

ITEM 13
MANAGER'S REPORT NO. 7
COUNCIL MEETING Jan. 28/74

13. Re: Proposed CD Rezoning - Community Plan Area "L"
Kingsway/McKercher Avenue
Lots 13 and 14, Block 9, D.L. 32, Plan 7662

Following is a report from the Director of Planning regarding Rezoning Reference #45/73.

This is for the information of Council.

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PLANNING DEPARTMENT
JANUARY 22, 1974

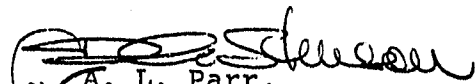
SUBJECT: PROPOSED CD REZONING - COMMUNITY PLAN AREA "L"
KINGSWAY/MCKERCHER AVENUE
LOTS 13 & 14, BLOCK 9, D.L. 32, PLAN 7662


At the adjourned meeting of January 15, 1974, the Council resolved to rezone the captioned property using the Comprehensive Development District zoning category. The proposed rezoning (Ref. #45/73) is to be included in those applications heard at the February 19, 1974 Public Hearing.

Attached is a copy of the formal rezoning report being distributed by the Deputy Municipal Clerk to those who are to be notified in connection with the Public Hearing, giving specifics of the application at hand.

This is for the information of Council.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


DGS:cm
Attach.
c.c. Municipal Clerk

PLANNING DEPARTMENT
REZONING REFERENCE #45/73
JANUARY 22, 1974

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Corporation of the District of Burnaby
- 1.2 Subject: Application for the Rezoning of:
D.L. 32, Lots 13/14, Blk. 9, Plan 7662
From: Service Commercial District (C4)
To: Comprehensive Development District (CD)
- 1.3 Address: 4765 Kingsway
- 1.4 Location: The properties, together, are located at the north-east corner of the intersection of Kingsway and McKercher Avenue.
- 1.5 Size: Combined, the properties have a frontage of 150.6 feet on Kingsway and depth ranging from 101.26 feet to 101.5 feet, with a total area of approximately 15,268 square feet.
- 1.6 Municipal services: No additional Municipal services are required for the existing development.
- 1.7 Applicant's Intentions: The intention of this rezoning application is to preserve the town centre development potential of the properties for future development of the area in accordance with the Community Plan Area "L", embracing one or more land use classifications as an integrated unit based upon a comprehensive development plan.

2.0 SITE OBSERVATIONS:

The site is presently developed with a 3-bay gasoline service station with 2 pump islands and related service station facilities. To the east is a two-storey commercial retail/office building in good condition, to the north are small single family dwellings in fair and poor condition with a two-tower apartment development beyond across Hazel, and to the west across McKercher Avenue are modest one and two-storey retail shops and office structures in fair to good condition. To the south across Kingsway is the Simpsons Sears Department Store. The site has a slight slope downward toward the paved lane to the north.

3.0 GENERAL OBSERVATIONS:

In consideration of the development objectives that have been established by Council for the Kingsway Town Centre, and the vitally strategic situation of the subject properties with respect to the development potential of the block bounded by Kingsway, McKercher, McMurray, and Hazel Streets in a manner consistent with those goals, Council resolved on January 15, 1974 to rezone the properties to the Comprehensive Development District (CD) category, on the basis of the existing uses and improvements. At the same time, it was resolved that Preliminary Plan Approval for the proposed new facility be withheld, and the Planning Department was authorized to continue to work with Gulf Oil Canada Limited to find a suitable location for a new gasoline service station facility outside the Community Plan Town Centre area.

The effect of the rezoning will be to specifically recognize and accept the present use and improvements in a wholly conforming manner. By definition, no non-conformity will be thus created, and the existing use may legally be continued. By implementation of the CD zoning category, the Municipal Council is assured the opportunity of appropriate control through the Zoning Bylaw amendment process should a comprehensive redevelopment proposal for this and adjacent sites be advanced in future, by the present or any future owner.

Moreover, the opportunity exists for staged development, should this be advanced, incorporating a gasoline retailing facility as an integral, suitably related part of a future comprehensive development.

In connection with the goals established for the Town Centre, the report presented to Council at the January 15 meeting stated, in part:

"The subject properties (sketch attached) lie within Community Plan Area "L", adopted by the Council as a guide plan for redevelopment of the Kingsway-Nelson town centre. This Plan area has been the scene of a considerable amount of redevelopment activity in recent years, concentrating largely on apartment development but also including commercial projects such as Plaza 5000 and the proposed Marlborough Mall. The specific location is designated for redevelopment to a high density commercial core with pedestrian malls linking the high density apartment area to the north with the Simpsons Sears and projected future retail/personal service development to the south. To assure that development of the urban centre proceeds in a cohesive and fully integrated manner, it is most important that land uses minimize conflict with pedestrian movements, be of a suitably high intensity of pedestrian-oriented commercial use, and reflect the character of the core in terms of design, scale, and amenity. To maintain the automobile-oriented use of the subject property as a separate and unrelated unit would, in the Department's opinion, destroy the possibility of achieving the objectives of the Community Plan for the entire block.

For this reason, the Planning Department most strongly urges that the goals of the Community Plan be reaffirmed and that the potential for the timely assembly of land and comprehensive redevelopment of the block be preserved."

4.0 CONCLUSION:

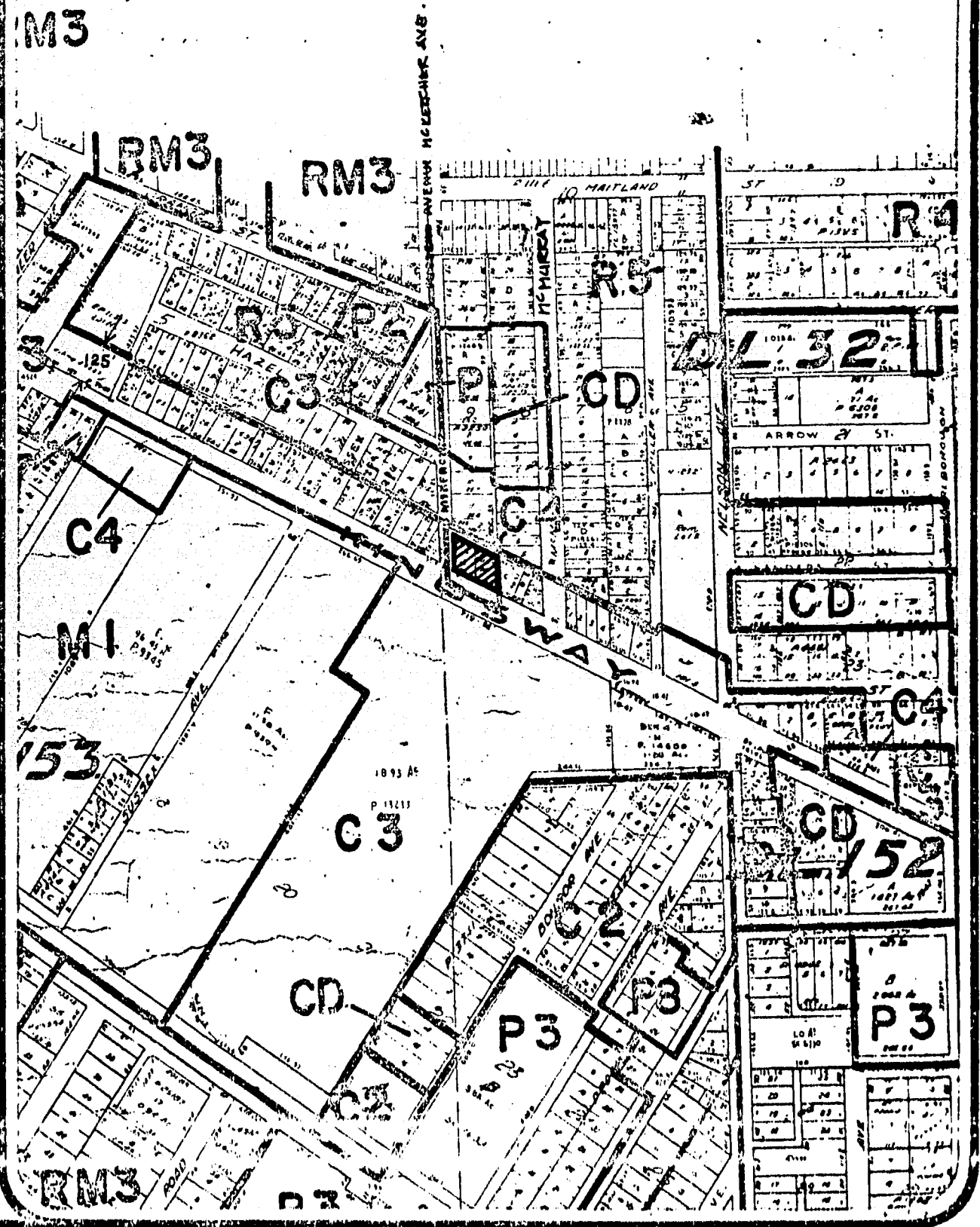
In brief, the ultimate redevelopment of the subject properties is of great significance to the development of this vital sector of the Kingsway core, and the Council has resolved to retain control over any prospective redevelopment by adopting a zoning amendment bylaw effecting Comprehensive Development zoning.

This report is presented for information in connection with the consideration of this rezoning to take place at the Public Hearing to be held February 19, 1974.

AD
DGS:cm

Attach.

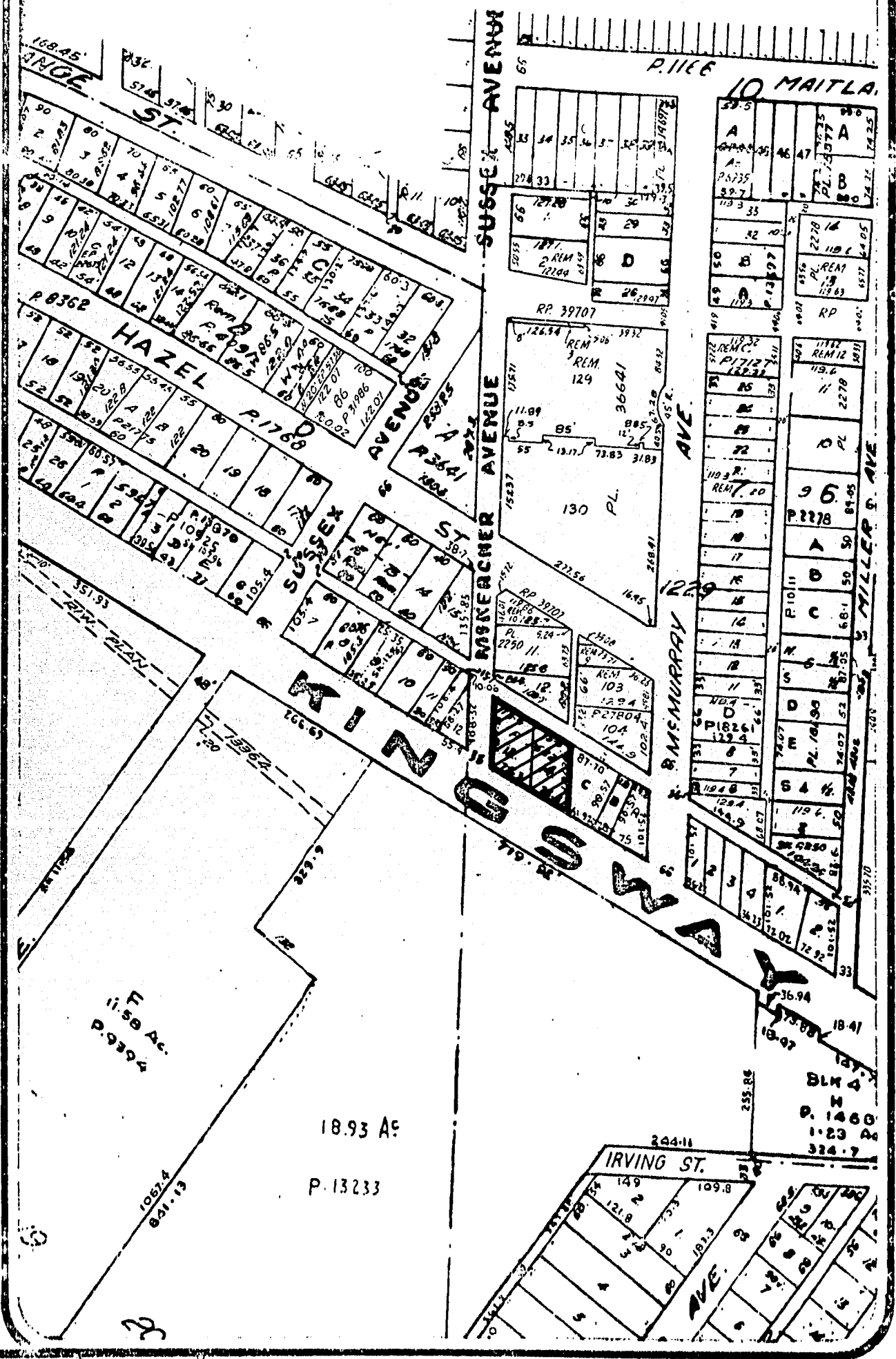
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SCALE	1" = 400'
DRAWN BY	1166
DATE	JAN. 74



ITEM 13
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SCALE 1"=200'
 DRAWN lab
 JAN '74



BURNABY PLANNING DEPARTMENT
 ZONING REP. # 46/73