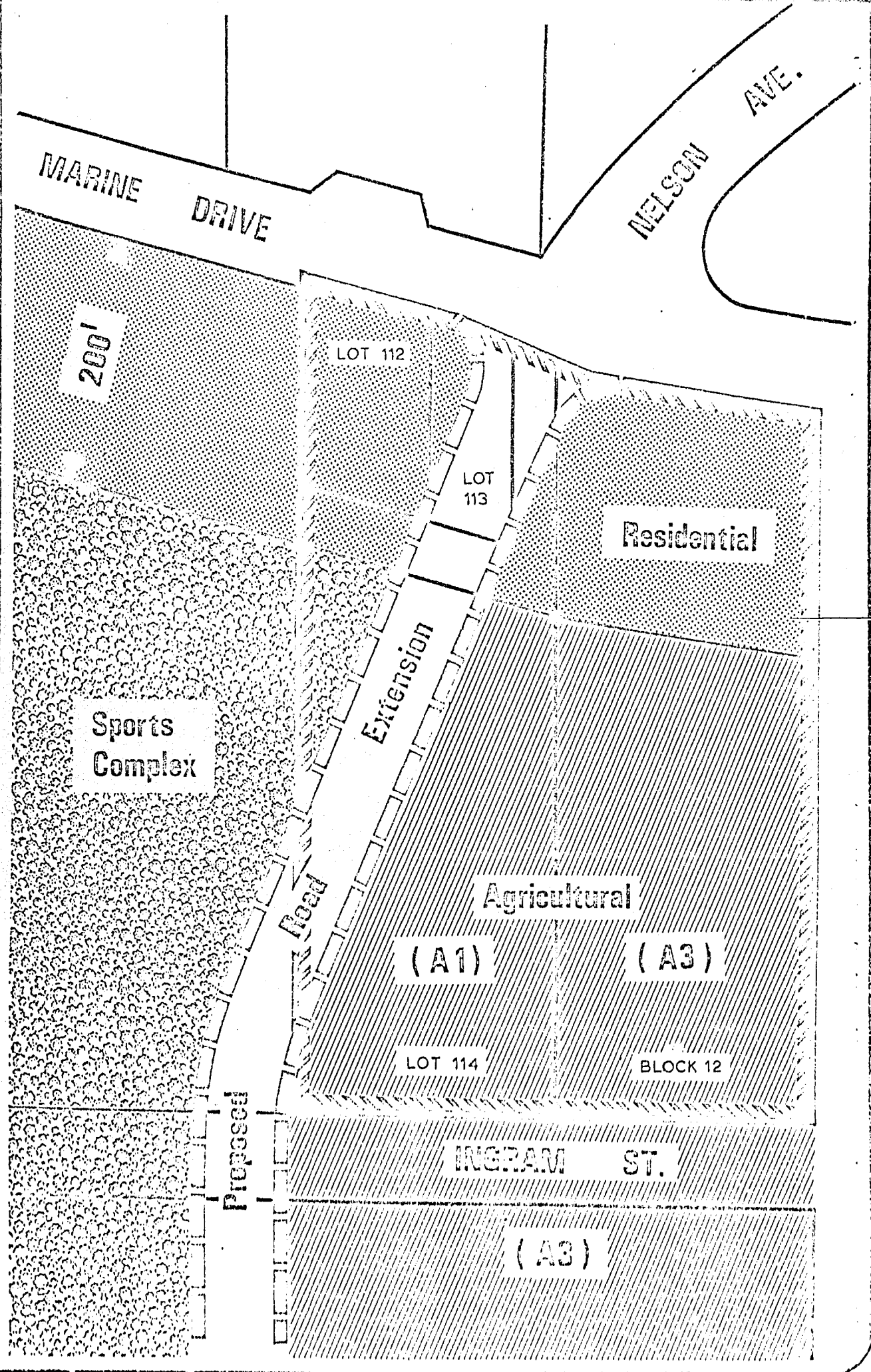
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew
att.

c.c. Land Agent
Municipal Treasurer
Municipal Engineer

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| | |
|-------|-----------|
| SCALE | 1" = 100' |
| DRAWN | V.M. |
| DATE | FEB. 73 |

PROPOSED LAND USE



SUBJECT PROPERTIES

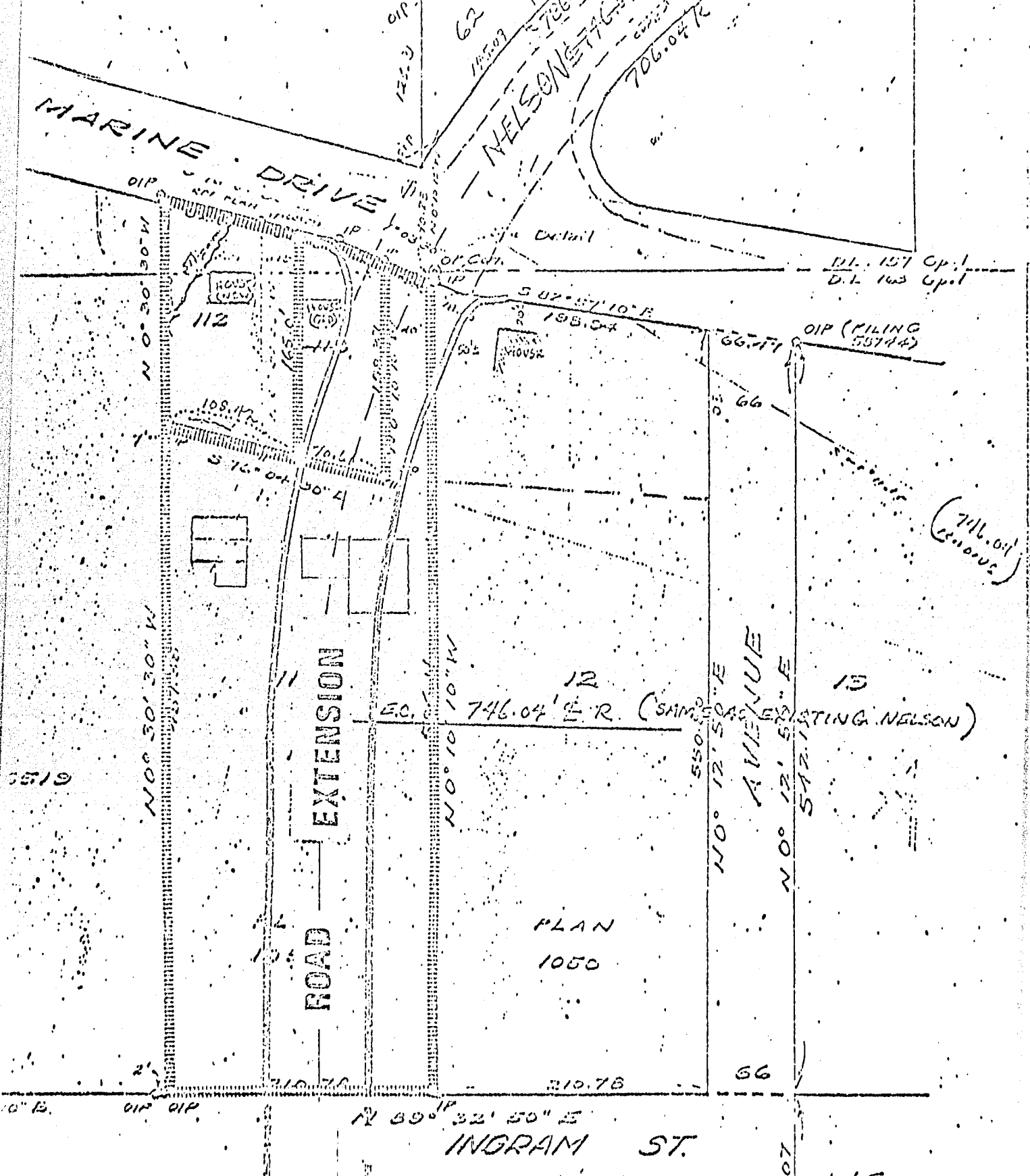


A 100

BLOCK 11 (PLAN 1050)
 MID OF LOT 6 (PLAN 715)
 OWN ON REFERENCE PLAN 6025)
 NEW WESTMINSTER DISTRICT

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NCH = 100 FEET



PLAN 1050
 103 OF

SKETCH B
 SUBJECT PROPERTY
 scale: 1" = 100'

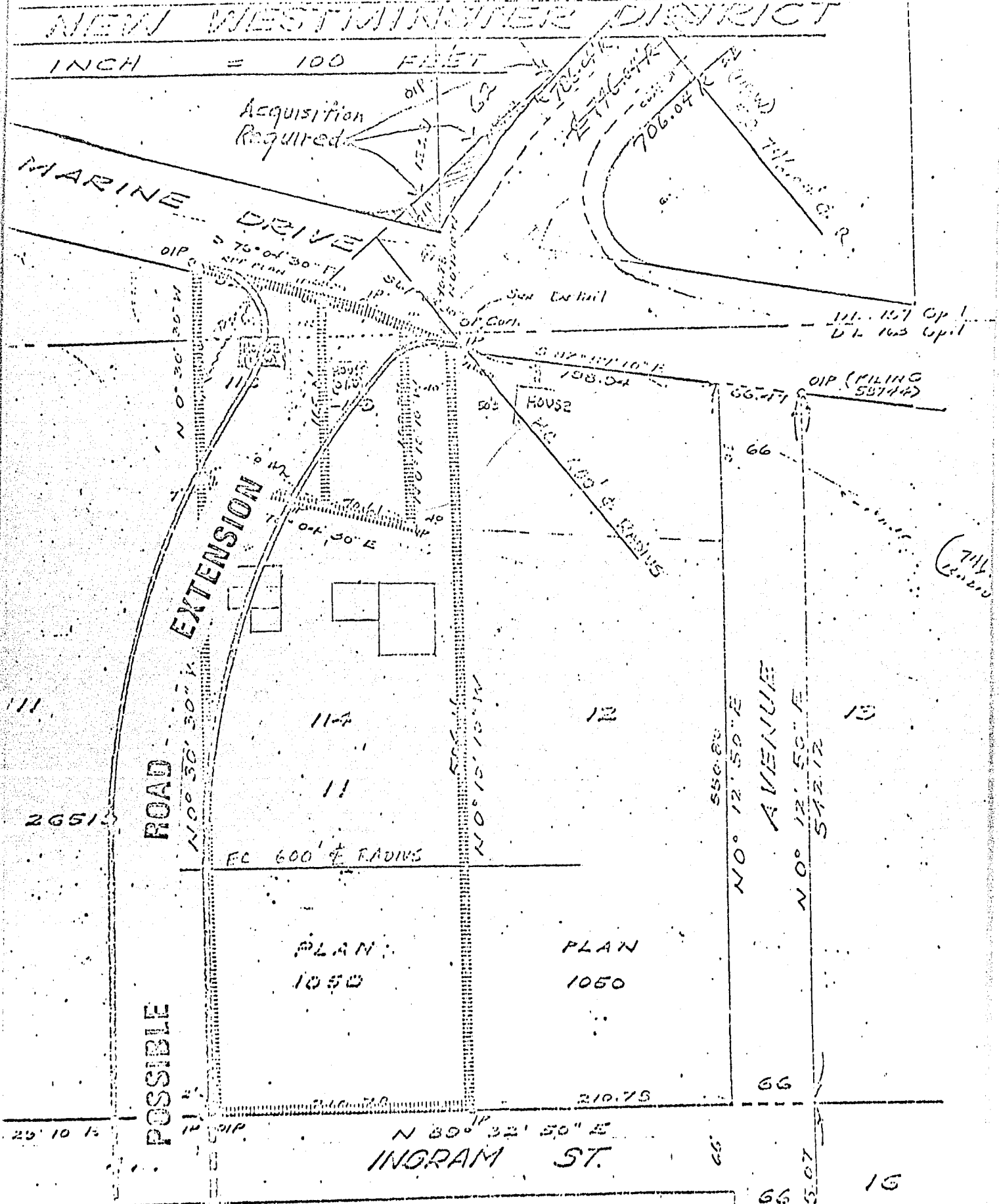
BOUNDARIES APPROXIMATE



27 BLOCK 11 PLAN 1050
 AND OF LOT C (PLAN 41)
 SHOWN ON REFERENCE PLAN 602
 NEW WESTMINSTER DISTRICT

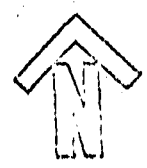
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INCH = 100 FEET



PLAN 1050

SKETCH C
 SUBJECT PROPERTY
 scale: 1" = 100'

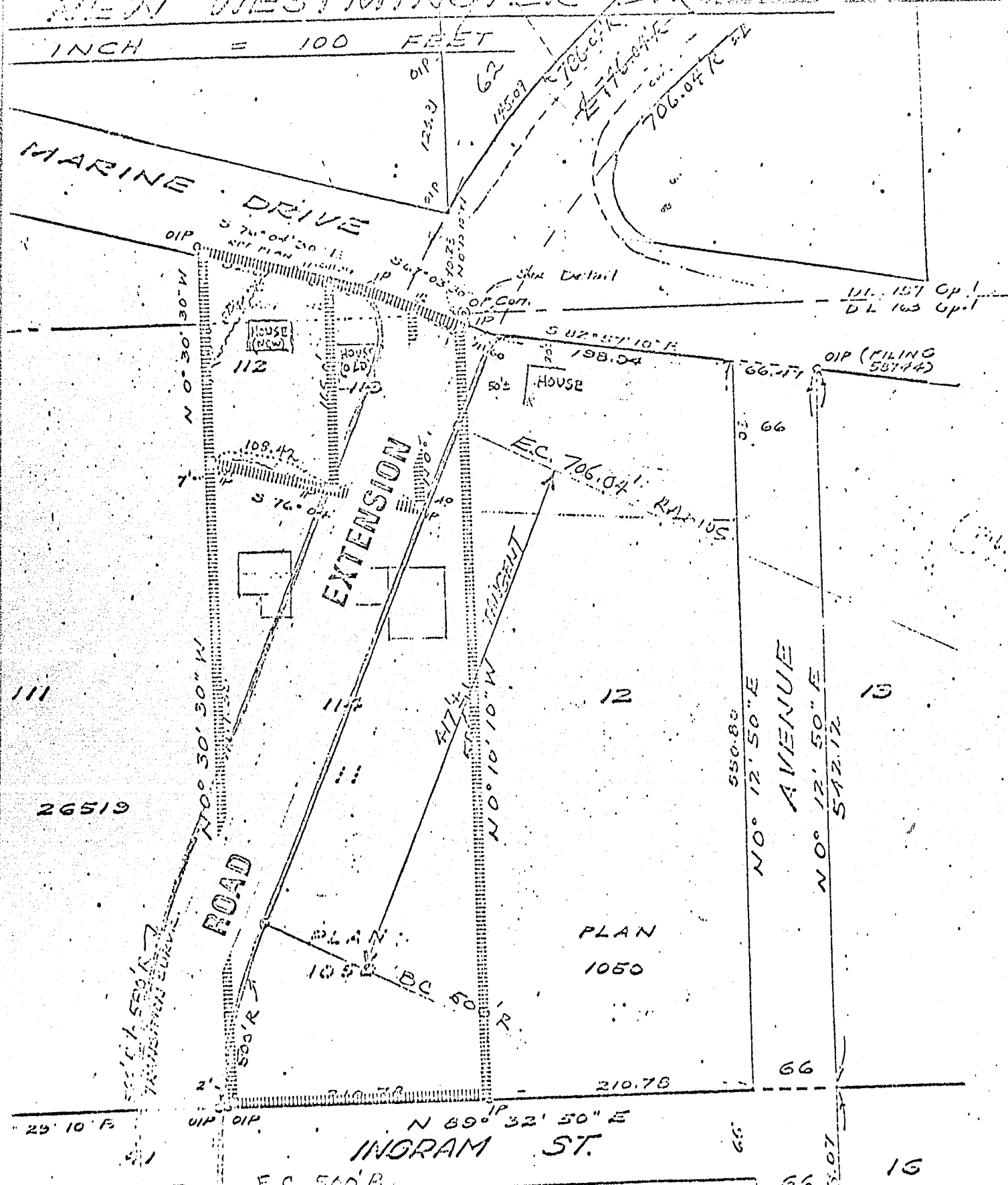


L. 100 GP. 1

2- BLOCK 11 (PLAN 1050)
 AND OF LOT C (PLAN 1050)
 SHOWN ON REFERENCE PLAN 602
 NEW WESTMINSTER DIST.

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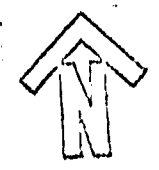
1 INCH = 100 FEET



PROPOSED
 L. 103 GP. 1
 P. 4670
 PARCEL C

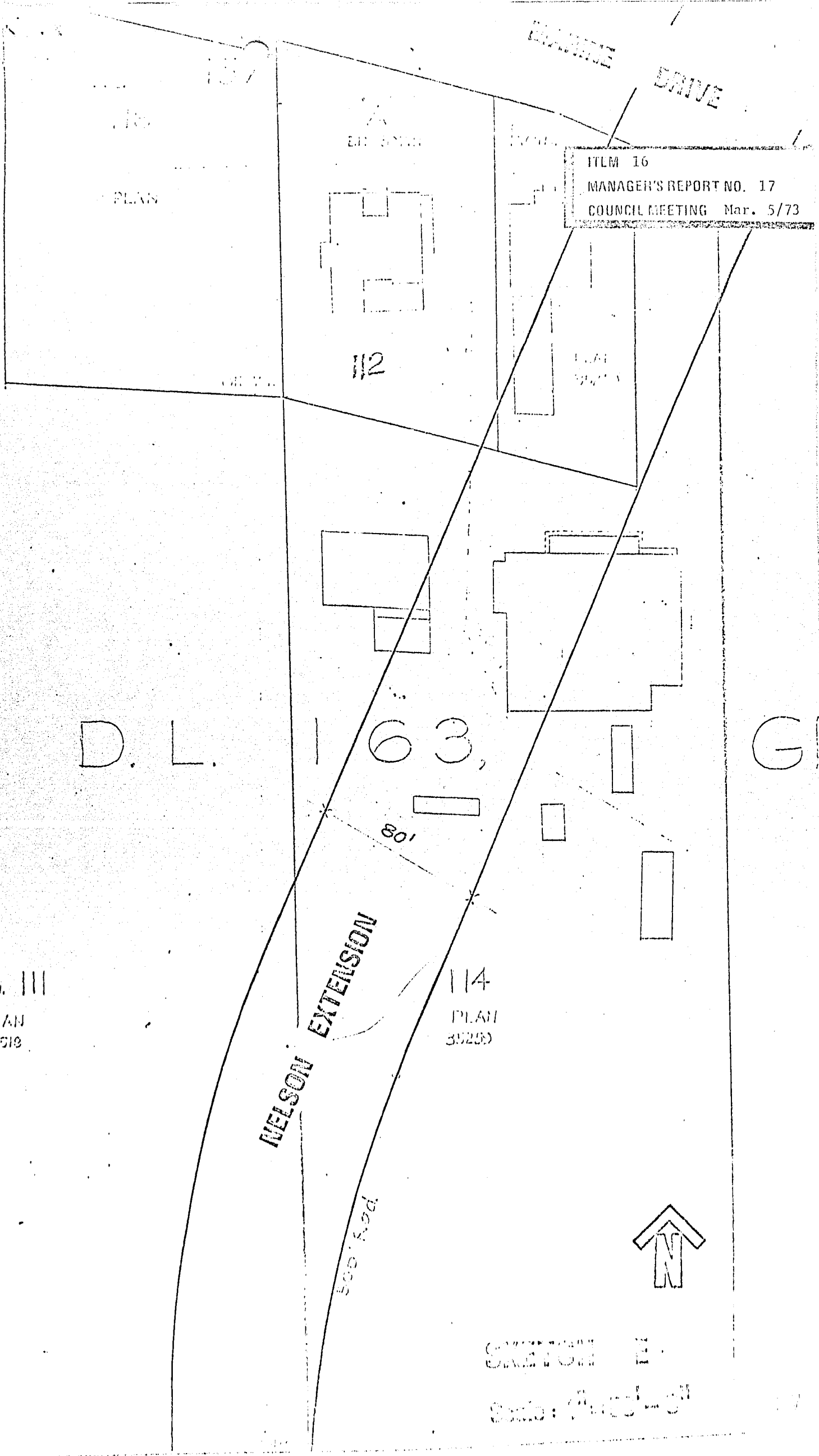
SKETCH D
 SUBJECT PROPERTY
 scale: 1" = 100'

THIS LOCATION APPROXIMATELY FROM AERIAL PHOTOGRAPHY



GRANITE DRIVE

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PLAN

112

PLAN

D. L.

163

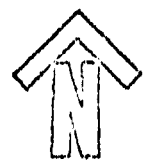
G

80'

NELSON EXTENSION

114
PLAN
3025

500' Rad.



SKETCH
Date: 4/10/73

PLAN
6519