

RE: REZONING REFERENCE NO. 60/84
LOTS 2 AND 3 EXCEPT S. 10 FT. AND REF. PL. 33213
BLK. 46, D.L. 94S, PLAN 4498
ADDRESS: 5619 AND 5625 IMPERIAL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1984 OCTOBER 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #60/84
Lots 2 and 3 Except S. 10 Ft. & Ref. Pl. 33213,
Blk. 46, D.L. 94S, Plan 4498

From: C4 Service Commercial District
To: CD Comprehensive Development District
(utilizing the C2 Community Commercial
District as a guideline)

Address: 5619 and 5625 Imperial Street

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1984 October 29 and to a Public Hearing on 1984 November 20 at 19:30 h, and that the following be established as prerequisite sites to the completion of rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the up-grading of Lane Street to a full standard adjacent to the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design.
 - 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 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.
 - e) The consolidation of the net project site into one legal parcel.

- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.

REPORT

1.0 BACKGROUND:

- 1.1 In consideration of the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report received on 1984 September 24, Council tabled the matter pending hearing a delegation to be made by the applicant.
- 1.2 Upon consideration of the applicant's delegation, Council on 1984 October 01 lifted the rezoning application from the table and agreed to forward the rezoning to a Public Hearing when a suitable plan of development is prepared and the prerequisite conditions of rezoning are determined.

2.0 GENERAL COMMENTS:

- 2.1 The Planning & Building Inspection Department is in receipt of a plan of development suitable for presentation at a Public Hearing. The applicant proposed to construct a two-storey office building with the majority of the required off-street parking provided underground.
- 2.2 All vehicular access will be from Lane Street which is presently constructed to an interim standard.

As a prerequisite condition of rezoning, the applicant will be responsible for upgrading Lane Street to a full Municipal standard adjacent to the site. If it is not practical to physically upgrade this portion of Lane Street at this time, it will be appropriate to take monies "in trust" for future construction.

3.0 DEVELOPMENT PROPOSAL:

- 3.1 Site Area 1014.4 m² (10,906 sq. ft.)
- 3.2 Site Coverage: 69.78%
- 3.3 Building Height: Proposed: 7.4 m (24.3 ft.)
Permitted: 12.0 m (39.37 ft.)
- 3.4 Floor Area Ratio: Proposed: 1.27
Permitted: 2.5
- 3.5 Parking: Required: 28 spaces
Provided: 28 spaces
- 3.6 Loading: Required: 1 space
Provided: 1 space
- 3.7 Exterior

Vertical scored pre-fab concrete panels,
brick, Dryvit outslulation (stucco) canopy
& finwalls and brick


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION