

RE: REZONING REFERENCE #88/84
6726 and 6776 ROYAL OAK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1985 JANUARY 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #88/84

Parcel "B", Ref. P1. 2552 of Lot 35 of D.L. 94,
Grp. 1, P1. 720 N.W.D.; Parcel "A", Ref. P1.
4158 of Lot 35 of D.L. 94, Grp. 1, P1. 720 Except
S. 10' and Parcel 1, Ref. P1. 33213 N.W.D.

From: M4 Special Industrial District
To: C4 Service Commercial District

Address: 6726 and 6776 Royal Oak Avenue

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1985 February 04 and to a Public Hearing on 1985 February 19 at 19:30 h, and that the following be established as pre-requisites to the completion of rezoning:
 - a) The submission of a suitable plan of development incorporating the design criteria outlined in Section 1.3 of this report.
 - b) The deposit of sufficient monies to cover the cost 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.

ITEM 9
MANAGER'S REPORT NO. 8
COUNCIL MEETING 85/01/28

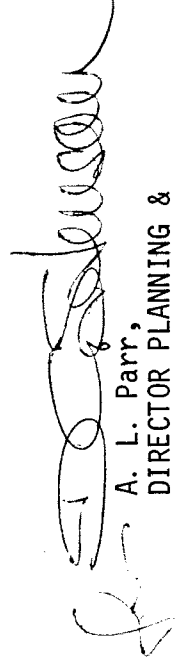
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite to include the dedications adjacent to Royal Oak Avenue for future road widening.

REPORT

1.0 GENERAL DISCUSSION:

- 1.1 Notwithstanding the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report considered on 1985 January 21, 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 associated with the subject application and instruct that a Bylaw be prepared and advanced accordingly.
- 1.3 In order to ensure that the proposed commercial facility properly relates to the adjacent multiple family residential uses across Royal Oak Avenue to the west, and provides for an appropriate pedestrian orientation to Royal Oak Avenue as a continuation of the existing commercially developed properties fronting Royal Oak closer to Kingsway, it will be necessary that the following design criteria be incorporated into the required suitable plan of development:
 - a) No surface parking should be provided in front of the building on the west side of the site adjacent to Royal Oak Avenue. All surface parking should be appropriately screened from adjacent streets. As a result, the proposed building should be sited close to Royal Oak Avenue (in observance of the required 20 ft. setback) with the development of a landscaped pedestrian courtyard on the west side of the building.
 - b) All vehicular access to the site should be from Lane Street only in order to maintain the efficient operation of the Royal Oak/Imperial Street intersection.
- 1.4 In order to provide for the future widening of Royal Oak Avenue and specifically to accommodate a left turn lane, it will be necessary to dedicate the west 10 ft. of the site with a 5 ft. corner truncation at the intersection of Lane Street and Royal Oak.


PDS/g1


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION