

ITEM SUPPLEMENTARY 24
MANAGER'S REPORT NO. 37
COUNCIL MEETING 1981 08 10

RE: REZONING REFERENCE #110/80 AND #113/80
NORTHWEST CORNER OF WILLINGDON AVENUE AT MAYBERRY STREET
(ITEM 17, REPORT NO. 37, 1981 AUGUST 10)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #110/80 AND #113/80
(NORTHWEST CORNER OF WILLINGDON AT MAYBERRY STREET)
FROM R5 RESIDENTIAL DISTRICT
TO CD COMPREHENSIVE DEVELOPMENT (BASED UPON RM5, AND MAXIMUM
100 UNITS/ACRE, HIGH DENSITY RESIDENTIAL GUIDELINES
(Item 17, Manager's Report No. 37, 1981 AUGUST 10)

SUPPLEMENTARY
PLANNING DEPARTMENT
1981 AUGUST 10
Our File: 02.264

RECOMMENDATION:

1. THAT Sections 3.5 and 3.6 of Item 17, Manager's Report No. 37, 1981 August 10, be deleted and replaced by the amended Sections 3.5 and 3.6 as set forth below.

REPORT

Item 17 on the Manager's Report under this evening's Agenda deals with a proposed high density residential development application between Kathleen and Willingdon Avenues. The report includes reference to a future park site on lands abutting the development site, as shown in the Community Plan for the area adopted April 1975.

This proposed park site was the subject of a motion adopted by Council on 1981 January 19 as follows:

"THAT staff report back on the feasibility on assembling the park site as designated in Community Plan Two."

A draft of the Department's report to Council on this subject has been prepared and will be presented to Council following review and discussion with the Parks and Recreation Department.

The Parks and Recreation Administrator has indicated certain concerns with reference to the provision of this park facility at this location. The Planning Department considers that the park is fully justified and is a definite requirement in view of the density being developed in the Community Plan Two area as an amenity space for the residents of the emerging high rise development in the area. However, in recognition of the concerns of the Parks and Recreation Department at this time, Sections 3.5 and 3.6 have been amended.

In order to avoid delaying the advancement of the current rezoning bylaw, it is recommended that Council substitute the following wording prior to dealing with the recommendations of Item 17:

Sec. 3.5 Required easements and covenants:

The applicant will provide a 4.5 m (15 ft.) pedestrian access easement with a concrete walk with lighting between sites 5 and 6. Any other service or fire access easements which may be required will also be provided.

Sec. 3.6 The Neighbourhood Parkland Acquisition charge which is in effect at the time of the release of building permits will apply.

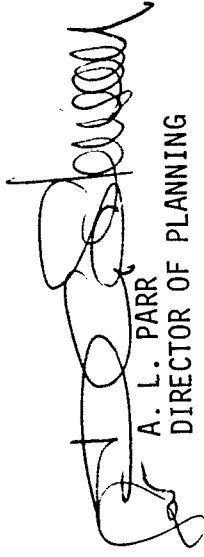
Applicable Charges:

1. Current - \$1,080/unit.
2. As of 1981 September 09 - \$1,436/unit.

The report requested by Council on this topic will be advanced in the near future, following further discussions with the Parks and Recreation Department.

DGS:lf

cc: Municipal Solicitor
Municipal Engineer
Municipal Clerk
Parks and Recreation Administrator


A. L. PARR
DIRECTOR OF PLANNING