

ITEM 8
MANAGER'S REPORT NO. 55
COUNCIL MEETING 90/09/17

TO: MUNICIPAL MANAGER 1990 September 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #68/89 - BYLAW 9399
AMENDMENT BYLAW NO. 32/90
STATION SQUARE - OFFICE TOWER

PURPOSE: To request an extension of the rezoning completion date from 1990
September 30 to 1990 November 30.

RECOMMENDATION:

1. THAT Council authorize the extension of the rezoning completion date of the subject zoning amendment bylaw from 1990 September 30 to 1990 November 30, in accordance with the terms of this report.

R E P O R T

Under the terms of the rezoning application for the first phase of the Station Square development, the developer undertook to proceed with a rezoning application for a future Phase II office tower on a certain timetable, and secured this commitment with a \$250,000.00 Letter of Credit. This was introduced as a means of encouraging the developer to further the Metrotown development objective of pursuing further office development in the area.

In conjunction with the Third Reading of the office tower rezoning on 1990 August 13 staff reported that the applicant had requested a one-month extension (to 1990 September 30) beyond the previous deadline of 1990 August 29. Having received no contrary direction from Council the request was granted.

The applicant has been working together with staff to finalize the prerequisite conditions to allow this rezoning to be completed. In the course of this work we have recently received a request from the applicant to extend their completion date of the subject rezoning application from 1990 September 30 to 1990 November 30. In response, staff have reviewed a number of matters.

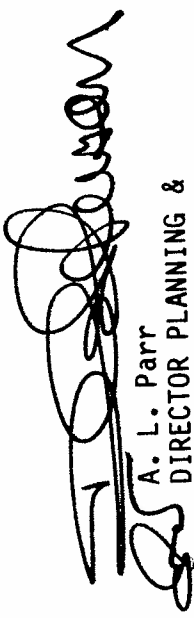
It has been concluded that the applicant has been working earnestly and without delay to complete the rezoning prerequisites. However, due to the complexities involved in the legal documentation relative to the daycare facility agreement and the Kingsway pedestrian overpass stair and landing agreement, together with complications involved with required engineering servicing designs, a considerable amount of staff time from a number of departments has been expended to date. It is evident that a substantial amount of staff time is still required to ensure that these items and all associated documentation are dealt with and completed in a manner that is satisfactory to the Municipality.

RE: REZONING REFERENCE #68/89
STATION SQUARE - OFFICE TOWER
1990 September 12 PAGE 2

ITEM	8
MANAGER'S REPORT NO.	55
COUNCIL MEETING	90/09/17

Therefore, we would recommend that the completion date of the subject zoning amendment bylaw be extended, with the understanding that the applicant will continue to use his best efforts to complete his obligations and that the bylaw will be returned to Council for Reconsideration and Final Adoption at the earliest possible date, but in any event, not later than 1990 November 30.

137



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

DGS/CMM:hr
cc: Director Engineering
Director Finance
Municipal Solicitor
Municipal Medical Health Officer