

RE: REZONING REFERENCE NO. 1/85  
LOT 36, DL 150, PLAN 36286  
3720 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 1985 March 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #1/85

LEGAL: LOT 36, D.L. 150, PLAN 36286

FROM: C6a Gasoline Service Station District - Self-Serve and P8 Parking District

TO: C6b Gasoline Service Station District - Self-Serve

ADDRESS: 3720 Imperial Street

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced zoning application be prepared and advanced to First Reading on 1985 April 01 and to a Public Hearing on 1985 April 23 at 19:30 h.
2. THAT rezoning to the C6b Gasoline Service Station District be applied only to the westerly 32.3 meters portion of the subject site.
3. THAT the following be established as prerequisites to the completion of rezoning:
  - a) The submission of a suitable plan of development reflecting the incorporation of service bays within the proposed new structure as outlined in this report.
  - 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 Director Engineering. 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.

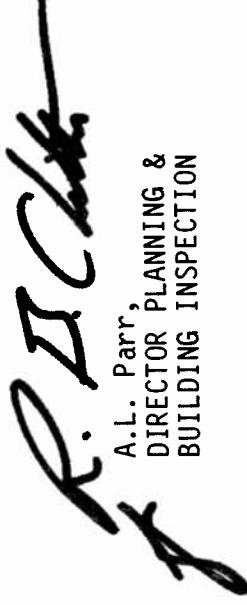
- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite including the 3 meter dedication adjacent to Imperial Street as outlined in Section 4 of this report.
- f) A letter of undertaking agreeing to retain service bays for minor automotive repairs and servicing with the understanding that this condition is to apply to future operators as well as current operators of the facility.

REPORT

1. Notwithstanding the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report considered on 1985 March 25, Council determined to advance the subject application to a Public Hearing.
2. Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish the pre-requisite conditions of rezoning associated with the subject application and instruct that a Bylaw be prepared and advanced accordingly.
3. In recognition of the previous concerns expressed by Council regarding the retention of the three service bays in order to maintain an appropriate level of automotive servicing to the immediate community, it is recommended that the applicant clearly demonstrate and implement its prior agreement and commitment to retain such service bays in their redevelopment proposal. In this regard it will be necessary to obtain a written undertaking from the applicant concurring with this intent and to so reflect the retention of the service bays in the required suitable plan of development.
4. In order to provide for the future widening of Imperial Street adjacent to the subject site to specifically accommodate a left turn lane at the Imperial St./Boundary Rd. intersection, and a bus bay (adjacent to the site on Imperial St.), it will be necessary for the applicant to dedicate the northerly 3 meters of the subject site as a prerequisite of rezoning.
5. In order to maintain the appropriate interface with the adjacent single family residence located to the immediate east of the site, it is recommended that the prevailing P8 zoning be retained on the easterly 15.2 meters of the subject site. This will ensure that this portion of the site is utilized for parking purposes without any building encroachment and the retention of the existing landscape buffer adjacent to the east property line.

PDS/js

cc: Municipal Solicitor  
Municipal Clerk



A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION