

# 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

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## 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 25<sup>th</sup>, 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 At the time, an out-of-date map was attached to the bylaw that did not reflect the negotiations between city staff and the applicant.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:

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Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager