

ITEM	6
MANAGER'S REPORT NO.	65
COUNCIL MEETING	Sept. 26/77

Re: REZONING REFERENCE #45/77  
EAST HASTINGS STREET AND CAPITOL DRIVE  
(REZONING ITEM #6, SEPTEMBER 19, 1977)

Following is a report from the Director of Planning on Rezoning Reference #45/77.

RECOMMENDATION:

1. THAT a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 18, 1977.

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PLANNING DEPARTMENT  
SEPTEMBER 21, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #45/77  
EAST HASTINGS STREET AND CAPITOL DRIVE  
FROM: Residential District Four (R4)  
TO: Comprehensive Development District (CD)

1.0 SHORT PROJECT DESCRIPTION:

The proposed construction of a 38 unit apartment building through the Assisted Rental Program.

2.0 BACKGROUND INFORMATION:

Council, on September 19, 1977, gave favourable consideration to the subject rezoning request and adopted the recommendations of the Planning Department as outlined in Sections 8.1 and 8.2 (see Attachment). At that time, a Public Hearing was not formally scheduled for the rezoning by-law as the project required further discussion and the submission of minor revisions and sufficient detail to constitute a comprehensive development plan set. Upon receipt of the required submissions, Council would be advised and requested to prepare the rezoning by-law and schedule a Public Hearing.

3.0 GENERAL COMMENTS:

The Planning Department is now in receipt of the required minor revisions that are necessary for the preparation of a Comprehensive Development plan set for presentation at a Public Hearing. It is therefore appropriate for Council to prepare the rezoning by-law and advance the rezoning to a Public Hearing on October 18, 1977.

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#### 8.0 RECOMMENDATIONS:

- 8.1 THAT a Professional Engineer having a recognized specialty in acoustical design be retained by the applicant to conduct a noise evaluation of the site and to propose design solutions which reflect the adopted noise criteria.
- 8.2 THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a future Public Hearing subsequent to a further report to Council, and that the following be established as prerequisites to the completion of rezoning:
- (a) The submission of a suitable plan of development to reflect the concerns outlined in this report, including any necessary design and construction measures determined to be necessary as a result of the consultant's noise study to meet the HUD criteria.
  - (b) The completion of the requisite Road Closing By-Law of that redundant portion of Glynde Avenue.
  - (c) Acquisition of Municipal property in accordance with the required land assembly.
  - (d) The dedication of that portion of the site deemed necessary for future road widening along Capitol Drive and East Hastings Street.
  - (e) The consolidation of the net project site into one legal parcel.
  - (f) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-Law.
  - (g) The granting of any necessary easements.
  - (h) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the upgrading to full Municipal standards of that portion of Capitol Drive adjacent to the subject site.
  - (i) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (j) The deposit of a per unit levy (\$1,125. per unit) to go towards the acquisition of proposed neighbourhood park development in the immediate area.
  - (k) The maintenance of as many existing mature trees as possible throughout the site.

(ATTACHMENT)