

ITEM 13  
MANAGER'S REPORT NO. 54  
COUNCIL MEETING 1983 09 06

RE: LETTER FROM THE ADVISORY PLANNING COMMISSION  
CRITERIA USED IN ANALYZING R9 REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 September 01

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: ITEM OF CORRESPONDENCE FROM SECRETARY  
ADVISORY PLANNING COMMISSION  
CRITERIA USED IN ANALYZING R9 REZONING APPLICATIONS

RECOMMENDATION:

1. THAT a copy of this report be sent to the Advisory Planning Commission.

REPORT

Appearing on the Agenda for the 1983 September 06 meeting of Council is a letter from the Secretary, Advisory Planning Commission, conveying the Commission's request that Council direct the Planning & Building Inspection Department to review the criteria used in analyzing R9 applications, in order to ensure consistency in the recommendations advanced to Council.

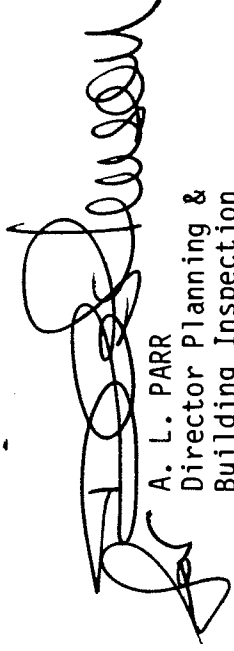
As Council is aware, the approach used in assessing R9 applications recognizes that one block may have quite a different character from adjacent blocks, and focusses on local considerations rather than on the total neighbourhood. The guidelines used by the Department in making a judgment on each application calls for the Department to review each on its own merits; looking firstly at the individual block front concerned, next at the block front opposite, and then at the entire block within which the application site is located.

It is recognized that staff is in a position to provide Council in a rezoning report with further comment (such as on perceived trends, or on special environmental, social or demographic factors that may be pertinent to a given location, etc.) where such comment would be relevant and useful to Council in making a zoning decision. It is noted that such considerations are being taken into account as part of the work of the Residential Neighbourhood Environment Study that is in progress in the Department. It is expected that one of the outcomes of that study will be a recommendation concerning the designation of areas of the Municipality where small lot development might be approved on an overall basis, without the necessity of individual rezoning applications.

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With reference to the criteria presently used to report on individual applications, it is our view that the approach used has resulted in consistency in the recommendations within the context of the character of the local residential setting. For the additional assistance of members of Council and of the Advisory Planning Commission, staff will from now on, where necessary, include in R9 reports a statement on the presence of other R9's in the vicinity, so that an appreciation may be gained as to what has happened or is happening in adjacent blocks.

This is for the information of Council.



A. L. PARR  
Director Planning &  
Building Inspection

DGS:lf

cc: Secretary, Advisory Planning Commission

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