

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #01-24
6907 ELWELL STREET
SIX LOT SINGLE-FAMILY DEVELOPMENT

2001 NOVEMBER 27

PURPOSE: To schedule a new Public Hearing date for the subject rezoning application.

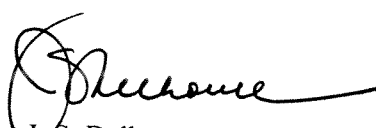
RECOMMENDATION:

1. **THAT** the subject rezoning bylaw be advanced to a Public Hearing on 2001 December 18 at 7:30 p.m.

R E P O R T

On 2001 October 01 Council received a report on the subject rezoning application, which involves a request to rezone 6907 Elwell Street from P5 Community Institutional District to R5 Residential District in order to permit a future subdivision and subsequent development of six single-family dwellings. At the 2001 October 01 meeting, Council advanced the subject rezoning application to First Reading on 2001 October 15 and to a Public Hearing on 2001 October 30. However, Council members also raised some points of enquiry, and directed staff to report back on these points. The requested report which discussed several issues (including the lack of Provincial funding and site constraints) related to a new care facility to replace the aging Deer Lake Hospital was received for information by Council at its meeting of 2001 October 15.

Also, on 2001 October 15, Council received a memorandum from the Director Planning and Building informing Council of the applicant's desire to explore alternative institutional uses on the subject property (e.g., private care facility or supportive housing), rather than the proposed single-family subdivision. In light of such discussions, it was felt that postponing the Public Hearing for the subject rezoning application was appropriate. Since that time, staff have discussed alternative proposals with the applicant. However, in light of the aforementioned constraints, the applicant has now advised staff of his intention to proceed with the subject rezoning application on the basis of a single-family residential development as originally proposed. As the subject rezoning amendment bylaw has already received First Reading, it is appropriate to advance the bylaw directly to a Public Hearing subject to the usual administrative requirements. The report regarding Rezoning Reference #01-24 considered by Council at its meeting of 2001 October 01 outlines the applicant's proposal (provided under separate cover).


J. S. Belhouse,
Director Planning and Building

EK:gk

cc: Director Engineering
City Clerk