

ITEM	9
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06/19

TO: CITY MANAGER

1995 JUNE 14

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #6/95
1330 DELTA AVENUE**

PURPOSE: To seek Council authority to advance this rezoning to a Public Hearing.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing once the text amendment to the Zoning Bylaw refining the metrification of the minimum lot area and width requirements of the R1-R5 and R10 Districts have been given Final Adoption by Council.
2. **THAT** the following be established as prerequisites to the completion of the rezoning.
 - a) The satisfaction of all subdivision requirements.
 - b) The deposit of a Parkland Acquisition Charge of \$933.00 per unit.

R E P O R T

On 1995 March 20, Council received a report from the Director Planning and Building regarding an application to rezone the subject property from the R2 District to the R12 Residential District. The report noted that the R12 District was created through an area rezoning process and was intended for larger areas that have been the subject of a comprehensive consultation process with the residents and that the R12 District was not intended for rezoning individual properties or several properties in the absence of a Council approved consultation process.

The Director Planning and Building recommended that Council not give favourable consideration to this rezoning request. At that time a motion to advance the rezoning was declared negived and lost. On 1995 April 3, Council adopted a motion to reconsider the rezoning and then tabled it.

Previous lot rezoning requests of the sort proposed by the applicant ordinarily would involve the R3 zoning district. However, as this category presently requires a minimum lot area of 6,028 sq.ft. and as the subject property falls short of the necessary area, the applicant sought rezoning to the R12 District.

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However, on 1995 May 1, Council received a report from the Housing Committee which recommended minor refinements to the Zoning Bylaw and a process to evaluate minor amendments to zoning boundaries in single and two family areas. In particular the Housing Committee recommended to Council that staff amend the lot area and width provisions of the R Districts in the Zoning Bylaw so that the metric units of measurement are no greater in value than the previous Imperial units of measurement used before metric conversion. The effect of this change on the R3 District would be to change the minimum lot area requirements from 560m² (6,028 sq.ft.) to 557.4m² (6,000 sq.ft.). At that time Council adopted the recommendation and the City Solicitor has prepared the amendment to the Bylaw, which appears elsewhere on this Agenda. Accordingly, the applicant has now requested that this rezoning request (Rezoning Reference #6/95) be changed to the R3 District as the site would be eligible for subdivision under R3 District.

Once the text amendment to the Zoning Bylaw altering the minimum lot area in the R3 District is given Final Adoption by Council, a rezoning amendment bylaw to rezone this lot to the R3 District will be advanced to First Reading and Public Hearing.



D. G. Stenson
Director Planning and Building

BW:gk