

RE: ROYAL OAK FUNERAL HOME
5152 KINGSWAY
(ITEM 12, REPORT NO. 62, 1980 OCTOBER 06)
(ITEM 6, REPORT NO. 72, 1980 NOVEMBER 24)
(ITEM 1, INCAMERA REPORT NO. 2, 1981 JANUARY 05)
WALES McCLELLAND DEVELOPMENT CO. LTD.

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Following is a report from the Director of Planning regarding the Royal Oak Funeral Home.

The Municipal Manager is of the opinion that the property should not be designated as a heritage site and is therefore not prepared to support the Planner's recommendation in this regard. There is considerable merit, however, in allowing the discussions with the developer (as referred to in the Planning report) to continue for a short time longer providing that it is clearly understood that the recommendation in the Municipal Solicitor's report (Item 5, Page 133) is the operative resolution which can be triggered by the developer at the time of his choosing.

RECOMMENDATION:

1. THAT the Planning Department continue to work with the developer to retain the building, portions of the wall and major trees at 5152 Kingsway as integrated components, subject to the understanding that the developer at the time of his choosing can activate the course of action as referred to in the Municipal Solicitor's report (Item 5, Page 133).

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ROYAL OAK FUNERAL CHAPEL

1981 January 12

RECOMMENDATION:

THAT Council reconsider the question of protecting the buildings for 30 days, and by resolution, order that, for a period of not exceeding 30 days, no person shall alter, damage or destroy the buildings, structures or land.

REPORT

Appearing on the Agenda is a report from the Solicitor which outlines that Council has to issue a demolition permit for this site unless it is prepared to use its powers under the Heritage Conservation Act either to designate the house and part of its grounds or to order, by resolution, that no one alter, damage or destroy the buildings for a period not exceeding 30 days. Heritage Designation does not have to follow the thirty day protection.


It is recommended that Council confirm its decision of 1980 October 06 to preserve the Royal Oak Funeral Chapel, the major trees and portions of the surrounding wall by passing the thirty day protection resolution thus delaying the demolition and giving the Planning Department the opportunity to pursue discussions leading to the development of a building scheme which retains the house, wall and trees. In this regard, the Planning Department, on 1981 January 07, had a meeting with a developer initiated by Wales-McLelland and with Wales-McLelland in

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attendance. The developer expressed an interest in developing the site in accordance with Comprehensive Development zoning with a mixed use residential/commercial project which utilizes the house, wall and trees as integrated components. It would be desirable to pursue this option and any other development options further. We will report back to Council within the thirty days on the result of our discussions.

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A. L. Parr
DIRECTOR OF PLANNING

CBR/nb

cc: Solicitor