

Re: Rezoning Reference #4/75  
Neighbourhood Commercial (C1) to General Industrial (M2)  
2878 Douglas Road  
(Item 26, Report No. 19, March 17, 1975)

Council, at its meeting of March 17, 1975, received the above-noted report which included Rezoning Reference #4/75 with other rezoning applications for Council consideration. At that meeting, Council determined that the subject rezoning application be advanced to a Public Hearing on April 15, 1975.

Following is the report of the Planning Director with respect to the subject rezoning application.

RECOMMENDATION:

1. THAT Council approve of the following prerequisite conditions as pertaining to rezoning application reference #4/75:
  - (i) The submission of a suitable plan of development incorporating the relevant comments outlined above.
  - (ii) The submission of an undertaking to remove all existing structures on the site within six months of the rezoning being effected but not prior to the Third Reading of the Bylaw.
  - (iii) The deposit of sufficient monies to cover the cost of providing a storm sewer to the site.

TO: MUNICIPAL MANAGER MARCH 25, 1975.

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #4/75  
NEIGHBOURHOOD COMMERCIAL (C1) TO  
GENERAL INDUSTRIAL (M2)  
AT 2878 DOUGLAS ROAD

1.0 BACKGROUND

On March 17, 1975, Council received the report of the Planning Department and determined to advance the subject rezoning to a Public Hearing on April 15. Subsequently, the Planning Department has re-examined the rezoning request and has outlined the requisite conditions of rezoning assuming Council approval is granted.

2.0 GENERAL OBSERVATIONS

The subject site has a 115' frontage on Douglas Road which is currently developed to an interim standard and a 138' frontage along the Regent Street road allowance which is used as a paved access to an industrial facility to the immediate east. Upon examination of the vehicular access element, it was recommended that access to the site be granted only from Norland Avenue, and that neither Douglas Road nor the substandard development of Regent Street be utilized for this purpose.

Access to the subject site would be successfully accommodated from Norland Avenue via the creation of an industrial driveway along the eastern portion of the properties directly to the north of the subject site (see attached sketch). At the present time a 33' road dedication exists along 3 of the 4 remaining properties located between the subject site and Norland Avenue. The Planning Department is currently working towards suitable arrangements for the eventual development of the industrial driveway through to Norland Avenue.

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A suitable plan for the M2 development of the property should therefore be one which provides for vehicular access only from Regent Street at this time, as an interim measure, with provision for the substitution of access from the proposed eventual industrial driveway in the future.

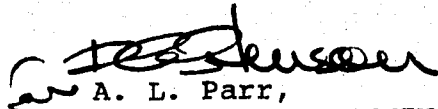
The Municipal Engineer further advises that the subject property is not served by storm sewer facilities.

### 3.0 RECOMMENDATION

The Planning Department would therefore recommend that the following prerequisite conditions be approved by Council in conjunction with rezoning application reference #4/75:

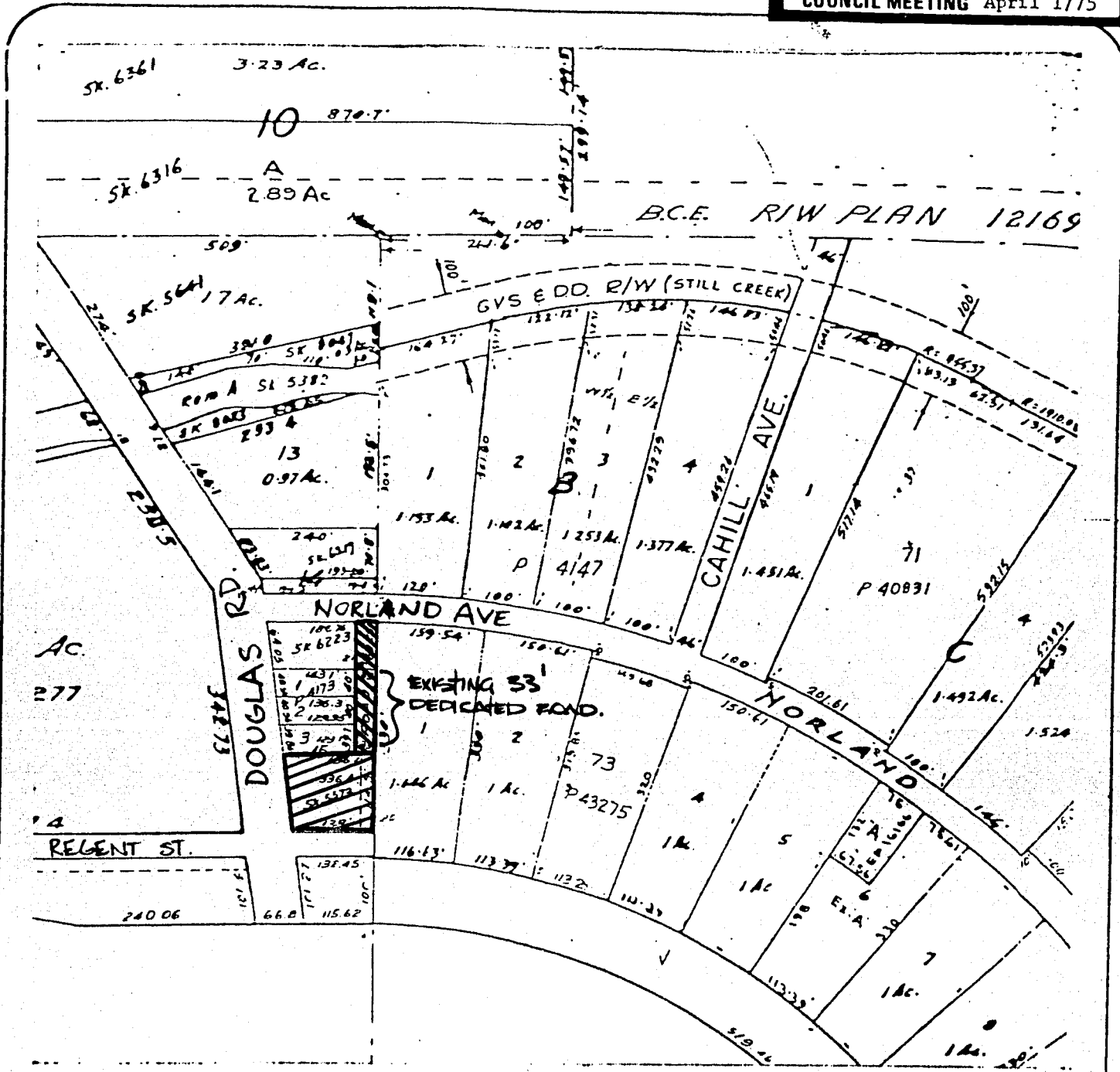
- 1) The submission of a suitable plan of development incorporating the relevant comments outlined above.
- 2) The submission of an undertaking to remove all existing structures on the site within six months of the rezoning being effected but not prior to the Third Reading of the Bylaw.
- 3) The deposit of sufficient monies to cover the cost of providing a storm sewer to the site.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
PDS"bp  
Attach.

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Date  
 APRIL 75

Scale  
 1:400

Drawn By  
 P.D.S.

Burnaby Planning Department

POTENTIAL INDUSTRIAL DRIVEWAY

REZONING REF # 4/75

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