

ITEM	11
MANAGER'S REPORT NO.	41
COUNCIL MEETING	1980 06 02

RE: REZONING REFERENCE #15/80
LOT 5, EXCEPT NORTH 10', BLOCK 22, D.L. 30, PLAN 3036
7665 EDMONDS STREET
FROM: C4 - SERVICE COMMERCIAL DISTRICT
TO: P9 - PARKING DISTRICT
(ITEM 11, REPORT NO. 38, 1980 MAY 20)

The following report from the Director of Planning contains prerequisites for Rezoning Reference #15/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
PLANNING DEPARTMENT
1980 MAY 27

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #15/80
Lot 5 Except North 10', Block 22, D.L. 30, Plan 3036
7665 Edmonds Street

FROM: C4 - Service Commercial District
TO: P8 - Parking 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:
 - a) The submission of a suitable plan of development to include appropriate landscape treatment adjacent to Edmonds Street.
 - 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.

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- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- e) The granting of any necessary easements.
- f) The granting of any rights-of-way as required.


REPORT

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

"THAT Rezoning Reference #15/80 be advanced to a Public Hearing on 1980 June 17 and that the Planning Department establish the required prerequisites to this rezoning proposal."

Pursuant to Council's request, the Planning Department has determined the necessary prerequisites which must be established at this time in accordance with the rezoning procedure.

In view of the objective to upgrade the visual appearance of Edmonds Street, the applicant should make an effort to provide appropriate landscaping adjacent to the property line fronting the street which should be reflected in the required suitable plan of development.


 A. L. Parr
 DIRECTOR OF PLANNING

PDS/r1p