

ITEM 15
MANAGER'S REPORT NO. 48
COUNCIL MEETING 1982 08 23

RE: REZONING REFERENCE #21/81
LOT 73, BLOCK 16, D.L. 116 N½, PLAN 64451
3751 FRANCES STREET
(ITEM 1 OF ITEM 22, REPORT NO. 45, 1982 JULY 26)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1982 AUGUST 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #21/81
LOT 73, BLK. 16, D.L. 116 N 1/2, PLAN 64451
3751 FRANCES STREET

RECOMMENDATION:

1. THAT prerequisite (b) established in conjunction with Rezoning Reference #21/81 be deleted, and that the applicant be so informed (Mr. Allan Corbett, Box 80296, Burnaby, B.C., V5H 3X6).

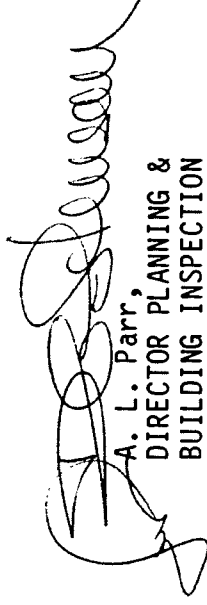
REPORT

On 1982 July 26 Council agreed to advance the subject rezoning application to a Public Hearing on 1982 August 24, for rezoning from Residential District R5 to Residential District R9. Among the standard prerequisite conditions established by Council in this instance was a requirement for "the submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge". Council may recall that this application (on behalf of the property owner Mr. Sidney Allison) was placed before Council in 1981 July. Due to the fact that the site at that time consisted of two properties (one of them being a historic lot with a frontage of only 16' 8"), it was not technically possible to advance the rezoning at that time.

In order to overcome the technical difficulty, Mr. Allison has since effected a consolidation of the properties and is now requesting subdivision to create two lots of approximately 33 ft. each. This proposal has been supported by the Planning & Building Inspection Department and will be considered at tomorrow evening's Public Hearing.

However, upon review it has been recognized that in as much as the site initially consisted of two separate properties, and the consolidation took place only in order to establish eligibility for R9 zoning, it is inappropriate to apply the levy charge in this instance. Accordingly it is being recommended to Council that prerequisite condition (b) be deleted prior to the Public Hearing.

DGS/g1
cc: Municipal Clerk
Chief Building Inspector


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION