

RE: REZONING REFERENCE #43/82

KATHLEEN AVENUE, MAYBERRY STREET AND WILLINGDON AVENUE
PREREQUISITE REQUIRING REMOVAL OF EXISTING OVERHEAD WIRING
ABUTTING THE SITE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 JULY 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #43/82
KATHLEEN AVENUE, MAYBERRY STREET AND
WILLINGDON AVENUE

PREREQUISITE REQUIRING REMOVAL OF EXISTING OVERHEAD
WIRING ABUTTING THE SITE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND:

On 1984 June 25 Council requested further information on the matter of the prerequisite to rezoning of this site pertaining to removal of the existing overhead wiring abutting the site.

The report recommending that this project be sent to Public Hearing on 1983 March 22 was approved by Council on 1983 February 14. The following condition was one of the prerequisites to the rezoning adopted by Council at that time:

"k) The undergrounding of existing overhead wiring abutting the site."

This site, RZ#43/82, is a combination of two sites for which rezoning applications #110/80 and #113/80 had previously been made. Those two 1980 rezonings were the subject of a joint report to Council on 1981 August 10 and the prerequisite of undergrounding of the existing overhead wiring abutting the site was included with those rezonings and was adopted by Council. These two earlier rezonings were never completed by the developer.

2.0 PRESENT SITUATION:

The development site has been cleared and the purpose of the present rezoning is to allow for the construction of 94 units in two low-rise buildings with future potential for two high-rise buildings.

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3.0 SUMMARY AND CONCLUSIONS:

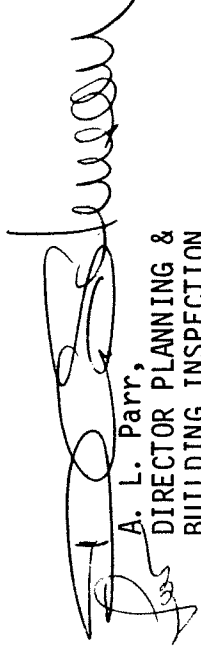
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There is an existing pole line abutting the development site along Kathleen Avenue. The southerly 90 m (300 ft.) of this overhead line is now redundant as the dwellings formerly serviced by the pole line have been removed by redevelopment in the area. The balance of the Kathleen Avenue pole line which abuts this large development site still serves some existing residences on the west side of Kathleen; however future redevelopment of that block will result in the removal of those dwellings and that portion of the line will become redundant in the future. This information has been recently reconfirmed by B.C. Hydro.

As a result, it is unnecessary to require the developer under this rezoning application to place the redundant and eventually redundant lines underground; in lieu of undergrounding, simple removal of the redundant portion will be acceptable in this instance. The balance of the line will be removed in due course when the site opposite is redeveloped, as a proposed prerequisite condition to its rezoning.

A letter from Pennyfarthing in satisfaction of this prerequisite has been received agreeing to remove the redundant poles from Kathleen Avenue. The report recommending Final Adoption of this Rezoning appears elsewhere on this agenda.

ARL
BR/g1


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION