

REPORT TO COUNCIL



Date: May 16, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (RR)

Application: Z16-0006 **Owner:** McBeetle Holdings

Address: 894 Stremel Road **Applicant:** McBeetle Holdings

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Proposed OCP Designation: COMM - Commercial / PARK - Major Park / Open Space

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: C10 - Service Commercial / P3 - Parks and Open Space

1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated May 16, 2016 with respect to a rezoning and OCP amendment for 894 Stremel Road;

AND THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded for reading consideration.

2.0 Purpose

To consider revisions to an OCP amendment and Rezoning Bylaw to facilitate the construction of an automotive dealership on Stremel Road.

3.0 Community Planning

On April 25th, Council considered an OCP and Zoning Bylaw application to amend a highway fronting property to allow the construction of an automotive dealership. At the time, an out-of-date map was attached to the bylaw that did not reflect the negotiations between city staff and the applicant.

The proposed bylaws, which rezone the entire property to C10 - Service Commercial or P3 - Park and Open Space, represent the configuration staff and the applicant wish to have considered at public hearing. No RU1 - Large Lot Housing zoning would remain on site.

4.0 Proposal

4.1 Project Description

The applicant would like to construct an automobile dealership on the subject property. The first stages of the approvals process will require that the property be re-zoned and the OCP amended.

The OCP would be amended from Industrial to Service Commercial and Major Park/Open Space. The intent of the Major Park/Open Space component will be to protect Francis Brook and its riparian area in public ownership.



5.0 Application Chronology

Date of Application Received: January 15, 2016
Date referrals completed: April 8, 2016
Date of Initial Consideration: April 25, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager