

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
**SUBJECT: REZONING REFERENCE #04-48
Cappuccino Restaurant**

2004 October 19

ADDRESS: Ptn. of 7450 Lowland Drive (see attached Sketch #1)
LEGAL: Strata Lot 2, D.L. 166A, Group 1, NWD Strata Plan NW3297, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.
FROM: M3 Heavy Industrial District
TO: M3 "r" Heavy Industrial District
APPLICANT: Toni Barucci
3176 East 15th Avenue
Vancouver, B.C. V5M 2L2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 November 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 November 01 and to a Public Hearing on 2004 November 23 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a restaurant orientated to the surrounding industrial area.

2.0 BACKGROUND

Council, at its regular meeting of 2004 September 27, received the report on the subject rezoning application which recommended that the rezoning request to establish a restaurant to serve the surrounding industrial area not be given favourable consideration. At that time, Council tabled the recommendation for one week to allow a delegation related to this matter time to appear before Council

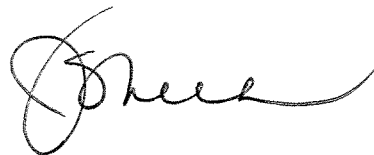
On 2004 October 04, Mr. Barucci, the applicant for the subject rezoning application appeared as a delegation before Council to discuss his restaurant proposal. On that occasion, Council requested that a further report be submitted to Council on the issues and questions raised at the meeting.

On 2004 October 18, Council considered a further report regarding the issues and questions raised at the 2004 October 4 meeting and adopted the following motion:

THAT staff work with the applicant towards a suitable plan of development for submission to a Public Hearing.

3.0 GENERAL COMMENTS

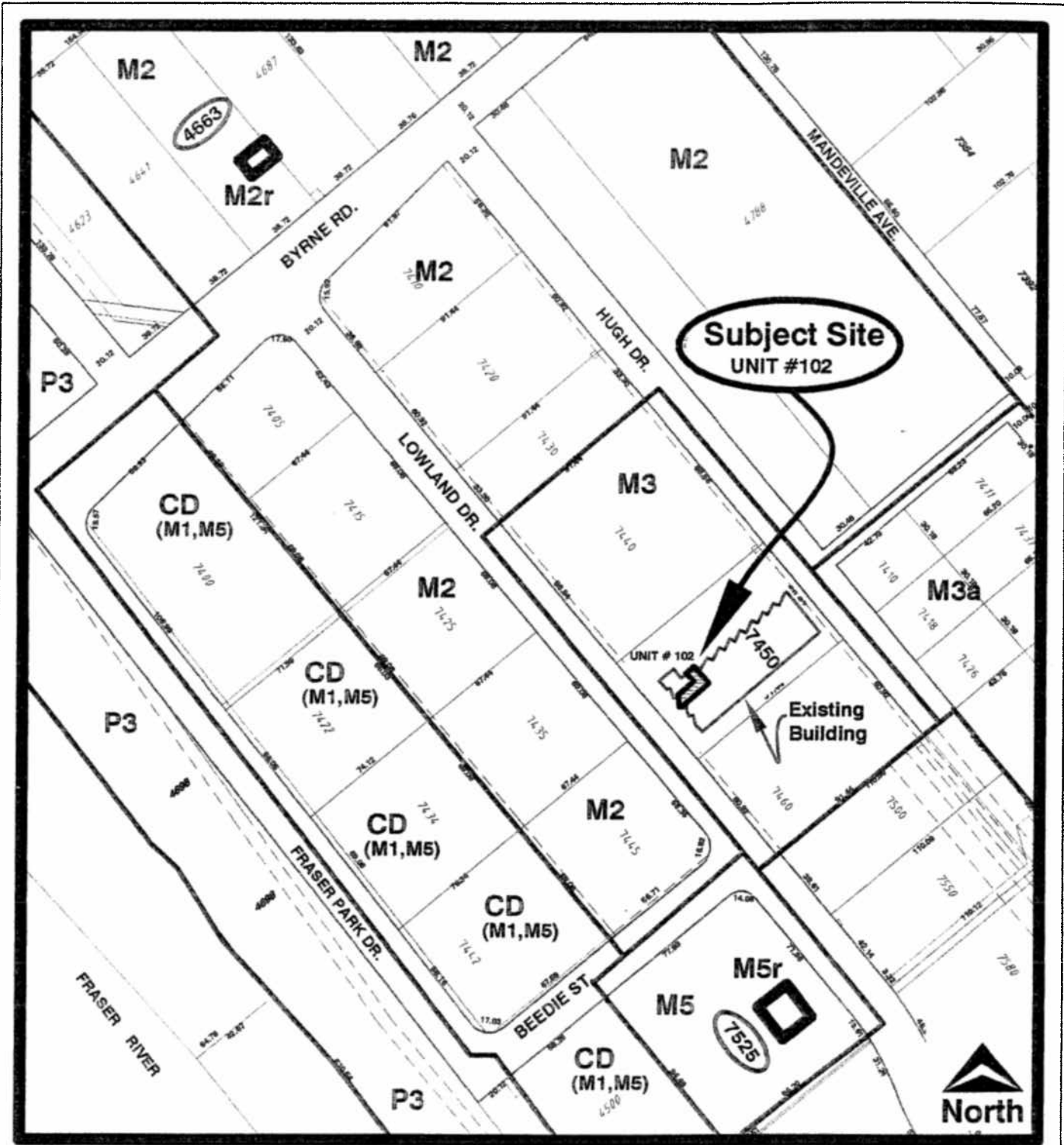
Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish prerequisite conditions for rezoning associated with the subject application and instruct that a bylaw be prepared and advanced accordingly.



J. S. Belhouse
Director Planning and Building

PS:gk
Attach

cc: City Clerk
City Solicitor



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2004

REZONING REFERENCE 04 -- 48

Unit # 102--7450 Lowland Dr.

Sketch # 1

