

ITEM
MANAGER'S REPORT NO. 27
COUNCIL MEETING Apr. 12/77

Re: LETTER FROM GLOBE PROPERTIES
789 BARRARD STREET, VANCOUVER
USE OF PROPERTY AT 5961 HASTINGS STREET

Appearing on the agenda for the April 12, 1977 meeting of Council is a request from Mr. Philip C. Yatch of Globe Properties for permission to address Council for the purpose of presenting information on the desired use of a property which is located at 5961 Hastings Street.

The next public meeting is scheduled for April 19, 1977. There is no possible way in which we could advance Mr. Yatch's proposed rezoning for consideration at this next meeting because there is insufficient time in which to do so.

RECOMMENDATION:

1. THAT Mr. Yatch be encouraged to utilize the subject site under the prevailing C2 zoning regulations, but should he wish to pursue the use of the site as requested, that he be advised to submit a formal rezoning application to the Planning Department which will be advanced to Council for consideration on May 24, 1977 along with the normal series of applications.

* * * * *

PLANNING DEPARTMENT
APRIL 6, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: 5961 East Hastings Street

1.0 INTRODUCTION

Appearing on the Council Agenda is a letter from Mr. Philip Yacht of Globe Properties who wishes to address Council regarding the use of the subject site for a UniRoyal Tire franchise outlet.

2.0 BACKGROUND INFORMATION

On March 7, 1977, Council received a Manager's Report on the possible uses for presently closed down and/or vacant service station sites within the Municipality of which the subject site was included. On that occasion, Council adopted the recommendation that 4 sites be rezoned to various zoning categories as a means of allowing for appropriate redevelopment and that the remaining 19 sites retain their existing zoning and be appropriately redeveloped. The subject site which is presently zoned C2 Community Commercial District was recommended to be developed under its existing zoning designation.

3.0 GENERAL INFORMATION

- 3.1 Mr. Yacht has inquired as to the possibility of rezoning the subject site from C2 Commercial to C4 Commercial (mistakenly referred to as C6 in his letter) for the purposes of permitting the site to be utilized for a tire franchise store. Mr. Yacht has been in contact with the Planning Department on this matter and has been advised that his request cannot be supported in light of recent consideration. However, should he wish to pursue the requested use of the site, it will be necessary to submit a formal rezoning application to the Planning Department which will be advanced to Council for consideration on May 24, 1977 along with the normal series of applications.

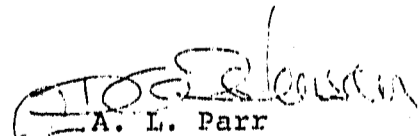
ITEM	27
MANAGER'S REPORT NO.	27
COUNCIL MEETING	Apr. 12/77

- 3.2 The subject site is situated within a small C2 zoned commercial area on the north side of Hastings Street between Warwick and Fell Avenues (see attached sketch) which is intended to provide localized shopping to the residents of several neighbourhoods on a daily and occasional basis. In this regard, the zoning district permits uses such as personal service establishments (barber shops, watch and appliance repair shops), banks, offices, etc. where all activities are to be conducted within a completely enclosed building and oriented to pedestrian needs with an avoidance of vehicular interference wherever possible.
- 3.3 Relative to Mr. Yacht's statements regarding the Mazda car dealership and motel situated near the subject site, the Planning Department submits that these sites are in fact zoned C2 Commercial and operate as legally non-conforming uses as they were in existence prior to the adoption of the present Burnaby Zoning Bylaw. In this regard, should these uses be discontinued for a period of thirty days, any future use of the premises must be in conformity with the provisions of the Bylaw as per the Municipal Act (Section 705.(2)).
- 3.4 The Planning Department advises that the proposed rezoning and retail use does not reflect the intended land use for this area as adopted by Council. The C4 Commercial zoning category as required for the proposed use is designed to accommodate vehicular oriented commercial uses of low intensity which require large areas for outside storage and the handling of materials, goods and equipment characteristic of strip commercial areas. This department submits that these types of strip commercial uses tend to be relatively displeasing in appearance and are thus unwarranted at this location due to the relative proximity of residential and public park areas along East Hastings Street. Commercial uses of this nature should be encouraged to locate in other areas of the Municipality where they can serve a large vehicular oriented clientele without disrupting the visual quality and character of the immediate area.

4.0 CONCLUSION

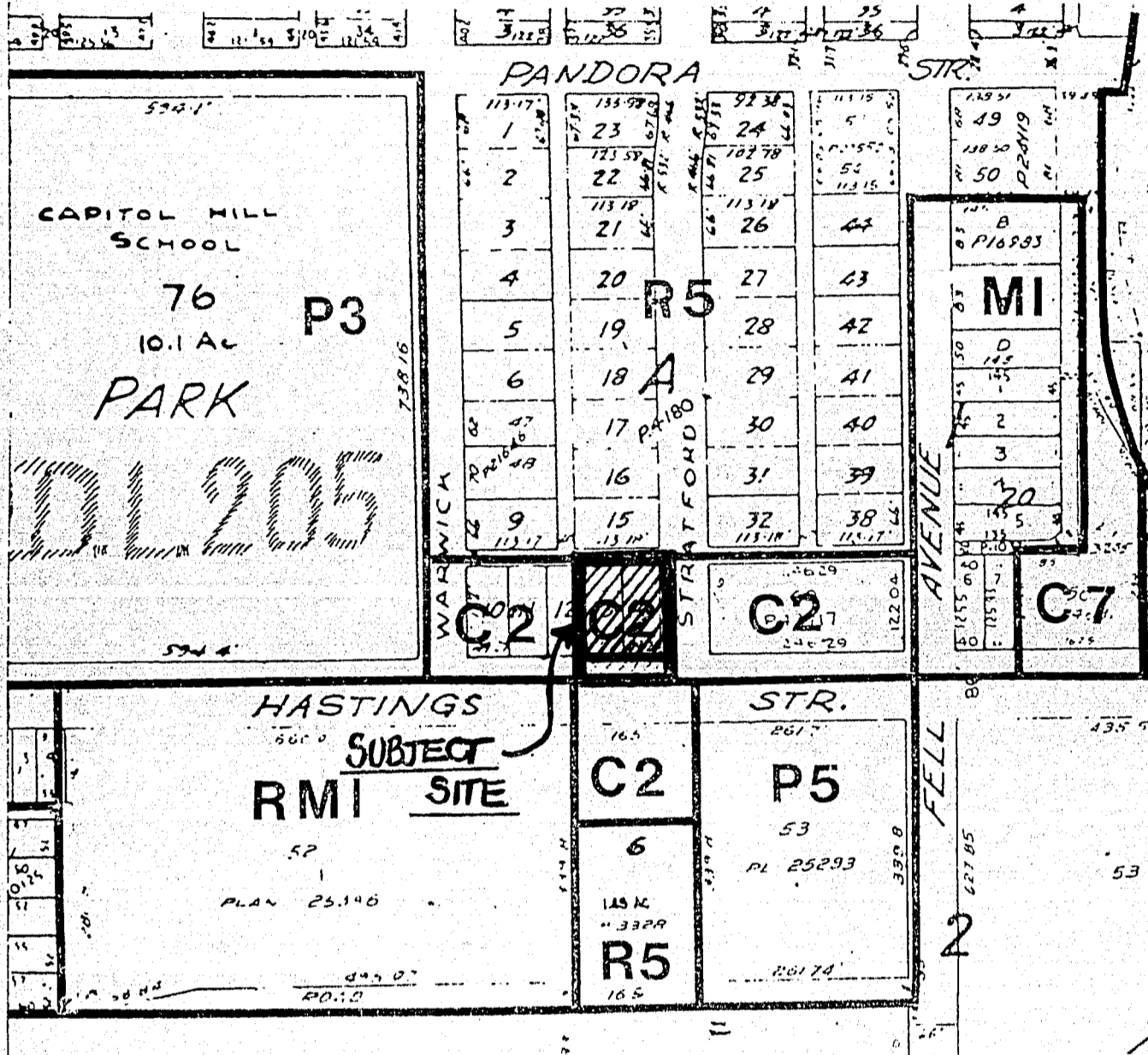
In summary, the Planning Department advises that pursuant to the intended land use of the subject site as adopted by Council, the proposed zoning and land use cannot be supported. It is therefore advisable that Mr. Yacht be encouraged to utilize the subject site under the prevailing C2 zoning regulations.

This is submitted to Council for information.


A. L. Parr
DIRECTOR OF PLANNING

PDS/sam
Attach.

ITEM 27
 MANAGER'S REPORT NO. 27
 COUNCIL MEETING Apr. 12/77



Date
 APRIL 1-77

Scale
 1" = 200'

Drawn By



Burnaby Planning Department

