

TO: CITY MANAGER

1999 AUGUST 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 8335 EASTLAKE DRIVE
SITE CLEARING REQUEST
REZONING REFERENCE #98-54

PURPOSE: To submit for Council's consideration a request to pursue site clearing and preparation from the rezoning applicant of Rezoning Reference #98-54.

RECOMMENDATION:

1. THAT staff be authorized to release a Preliminary Plan Approval for site clearing and preparation for the site at 8335 Eastlake Drive upon all necessary requirements being met.

R E P O R T

The applicant for Rezoning #98-54 requests approval to pursue site clearing and preparation as soon as possible and has made a Preliminary Plan Approval (P.P.A.) application to this effect. This request was specifically raised by the applicant at the Public Hearing for this rezoning held on 1999 June 29. Second Reading of the rezoning bylaw was given on 1999 July 12. It is advantageous if such site clearing and preparation were pursued during the dryer summer months. This will also permit the applicant to pursue timely office development opportunities once the rezoning is completed. Such site works pursued in the fall or winter, while possible, pose higher risks with respect to sediment control and storm water run-off. From an environmental viewpoint, staff are generally supportive of such site preparation being pursued during summer months.

The proposed site preparation works will include:

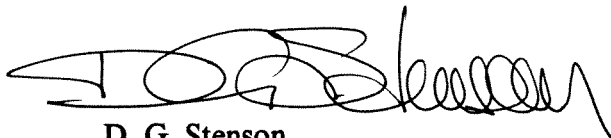
- a) Provision of a comprehensive sediment control system including its continued maintenance and engagement of an Environmental Monitor. Sediment controls must be in place to permit site clearing and preparation.
- b) Site clearing of the development site and areas within the eastern and western landscaped areas which need to be regraded.

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- c) Regrading and interim grassing of the site to prepare for the proposed phased office development.
- d) Final grading and landscaping of the eastern landscaped area to the Ministry of Environment, Lands and Parks requirements and of the western landscaped area to City requirements. The northern setback areas to be left in a natural state with some first phase supplemental planting, and protected by chain link fencing.

The applicant understands that approval of the requested site clearing and preparation does not commit the City to final approval of the rezoning which will continue to be considered on its own merits. The applicant intends to pursue completion of the rezoning in an expeditious manner.

In summary, site clearing and preparation during summer months is desirable from an environmental viewpoint. If Council concurs with this request, the P.P.A. approval for the works as outlined will be released upon all necessary requirements being met including Engineering Environmental Services approval.



D. G. Stenson
Director Planning and Building

KI:lf
cc: Director Engineering
Chief Building Inspector

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