

RE: REZONING REFERENCE NO 64/83
LOT 219, D.L. 74, GROUP 1, PLAN 56478
3530 DOUGLAS ROAD
(ITEM 7, OF ITEM 6, REPORT NO. 69, 1983/11/14)
(ITEM 7, REPORT 71, 1983/11/21)

ITEM 7
MANAGER'S REPORT NO. 72
COUNCIL MEETING 1983 11 28

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 NOVEMBER 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #64/83
LOT 219, D.L. 74, GROUP 1, PLAN 56478

FROM: R5 RESIDENTIAL DISTRICT
TO: R9 RESIDENTIAL DISTRICT

ADDRESS: 3530 DOUGLAS ROAD

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 prerequisite sites to the completion of rezoning:
 - a) The satisfaction of all necessary subdivision requirements.
 - b) The submission of a Neighbourhood Parkland Acquisition Charge of \$933.00 per unit.

REPORT

1. Notwithstanding the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report considered on 1983 November 14, Council determined to advance the subject application to a Public Hearing.
2. On 1983 November 21, Council received a further report which recommended that the following items be established as prerequisites to the completion of rezoning:

- a) The satisfaction of all necessary subdivision requirements.
- b) The submission of a Neighbourhood Parkland Acquisition Charge of \$933.00 per unit.

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On that occasion Council tabled the recommendation pending a further report regarding the possibility of closing and consolidating the adjacent 6.1 m lane allowance with the subject site and the required demolition of the existing home on the site which is legally non-conforming with respect to the siting regulations of the Zoning Bylaw.

3. In response to these enquiries, the Planning & Building Inspection Department advises that the adjacent lane allowance is presently developed and provides vehicular access to the subject property and to residential properties located to the south fronting Hardwick Street. In addition, the residential property to the immediate north of the subject property (3510 Douglas Road) utilizes this lane for its only means of access via a 15 ft. wide vehicular access easement registered over the subject property. In view of this situation, closure of the subject lane cannot be recommended.
4. Regarding the non-conforming home situated on the subject property, Council is advised that removal will be required as a condition of Subdivision Approval. The applicant has been advised of this subdivision requirement and although he does not wish to remove the home, he confirms that he wishes to proceed with his rezoning request.
5. In view of the foregoing information, the application may be advanced to First Reading and a Public Hearing with the establishment of the prerequisites to the completion of rezoning as outlined above.

PDS:mdw



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION