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| ITEM | 09 |
| MANAGER'S REPORT # | 22 |
| COUNCIL MEETING | 96/08/26 |

TO: CITY MANAGER 1996 AUGUST 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #31/96
6423/37 CANADA WAY

PURPOSE: To respond to Council's referral of this matter following the delegation at the 1996 August 12 meeting.

RECOMMENDATION:

1. THAT this report be received for information.

R E P O R T

On 1996 July 26 Council received a report on an application to rezone the subject two pieces of property from R1 Residential to the R2 Residential District, in order to allow resubdivision into three lots. At that time, staff outlined the result of its review of the proposal in terms of spot zoning, potential for setting a precedent, reducing the element of certainty in residential neighbourhoods, and the likelihood that the Ministry of Transportation and Highways would not permit direct access to Canada Way for newly-constructed dwellings, even if no rezoning or subdivision were involved.

Council, on that date, adopted the recommendation to not give favourable consideration to the request.


On 1996 August 12, the applicant appeared before Council as a delegation to request that Council allow the rezoning to proceed, and staff were requested to submit a further report.

City Manager
R.Z.#31/96 - 6423/37 Canada Way
1996 August 15 - Page 2

The delegation, in the view of staff, did not advance any new information that would tend to alter the position put forward in the original report. Rezoning as requested would constitute spot zoning and subdivision into three lots would increase the potential building density on the lands involved by approximately 11% compared with the potential that exists under the present R1 zoning that has been in place throughout the Buckingham Heights residential area since 1965.

In summary, staff submit that having heard the delegation, essentially no new information has been offered that would cause us to change our recommendation from that previously adopted by Council on July 22.

This is for the information of Council.

A handwritten signature in black ink, appearing to read "D. G. Stenson", with a stylized flourish at the end.

D. G. Stenson
Director
Planning and Building

DGS:lf

cc: Chief Building Inspector