



TO: MUNICIPAL MANAGER 1991 JANUARY 17

FROM: DIRECTOR, PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #53/90 -
MUNICIPALLY-OWNED SITE AT 7285 KITCHENER STREET
COMMUNITY PLAN SEVEN

PURPOSE: To respond to Council's request that staff review the possible use of the subject site for park purposes in place of the present designated park site in the area.

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RECOMMENDATIONS:

1. THAT this report be received for information.

R E P O R T

1.0 BACKGROUND

At its meeting of 1991 January 14, Council considered rezoning application RZ 53/90 for Second Reading. Council referred the application back to staff to review the local residents' proposal to use the site for park purposes in lieu of the present designated park site in the area. This report is in response to that directive from Council.

2.0 PARK SPACE OPTIONS IN COMMUNITY PLAN SEVEN

2.1 Exchange Proposed Augusta Park Site with Site at 7285 Kitchener

Planning staff have consulted with Parks and Recreation staff regarding the local residents' proposal that the site at 7285 Kitchener Street be designated as a "Forest Reserve Park" and that the park be deemed an alternative to the proposed Augusta Park identified in Community Plan Seven. (See attached Sketch.) Parks and Recreation staff report that they are reluctant to change the park designation set out in the Community Plan for a number of reasons including:

1. The site at 7285 Kitchener Street, which has an area of .7883 ha (1.948 acres), is smaller than the designated Augusta park site which has an area of 1.4 ha (3.4 acres). The Augusta park site is more centrally located within the apartment area, on a developed pedestrian network. (See attached Sketch). Both factors make the Augusta Avenue site more desirable as a neighbourhood park site.
2. Community Plan Seven has been in place since 1976. Many residents have purchased property in the neighbourhood with an awareness of the existing plan and could be upset at any change in the park location unless it was clearly to the benefit of the whole neighbourhood.
3. The proposed Augusta neighbourhood park would provide facilities such as paths, benches, picnic tables, play equipment and grassed areas for games. A Forest Reserve Park would not resolve the neighbourhood's requirements for a developed park with such facilities.



2.2 Designate Kitchener Street Site as Additional Neighbourhood Park Space

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Staff have reviewed recent population projection figures to 2006 and park needs for Parks Planning Area 8 in which the Kitchener Street and designated Augusta park sites are located. Based on neighbourhood parkland acreage standards of 2.25 acres per thousand persons as outlined in the 1984 Parks and Recreation Master Plan, Parks and Recreation staff report that the Municipality is already meeting the requirement for neighbourhood park space in the area for 2006 saturation population figures. Planned additional parkland acquisitions will push neighbourhood park space beyond the requirements.

Staff have also briefly assessed the Kitchener Street site for ecological value and uniqueness. Based on an initial visit, the site would seem to be fairly typical of a second growth site.

In view of the population/park needs factor and the initial assessment of the site, there would seem to be no justification for changing the Kitchener Street site's designation as a development site in the Community Plan.

2.3 Maintain Augusta Site as Designated Park and Pursue Rezoning of 7285 Kitchener Street for Development of Non-Profit Family Housing

Parks and Recreation staff recommend maintaining the Augusta site as the designated park site in Community Plan Seven. To date, the Municipality has acquired three of the seven properties comprising the proposed park (see attached Sketch). Negotiations regarding the remaining four are likely to be long-term. In the interim, Parks and Recreation staff note that Squid Lake Park, which is within easy walking distance of 7285 Kitchener, is expected to be operational by the time the proposed non-profit housing project on the site is constructed and occupied. The rezoning of 7285 Kitchener Street for development of non-profit family housing is consistent with Council's expressed desire to lease Municipally-owned sites for the development of affordable, non-market housing.

3.0 CONCLUSION

For the reasons outlined above, Planning staff concur with the Parks and Recreation staff recommendation to maintain the Augusta site as the designated park site in Community Plan Seven.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JS/

c.c. Director Recreation & Cultural Services

ITEM 14
 MANAGER'S REPORT NO. 3
 COUNCIL MEETING 9/1/01/21



SUBJECT SITE
 RZ # 53/90

AUGUSTA PARK SITE
 - Municipal owned lots



COMMUNITY PLAN SEVEN

RZ # 53/90 SKETCH

