

ITEM 13
MANAGER'S REPORT NO. 3
COUNCIL MEETING Jan. 19/76

Re: APPLICABILITY OF PARKLAND ACQUISITION LEVIES TO
RZ #30/74, RZ #17/75, RZ #29/75, RZ #54/75
WITH REGARD TO PUBLIC HEARING SCHEDULED FOR JANUARY 20, 1976
(Housing Committee Report, December 29, 1975)

Following is a report from the Director of Planning regarding clarification of the parkland acquisition levy as it applies to the subject rezonings.

This is for the information of Council.

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PLANNING DEPARTMENT
JANUARY 14, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: APPLICABILITY OF PARKLAND ACQUISITION LEVIES TO
RZ #30/74, RZ #17/75, RZ #29/75, RZ #54/75
WITH REGARD TO PUBLIC HEARING SCHEDULED FOR
JANUARY 20, 1976.

On December 29, 1975 Council adopted a number of recommendations with reference to the application of the Parkland Acquisition Levy on residential proposals on a more comprehensive basis. As outlined in the levy report, the intent of the acquisition levy is its application in those developments where an increase in residential density is evident. In past instances where new or revised development regulations have been instituted by the Municipality, care has been exercised to assure that the regulations were not unfairly retroactive. In the case of rezoning proposals, utilizing previous precedents, the revised Parkland Acquisition would apply to all residential developments which had not been submitted to a Public Hearing and subsequently given two readings of the zoning bylaw.

The purpose of this report is to clarify the applicability of the Parkland Acquisition Levy to Rezoning #30/74, Rezoning #17/75, and Rezoning #29/75 which were submitted to Council on December 15, 1975 and referred to a Public Hearing on January 20, 1976. Rezoning #54/75 was submitted to Council on November 17, 1975 and is to be submitted to a Public Hearing on January 20, 1976.

Rezoning #30/74

The applicant's townhouse proposal has been revised from 39 units to 31 units due to site factors related to an existing oil pipeline which was beyond the applicant's control. The 39 unit scheme was submitted to a Public Hearing and given First and Second Reading on October 28, 1974. The revised scheme has resulted in fewer units. The previously established parkland acquisition levy of \$200 per unit would be applicable to the revised rezoning proposal.

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Rezoning #17/75

A rezoning proposal for 80 townhouse units was submitted to a Public Hearing and given first and second reading of the rezoning bylaw on October 27, 1975. The revised proposal outlines an increased site size and a consequent increase of 26 townhouse units. The revised Parkland Acquisition Levy of \$528 per unit would apply only to the additional 26 units involved in the revised rezoning proposal.

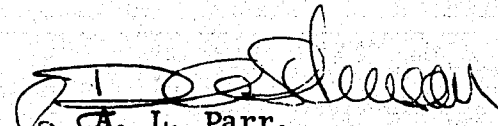
Rezoning #29/75

This rezoning proposal has not been previously submitted to a Public Hearing and, therefore, the revised Parkland Acquisition Levy of \$1,080 per unit would apply.

Rezoning #54/75

It has been established that in lieu of the deposit of a per unit levy, the applicant may dedicate appropriate designated parkland. In the rezoning report to Council of November 17, 1975, it was explained that since the applicant is dedicating parkland in excess of the usual requirements (11,500 sq. ft. dedication), the deposit of further parks acquisition funds would not be required of this applicant.

This is for the information of Council.


A. L. Parr,
DIRECTOR OF PLANNING.


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