

ITEM 10
MANAGER'S REPORT NO. 75
COUNCIL MEETING 87/11/30

RE: REZONING REFERENCE NO. 72/85
2822 AND 2832 DOUGLAS ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 NOVEMBER 24

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #72/85
2822 AND 2832 DOUGLAS ROAD

1. RECOMMENDATION:

THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 2.3 of this report.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1985 November 18 Council received a report regarding a request to rezone the subject property from C1 Neighbourhood Commercial District to C4 Service Commercial District. At that time Council adopted the recommendation of the Director Planning and Building Inspection to forward the rezoning request to First Reading and a Public Hearing.
- 1.2 The subject rezoning amendment bylaw was given First Reading on 1985 November 25 and was forwarded to the 1985 December 17 Public Hearing. The rezoning request received Second Reading on 1986 January 6.

2.0 GENERAL DISCUSSION:

- 2.1 Subsequent to submission of the 1985 November 18 report regarding the subject rezoning request, it was determined by staff that a road widening for Douglas Road was required from the site and that the lane allowance to the east of the site could be reduced to 6 m for future lane construction (refer to attached sketch).

ITEM	10
MANAGER'S REPORT NO.	75
COUNCIL MEETING	87/11/30

125

- 2.2 Cancellation and transfer of a 3,964 m portion of the road allowance to the rear of the site would enable the Municipality and the applicant to enter into a Highway Exchange Bylaw, in which the developer would dedicate a strip (2.5 m to 5.5 m) from the front of the site along Douglas Road for road dedication purposes.
- 2.3 The applicant has agreed to the conditions regarding the Highway Exchange Bylaw outlined in the Tentative Approval letter for Subdivision Reference #104/85 in a letter dated 1987 November 13, including the consolidation of the road closure area with the site, submission of the necessary Highway Exchange By-law plans and the applicant bearing all registration and document preparation costs.

3.0 CONCLUSION:

The Director Planning and Building Inspection recommends that Council authorize the introduction of a Highway Exchange Bylaw in accordance with the terms outlined in Section 2.3 in order to allow the subject rezoning reference to proceed to Third Reading and Final Adoption.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

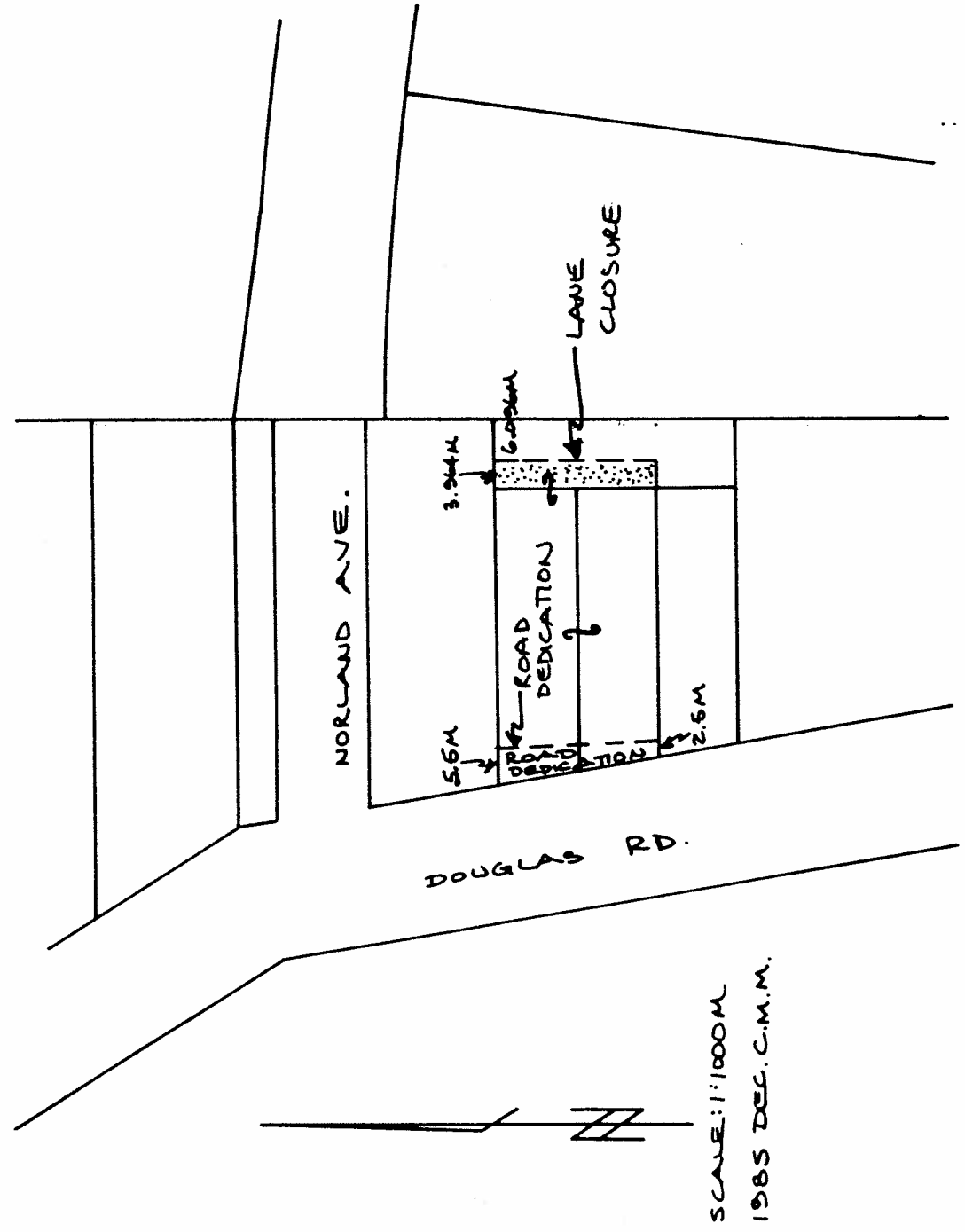
BW:sj
Attachment

ITEM 10
 MANAGER'S REPORT NO. 75
 COUNCIL MEETING 87/11/30

D.L. 74
 BLK. 15
 LOTS 1 & 2
 PLAN 4173

S.D. REF. # 104/85
 X. REF. R. Z. REF. # 72/85
 X. REF. R. C. REF. # 17/85

PROPOSED ZONING: CA



NOTE: 1. ROAD DEDICATION AND ROAD CLOSURE TO BE COMPLETED VIA HIGHWAY EXCHANGE BILLAN.

