

RE: REFERRAL OF REZONING REFERENCE NO. 93/88
TO A PUBLIC HEARING

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 NOVEMBER 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REFERRAL OF REZONING REFERENCE #93/88
TO A PUBLIC HEARING

PURPOSE: To forward this rezoning application to a Public
Hearing on 1988 December 13.

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RECOMMENDATION:

1. THAT a rezoning bylaw to cover the rezoning application be prepared and advanced to First Reading on 1988 November 28 and to a Public Hearing on 1988 December 13 at 7:30 p.m., and that the following be established as prerequisites to the completion of the 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 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.
 - 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.
 - f) The successful completion of the required neighbourhood survey.

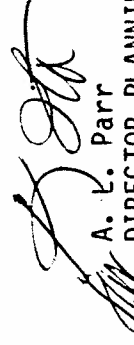
ITEM	5
MANAGER'S REPORT NO.	75
COUNCIL MEETING	1988/11/28

R E P O R T

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- A. On 1988 November 14 Council decided to advance the following application to a Public Hearing notwithstanding the recommendation contained in the report from the Planning and Building Inspection Department.
1. Rezoning Reference #93/88
Pcl. 1, D.L. 121, Plan 74403
ADDRESS: 4125 Hastings Street
FROM: C3 General Commercial District
TO: C3a General Commercial District
- B. Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish the prerequisite conditions of rezoning associated with the subject application, and instruct that bylaws be prepared and advanced accordingly.
- In determining a suitable plan of development and in light of the relationship of the North Burnaby Inn to residential development along Albert Street, the developer will be required:
- (a) To provide an appropriate parking and traffic circulation layout.
 - (b) To provide convenient short term parking for the beer and wine store adjacent the proposed store close to Hastings Street.
 - (c) To upgrade and refurbish the existing concrete block fence (currently in disrepair) and hedge along the Albert Street frontage.
 - (d) To provide a landscaped buffer on the east property line adjacent proposed apartment development.

AWP
BW/KI:ap


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION