

ITEM	19
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

TO: CITY MANAGER 1993 OCTOBER 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SUBDIVISION REFERENCE #3/93
 REZONING REFERENCE #43/93
 7026 KINGSWAY
 LOT 23 EXCEPT PART ON PLAN WITH BYLAW FILED A29338;
 GROUP 1, NWD PLAN 556, DISTRICT LOT 95

PURPOSE: To seek Council authorizations required to achieve the subdivision creating the development site and a City parkway site.

RECOMMENDATIONS:

1. **THAT** introduction of a bylaw be authorized to repeal Bylaw 9295, which is a Highway Exchange Bylaw (Road Closure 7/89), enacted as a prerequisite for a previous rezoning bylaw (Rezoning Reference #90/88) which has been abandoned.
2. **THAT** the introduction of a Highway Exchange Bylaw be authorized as outlined in Section 3.0 of this report.
3. **THAT** the posting and sale of Parcel A, Bylaw Plan 70423, a previously closed lane, for consolidation with Lot 1, the development site, be authorized.
4. **THAT** the purchase of Lot 2, the parkway site, be authorized for an amount equal to the sale price of Parcel A plus one half the Neighbourhood Parkland Acquisition Charges applicable to 156 residential units.

R E P O R T

1.0 BACKGROUND

A subdivision application (see attached Sketch #1) is currently being pursued in order to create the development site (Lot 1) for Rezoning Reference #43/93 which received Second Reading on 1993 September 07. This subdivision will also create Lot 2, a part of the planned Beresford Parkway, which will be transferred to the City. Based on Planning staff's consultation with the City Solicitor, the process outlined in this report has been identified for

ITEM	19
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

SD #3/93, RZ #43/93
 7026 KINGSWAY
 1993 OCTOBER 26 ...PAGE 2

achievement of this subdivision. The purpose of this report is to seek the necessary Council authorizations in this regard.

2.0 PREVIOUS HIGHWAY EXCHANGE BYLAW

The site has been the subject of a number of earlier rezoning applications which have been abandoned. A Highway Exchange Bylaw, Bylaw 9295, related to one of these applications (Rezoning Reference #90/88), was given Reconsideration and Final Adoption on 1989 November 20. Since this bylaw relates to the previously proposed road configuration in the area, prior to a recently adopted Community Plan amendment, it is recommended that it be repealed.

3.0 NEW HIGHWAY EXCHANGE BYLAW AND SALE OF CLOSED LANE

Road dedications are required for Kingsway widening, the Greenford Avenue cul-de-sac and the Beresford Street hammerhead, while a portion of Beresford Street is to be closed for incorporation in Lot 2, as illustrated on Sketch #1 attached. A Highway Exchange Bylaw is recommended in this regard.

A previously existing lane right-of-way (now Parcel A, Bylaw Plan 70423) adjacent the subject site on the east, was closed several years ago in order to pursue an exchange for land required by the City for road purposes. This planned land exchange was never completed, as the development proposal for the subject site which it was intended to accommodate was not pursued. This closed lane area, except for the small north and south portions required for Kingsway and Beresford widening, is to be consolidated with the development site, Lot 1. If it had not been previously closed, this area would have been included in the Highway Exchange Bylaw. Since this is not possible, it is recommended that it be posted for sale at the market value of \$45 per square foot, for consolidation with Lot 1.

4.0 ACQUISITION OF PARKWAY SITE

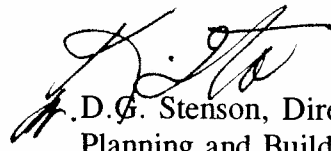
Lot 2, which comprises a portion of the planned Beresford Parkway, is to be transferred to the City. As previously agreed, the northern portion of Lot 2, currently part of 7026 Kingsway, comprising approximately 550 m² (5,900 sq.ft.), is being acquired by the City in return for a 50 per cent reduction of the Neighbourhood Parkland Acquisition Charge (currently \$1,436 per unit) applicable to 156 units. It is recommended that the purchase price for Lot 2 also include an amount equal to the sale price for Parcel A, the closed lane east of the site, in order to achieve its incorporation into the development site on the same basis as would have been the case if this were being achieved through a Highway Exchange Bylaw.

SD #3/93, RZ #43/93
7026 KINGSWAY
1993 OCTOBER 26PAGE 3

ITEM	19
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

5.0 SUMMARY

The site, 7026 Kingsway, has a gross area of 8,066 m² (1.993 acres). Of this area, approximately 550 m² (0.135 ac.) is being acquired by the City for parkway purposes. The required road dedications and incorporation of the closed lane area result in a further net reduction of approximately 575 m² (0.142 ac.) in site area. The net result of the process outlined in this report will therefore be the creation of a development site, Lot 1, of approximately 6,940 m² (1.7 acres). These areas are approximate as survey plans have not yet been finalized.


D.G. Stenson, Director
Planning and Building

RR:lf/yg

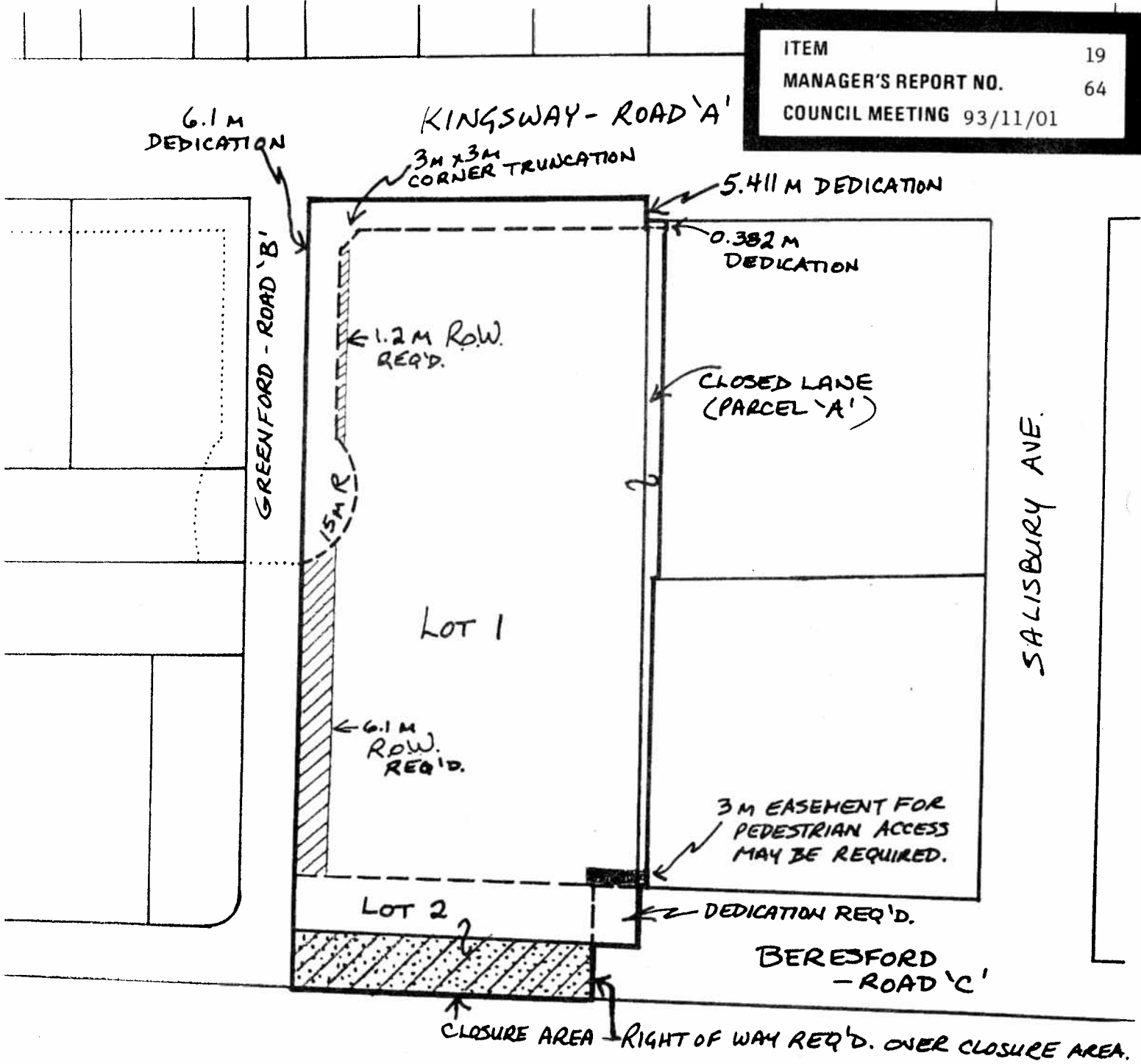
cc: Director Administrative & Community Services
City Solicitor

D.L. 95

S.D. REF # 3/93
RZ # 45/93
X. REF. RZ # 45/92
RC # 10/93

PROPOSED ZONING: CD
(RM5, P5, C2)

ITEM	19
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01



SCALE
1:1000

SKETCH # 1