

## SUMMARY AND RECOMMENDATION

**5. REZONING: 2999 Grandview Highway (The Brick)**

**Summary:** To rezone from I-2 Industrial District to CD-1 Comprehensive Development District to permit an existing highway oriented retail use and some I-2 uses in an existing building.

**Applicant:** Chris Franiek, Xamax Industrial Investments

**Recommended Approval:** By the Director of Current Planning

- A. THAT the application, by Xamax Industrial Investments Ltd. to rezone 2999 Grandview Highway (Lot 3, Block A, Sec. 36 SW Qtr. and SE Qtr., THSL Plan 8292) from I-2 to CD-1 to permit Highway-Oriented Retail use in an existing building, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 2999 Grandview Highway (The Brick)" dated June 13, 2006, be approved, subject to the following conditions:

**FORM OF DEVELOPMENT**

- (a) THAT the proposed form of development be approved by Council in principle, generally as represented by plans approved for development permit no. 207692, issued January 17, 1989.

**DEVELOPMENT APPROVAL**

- (b) THAT, prior to enactment of the CD-1 By-law and prior to final approval by Council of the form of development, the registered owner shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

## Drawing Requirements

- (i) The applicant shall provide up-to-date drawings of the existing building indicating interior partitions and assigning principal and accessory uses, and showing the parking and loading layout; and

## Landscape

- (ii) Provide a planted landscape strip in the 3.0 m wide setback at the front property line (except at access driveways). The landscape strip shall contain one high-branched tree (minimum 8 cm caliper) for every 6 m of property line and an underplanting of low mixed and deciduous shrubs with ground cover underneath. (Note to applicant: There should be approximately eight trees).
- (iii) Provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and major plantings to be retained; paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant material should be clearly illustrated on the Landscape Plan. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale.

## SUMMARY AND RECOMMENDATION

## Engineering

- (iv) Parking, loading and bicycle parking are to be provided as per Section 4.2.5.1, Section 5.2.5 and Section 6.2.5.1 of the Vancouver Parking By-law, except that for up to 3 300 m<sup>2</sup> of a "Furniture or Appliance Store", a minimum of 50 parking spaces, 1 Class C (14 m, existing) loading space and 1 Class B loading space shall be provided, the relaxation and exemption provisions of the Vancouver Parking By-law are to be available for this site.
- (v) Clarification of access and manoeuvring to the loading bays, identifying any parking spaces which obstruct the loading manoeuvring aisle. If necessary, provide a management plan for loading times and for control of parking in the vicinity of the loading bays.

## AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the Director of Planning, on terms and conditions satisfactory to the Director of Legal Services:
  - (i) modify or release charge 122990M, a restrictive covenant which applies to the southerly 40 feet of the property, to eliminate a conflict between the covenant and the landscape setback provision of the CD-1 By-law which allows a parking encroachment for the existing building.
- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), be approved.
- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).

(RZ - 2999 Grandview Highway)