

ITEM	6
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1981 06 29

RE: REZONING REFERENCE #95/80
 LOT 1, BLK. 20 N½ D.L. 132 PLAN 1310.
 5960 NELSON AVENUE
 (REZONING ITEM #18 WHICH COUNCIL CONSIDERED ON 1981 JUNE 15, PAGES 430-434)

Following is a report from the Director of Planning regarding Rezoning Reference #95/80.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1981 JUNE 24th
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #95/80
 Lot 1 Blk. 20 N½ D.L. 132 Pl. 1310
 From: R4 Residential District
 To: R9 Residential District
 5960 Nelson Ave.

RECOMMENDATION:

THAT the following be established as prerequisites to the completion of rezoning:

- a) The satisfaction of all necessary subdivision requirements.
- b) A parks acquisition levy is applicable to this development. The current applicable levy is \$521.00/unit. The levy amount may be altered upon consideration by Council of a report currently under preparation which reviews the applicable levies. If Council adopts a new levy amount prior to Final Adoption of the bylaw associated with this development it is proposed that the new amount would be applicable.
- c) The submission of a letter of undertaking to guarantee that the owner will enter into a Restrictive Covenant under Section 215 of the Land Title Act to ensure that all access to the proposed northerly lot will be taken via the lane located to the north of the site.

REZONING REFERENCE #95/80
1981 JUNE 24th.....PAGE TWO

ITEM	6
MANAGER'S REPORT NO.	31
COUNCIL MEETING	1981 06 29

REPORT

Notwithstanding the negative recommendation of the Planning Department, Council on 1981 June 15 determined to advance the subject rezoning application to a Public Hearing on 1981 July 14. Pursuant to the policy of Council, it is necessary to establish the prerequisite conditions of rezoning prior to advancement of the bylaw amendment to a Public Hearing.

In view of the local residential collector function of Nelson Ave. it would be appropriate to ensure that vehicular access to the northerly of the two lots to be created is obtained from the lane located to the immediate north of the site. It will therefore be necessary for the applicant to register a Restrictive Covenant over the title of the northerly lot to be created to ensure that access is obtained from the adjacent lane.



A. L. Parr,
DIRECTOR OF PLANNING

PDS/mdw