

ITEM	SUPPLEMENTARY	20
MANAGER'S REPORT NO.		27
COUNCIL MEETING	1981 06 15	

Re: REZONING REFERENCE #38/80
 LOTS 18, 19 EXC. N. 16 FT AND 20, BLOCK 30, D.L. 152, PLAN 1520
 BYLAW #7566

Following is a report from the Director of Planning on Rezoning Reference #38/80.

It is being requested that the Rezoning Reference Bylaw 7566 be brought forward for Reconsideration and Final Adoption at this time.

The reason this matter is being presented to Council in this manner is that the final submission for completion of the prerequisites was not received in time to prepare a report for the Clerk's agenda in the normal fashion and the developer in this instance would experience severe financial hardship if the bylaw is not reconsidered on 1981 June 15.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 JUNE 12

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #38/80
 LOTS 18, 19 EXC N. 16 FT AND 20, BLOCK 30, D.L. 152,
 PLAN 1520 BYLAW #7566

RECOMMENDATION:

THAT Bylaw #7566 (Rezoning Reference #38/80 - Southeast corner of Marlborough and Kingsway) be brought forward for Reconsideration and Final Adoption on 1981 June 15.

REPORT

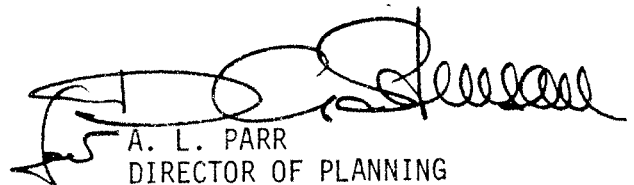
On 1980 September 29, Council gave First Reading and on 1980 October 27, Council gave Second Reading to a rezoning bylaw amending the zoning of the subject property at 5066 Kingsway from Service Commercial District (C4) to Comprehensive Development District (CD). Third Reading was given on 1981 May 25.

The prerequisite conditions have been satisfied as follows:

- a) The submission of a suitable plan of development.
 - A complete suitable plan of development has been submitted.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. 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.
- The applicant has submitted funds to cover the costs of all services necessary to serve the site.
- 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.
- The applicant has agreed to this prerequisite in a letter dated 1980 October 27.
- 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.
- In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- The applicant has agreed to this prerequisite in a letter dated 1980 October 27.
- e) The consolidation of the net project site into one legal parcel.
- The requisite subdivision plan of consolidation has been submitted and will be registered prior to Final Adoption.
- f) The granting of any necessary easements.
- No easements are required for this project.
- g) The dedication of any rights-of-way deemed requisite along the Kingsway frontage.
- A subdivision plan dedicating the requisite rights-of-way has been submitted and will be registered prior to Final Adoption.
- h) The deposit of a levy of \$.50 per square foot to go towards the acquisition of public open space in Metrotown.
- The applicant has submitted a certified cheque dated 1981 June 02 in the amount of \$11,883.50 to meet the prerequisite.

As all prerequisites have been completely satisfied, would you please arrange to return this amendment bylaw to Council for Final Adoption on 1981 June 15.


A. L. PARR
DIRECTOR OF PLANNING