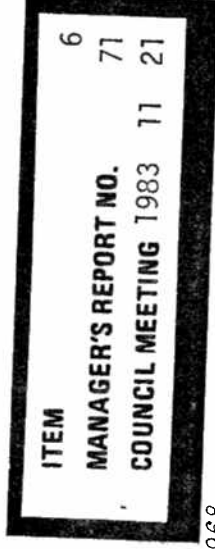


RE: REZONING APPLICATION # 69/83
LOT "D", BLOCK 24, D.L. 32, PLAN 8968
5000 & 5022 NEWTON STREET



MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER

1983 NOVEMBER 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT:

REZONING REFERENCE #69/83
LOT "D", BLK. 24, D.L. 32, PLAN 8968;
E.88' OF LOT "A", BLK. 24, D.L. 32, PL. 5407

FROM: R5 Residential District and
C3 General Commercial District
TO: P8 Parking District

ADDRESS: 5000 and 5022 Newton Street.

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1983 November 28 and to a Public Hearing on 1983 December 13 at 19:30 h, and that the following be established as prerequisites to the completion of rezoning:
 - a.) The submission of a suitable plan of development.
 - b.) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Director Engineering. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c.) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d.) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- e.) The consolidation of the net project site into one legal parcel.

REPORT

1.0 BACKGROUND:

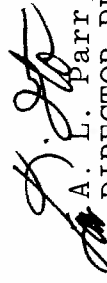
- 1.1 Notwithstanding the negative recommendation of the Planning and Building Inspection Department as outlined in the rezoning report considered on 1983 Nov. 14, Council determined to advance the subject application to a Public Hearing.
- 1.2 Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish the prerequisite conditions of rezoning and guidelines associated with the subject application and instruct that a Bylaw be prepared and advanced accordingly.

2.0 GENERAL COMMENTS:

- 2.1 Vehicular access to the site will be from Newton Street only.
- 2.2 An estimate of any servicing costs will be obtained from the Director Engineering. Services will include construction of a separated sidewalk and boulevard treatment on the south side of Newton Street abutting the site.
- 2.3 The plan of development to be submitted by the developer will comply with the P8 zoning regulations and is to reflect environmental considerations and the quality of development in keeping with the Metropolitan area. A 1.8 m (5.91 ft.) wide strip of landscaping would be provided along the perimeter of the site, together with appropriate landscaped islands and trees within the lot.
- 2.4 The project site will be consolidated into one legal parcel.

RR:mdw

cc: Municipal Solicitor
Municipal Clerk


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION