

ITEM	17
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

RE: REZONING REFERENCE #16/80
LOT 1, BLOCK 1, D.L. 118, PLAN 58624
2250 BOUNDARY ROAD
FROM: M5 - LIGHT INDUSTRIAL DISTRICT
TO: M3 - HEAVY INDUSTRIAL DISTRICT

Following is a report from the Director of Planning regarding Rezoning Reference #16/80.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #16/80
Legal: Lot 1, Block 1, D.L. 118, Plan 58624
Address: 2250 Boundary Road
From: M5 - Light Industrial District
To: M3 - Heavy Industrial District

RECOMMENDATIONS

- 1) THAT a copy of this report be sent to the applicant.
- 2) THAT the following be established as prerequisites to the completion of rezoning should Council advance this application:
 - a) The submission of a suitable plan of development incorporating the development criteria as outlined in Section 2.0 of this report.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The granting of any necessary easements.
- e) The granting of any rights-of-way as required.
- f) The registration of a Restrictive Covenant (under Section 215 of the Land Titles Act) against the title of the subject property as outlined in Section 2.1 of this report.
- g) The Approval of the Ministry of Transportation and Highways to this rezoning.

REPORT

1.0 On 1980 May 20, Council in consideration of the Planning Department report and negative recommendation concerning the subject rezoning request adopted the following motion:

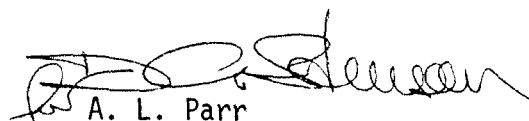
"THAT a Rezoning Reference #16/80 be advanced to a Public Hearing on 1980 June 17 and that the Planning Department establish the required prerequisites to this rezoning proposal".

2.0 The following criteria reflect the prominent location and high visual exposure of the site and the need to avoid an undesirable strip commercial image.

2.1 The provision of a well developed 18.3 m (60 ft.) landscaped strip adjacent to the north and west property lines of the subject site, containing no vehicle display, storage or signage. To ensure the observance of this requirement, it will be necessary for the applicant to register an appropriate Restrictive Covenant (under Section 215 of the Land Titles Act) over the subject property. If the dealership facility encompasses additional properties to the east and south as proposed, this landscaped strip should be extended along the Lougheed Highway and Boundary Road frontages of these additional properties.

These landscaped areas will provide appropriate visual upgrading and enhancement of this important site and subdue the strip commercial nature of the proposal. It will also reflect the existing buffer treatment that has been provided over extensive portions of the Lougheed Highway frontage.

2.2 In order to avoid interference with through traffic flow on the Lougheed Highway, and the potential hazards associated with vehicle movements generated by the proposed development, access to the subject site should be obtained only from Boundary Road.


A. L. Parr
DIRECTOR OF PLANNING