

ITEM	9
MANAGER'S REPORT NO.	39
COUNCIL MEETING	1980 05 26

RE: EXCAVATION PERMIT FOR REZONING REFERENCE #11/80
 9620 AND 9584 MANCHESTER DRIVE
 197 UNIT RENTAL APARTMENT DEVELOPMENT

Following is a report from the Director of Planning on a matter involving the proposed issuance of an excavation permit for the subject development at this time.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 MAY 21
FROM:	DIRECTOR OF PLANNING	
SUBJECT:	REZONING REFERENCE #11/80 9620 and 9584 MANCHESTER DRIVE 197 UNIT RENTAL APARTMENT DEVELOPMENT	

RECOMMENDATION

- 1) THAT Council authorize the issuance of an excavation permit for the subject development at this time subject to the conditions as outlined in this report.

REPORT

Council on 1980 May 05 gave Third Reading to the subject rezoning. The applicant has fulfilled the prerequisites to rezoning. A servicing agreement will be presented to Council for approval when the rezoning is advanced to Final Adoption.

The applicant and the staff are in a position to advance this rezoning to Final Adoption; however, we are awaiting the approval of the Ministry of Transportation and Highways to the rezoning and associated subdivision. Efforts are being made by the applicant and Municipal staff to expedite these approvals but indications are that the approvals will not be forthcoming for two to three weeks.

The applicant is receiving financing for this rental apartment development under the Housing Initiatives Program (H.I.P.) announced by the Provincial Government in January 1980. In order to qualify for the program, the building excavation must be 75% complete and footings commenced prior to 1980 June 30 and the apartment units must be rented by 1980 December 31.

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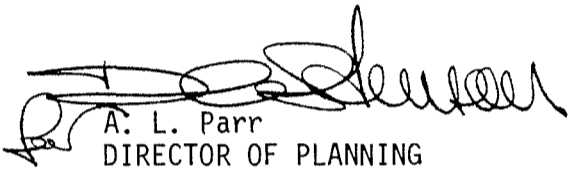
PLANNING DEPARTMENT
1980 MAY 21
PAGE TWO (2)

123

As the only outstanding item is the approval of the Ministry of Transportation and Highways, we recommend that Council authorize staff to issue excavation permits for this development at this time, subject to compliance with the normal requirements of the Building Department. This action will enable the developer to meet the deadlines of the H.I.P. financing.

We have received written assurance from the applicant that the Municipality will not be held liable for any expenses and the site will be restored to its original condition, if for any reason the rezoning is not finalized.

Preliminary Plan Approval and Building Permit will not be issued until this rezoning receives Final Adoption.



A. L. Parr
DIRECTOR OF PLANNING

CBR/rlp

CC: CHIEF BUILDING INSPECTOR
MUNICIPAL SOLICITOR