

ITEM SUPPLEMENTARY	15
MANAGER'S REPORT NO.	42
COUNCIL MEETING	86/07/07

RE: APPLICATION FOR TEMPORARY AUTOMOBILE SALES LOT, 4620 KINGSWAY (HUSKY OIL PROPERTY)
METROTOWN - AREA I (X REF RZ No. 95/85)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

SUPPLEMENTARY

TO: MUNICIPAL MANAGER 1986 JULY 04

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.312.1

SUBJECT: APPLICATION FOR A TEMPORARY AUTOMOBILE SALES LOT
4620 KINGSWAY (HUSKY OIL PROPERTY)
METROTOWN - AREA I (X. REF. R.Z. #95/85)

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.


R E P O R T

The Planning & Building Inspection Department has been contacted by Mr. Malcolm Karl with a proposal to establish an automobile sales lot on part of the Husky Oil property at 4620 Kingsway. Our information is that the property owner is willing to give Mr. Karl a lease for such a facility including office space until 1986 December with the lease subject to a 30-day notice to vacate thereafter.

The property with an area of approximately 32,800 sq.ft. is currently zoned C4 Service Commercial District which permits an automobile sales lot. The existing development on the property includes a gas bar and a convenience grocery store. Approximately half of the building area of the two existing 1-storey buildings on the site are currently vacant.

This proposal is being brought to Council's attention since the site is located within Metrotown - Area 1 (core) and is also included within a larger site consolidation for the Station Square development (R.Z. #95/85) which is currently under consideration by Council. Unless otherwise directed by Council, this department is prepared to release a Preliminary Plan Approval for an automobile sales lot on this property subject to compliance with the regulations of the zoning and sign bylaws and licencing requirements, on the basis of the operator's indication that this is a temporary operation which will be terminated upon the Station Square development proceeding.

This is for the information of Council.


A. L. Parr
Director Planning &
Building Inspection

KI:lf
cc: Chief Licence Inspector