

RE: REZONING REFERENCE # 166/81
PORTION OF LOT 19 OF 17, S.D. 13, BLK.1,
D.L. 130, PLAN 21055

5901 E. BROADWAY
FROM: C1 Neighbourhood Commercial District
TO: R5 RESIDENTIAL DISTRICT

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1981 DECEMBER 09

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #166/81
PORTION OF LOT 19 OF 17, S.D. 13, BLK. 1,
D.L. 130, PLAN 21055

5901 E. BROADWAY
FROM: C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
TO: R5 RESIDENTIAL DISTRICT

RECOMMENDATION:

THAT a copy of this report be sent to Mr. Robert Harris of 5770 E. Broadway and Mrs. Y.M. Bell of 5844 Sumas Street.

Report

Arising out of discussion of the subject rezoning application at the 1981 December 08 Public Hearing, Council requested that staff provide further information on a number of questions that were raised by Mr. Robert Harris and Mrs. Y.M. Bell.

1. Will the applicant be able to come forward with an application to rezone the subject site to the R9 District at some future date?

It is possible for the property owner to initiate a request for rezoning to the R9 District at any time, whether the prevailing zoning be C1 as at present or R5 as is currently being requested. The one pertinent distinction is that the minimum lot area and lot width requirements for any proposed R9 lots would be reduced from 372 m² (4,000 sq. ft.) and 12.2 m (40 feet) to 335 m² (3,600 sq. ft.) and 9.25 m (30.35 feet), respectively if R5 zoning and subdivision is first established. If an application to rezone to R9 were made, it would be examined in the usual manner and considered by Council on its merit. If favorably considered for advancement, such a proposal would also have to be submitted to a Public Hearing. In any event, we have no indication at this time that there is any intent on the part of the owner to propose R9 zoning.

2. What type of buffering will be provided between the existing commercial centre and the proposed residential lots?

The Planning Department advises that the specific type of buffering to be provided has not been determined as of this date. However, the intent of buffering is to provide an appropriate interface between the shopping centre and the proposed residential units which can be accomplished through a combination of visual screening with landscaping and/or fencing and physical setbacks between the easterly-most residence and the shopping centre building parking areas. In this regard, it is the responsibility of the applicant to demonstrate through the submission of a suitable plan of development how this can be accomplished to the satisfaction of the Planning Department.

3. Will semi-trailer trucks continue to allegedly utilize the existing east-west lane adjacent to the subject site to obtain access to the loading docks of the shopping centre?

Council is advised that the existing shopping centre parking and driving aisle facilities are sufficient to accommodate the manoeuvring of semi-trailer trucks without backing out into the lane in spite of the fact that the individual drivers may elect to do otherwise. Planning Department advises that the applicant will be required to demonstrate how this manoeuvring capability will be maintained in view of the rezoning and submission of a suitable plan of development.

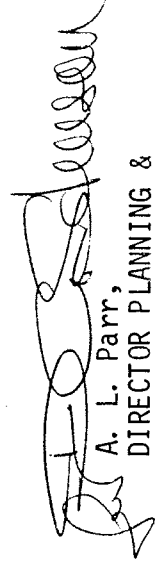
4. Will the existing driveway entrances running through the subject site to the shopping centre parking lot be replaced and will stop signs be installed at the driveway intersections with the adjacent streets?

The applicant will be required to provide a new westerly driveway entrance to replace the existing. The location and design of the entrance has not been determined as yet but must be approved by the Municipal Engineer and included in the suitable plan of development prior to Final Adoption of the rezoning bylaw. The Municipal Engineer advises that stop signs at these driveway entrances will not be required since the shopping centre does not generate sufficient traffic volume to warrant. However, the applicant may install stop signs if he wishes to do so.

5. Has the subject area ever been designated as a buffer zone?

A review has been undertaken of all files on record regarding the Parkcrest Centre site and we have been unable to find any reference to such a designation.

This is for the information of Council.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/g1

cc: Director Engineering