

18. Re: Rezoning Reference #2/74
(Item 14, Report No. 5, January 21, 1974)

Following is a further report from the Director of Planning regarding Rezoning Reference #2/74.

RECOMMENDATION:

THAT the proposed rezoning be forwarded for further consideration to a public hearing on February 19, 1974.

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PLANNING DEPARTMENT
JANUARY 24, 1974

SUBJECT: REZONING REFERENCE #2/74

1.0 GENERAL INFORMATION:

Council on January 21, 1974, instructed the Planning Department that it would consider the following report at its meeting of January 28, 1974 with the intent that the rezoning might go to Public Hearing on February 19, 1974.

- 1.1 Applicant: Mr. J. W. Pennefather
Professional Realty Corp.
1063 Cambie Road
Richmond, B.C. V6X 1K7
- 1.2 Subject: Application for the Rezoning of:
D.L. 69/70, Lot 26, Plan 36487
From: Manufacturing District (M1)
To: Light Industrial District (M5)
- 1.3 Address: 4240/48 Manor Street
- 1.4 Location: The subject property is located on the south side of Manor Street approximately 236.8 feet east of the intersection of Manor Street and Carlton Avenue.
- 1.5 Size: The subject property has an approximate frontage of 228.3 feet on Manor Street and an approximate area of 1.5 acres.
- 1.6 Services: The existing services are adequate for the proposed use.
- 1.7 Applicant's Intentions: The applicant requests rezoning in order to provide a wider range of prospective tenants for the industrial offices complex now under construction.

ITEM 18

MANAGER'S REPORT NO. 7

COUNCIL MEETING Jan. 28/74

2.0 SITE OBSERVATIONS:

McLaren Centre is currently nearing completion of construction on the site. To the north, beyond Manor Street is the 401 Freeway; to the east is a warehouse and associated offices in good condition; and, to the south and west are prefabricated warehouse buildings in good condition. Beyond to the south is Highfield Office Park, a high quality comprehensive development.

3.0 GENERAL OBSERVATIONS:

The subject project is in an area considered appropriate for industrially-oriented office accommodation of high calibre (north of the existing Highfield Office Park). The subject project was undertaken after receiving Preliminary Plan Approval on June 14, 1973 based on the bylaw requirements of the Manufacturing District (M1). The project, now nearing completion of construction, is a warehouse/offices development of very high quality known as McLaren Centre.

Development on the subject site was approved under the prevailing M1 zoning which restricts the office uses permitted to certain technical and trade offices and the office quarters associated with permitted industrial tenants; the owner was at that time fully aware of the restricted range of office tenants permissible. However, the building owner has been unable to attract suitable tenants from this limited range of permitted occupants and is now desirous of broadening the field of potential office users by rezoning on the basis of the M5 Industrial District, which permits "business and professional offices" as a principal use. Because the area, as noted above, is considered appropriate for industrially-oriented office uses (provided that a high quality of design is maintained) and because the existing structure and proposed uses fulfill the Municipal concept for the area, the Planning Department is not adverse to the change of zoning requested.

The project as approved under the M1 classification meets all the requirements of the M5 district except for the following:


The M5 District requires a minimum Front Yard of not less than 30' in depth. The subject development has a Front Yard of 21'-3" in depth and is consequently deficient in Front Yard depth in the amount of 8'-9". On the other hand, the project has ample setbacks for the back and side yards and a lot coverage substantially less than the maximum allowable.

It is the opinion of the Planning Department that the rezoning, even though introducing a minor physical non-conformity, should be undertaken because of the positive nature of the use in the context of the surrounding area. The applicant, further, is aware that non-conformity will be created and is aware of the implications of that non-conformity relative to future changes that he might wish to make to the property. Nonetheless the applicant wishes to undertake the rezoning.

4.0 RECOMMENDATION:

It is recommended that the proposed rezoning be forwarded for further consideration to a Public Hearing on February 19, 1974.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


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