

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

Re: APPLICATION FOR REZONING FROM MACDONALD'S RESTAURANT LANDS LIMITED
REZONING REFERENCE #19/74
LOTS 22 AND 23, BLOCK 9, D.L. 122, PLAN 1308
4565 AND 4571 PENDER STREET

Following is a report from the Director of Planning regarding Rezoning Reference #19/74.

RECOMMENDATION:

1. THAT the Director of Planning's recommendation be adopted.

* * * * *

PLANNING DEPARTMENT
May 18, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #19/74
Lots 22 & 23, Blk. 9, D.L. 122, Plan 1308
4565 and 4571 East Pender Street

1.0 BACKGROUND INFORMATION:

- 1.1 On May 21, 1974 Council considered Rezoning Reference #19/74 which involved a request from McDonald's Restaurants of Western Canada Limited to rezone the subject site from R5 to P8 for the purpose of providing additional parking for the existing McDonalds Restaurant at the southwest corner of East Hastings Street and Alpha Avenue (see attached rezoning report). On that occasion, Council tabled the rezoning pending the receipt of further information justifying the need for the requested additional parking.
- 1.2 Subsequently, the applicant requested that the rezoning be temporarily withheld and the matter has remained tabled.

2.0 GENERAL COMMENTS:

- 2.1 The applicant now wishes to proceed with the subject rezoning application and has furnished the Planning Department with information regarding the need for the requested additional parking facilities.
- 2.2 Essentially, the applicant has outlined that the success of the restaurant is dependent upon a high volume of business since the company works on a low profit margin. At the

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

present time a total of 52 parking spaces are provided including those spaces situated on property leased from the Municipality at the northwest corner of East Pender Street and Alpha Avenue. The existing restaurant, which has a total seating capacity for 100 patrons has experienced a recent 22% increase in sales. In anticipation of future growth in sales, and proposed remodelling of the facility, it becomes very important to increase the parking facilities to handle the peak customer hours. In this respect, it is necessary to reduce the congestion of vehicles in and around the restaurant site, to avoid potential accidents wherever possible and to reduce the possibility of customer confrontation when vying for the same parking space.

2.3 The Planning Department recognizes that McDonalds has experienced a tremendous growth in sales volume in recent years and especially since 1974 when this rezoning application was initiated. Towards the provision of suitable parking facilities to accommodate the existing and anticipated growth of McDonalds at this location, this department advises that the requested rezoning provides a logical solution to the potential traffic problems as outlined in the foregoing and should be advanced at this time. However, in order to ensure that proposed parking facilities will not be detrimental to the existing residential area immediately south, it will be necessary that the following design criteria as outlined in the original rezoning report be incorporated into the suitable plan of development.

- a) The new parking area should be incorporated and become an integral part of the existing parking facilities to the immediate east.
- b) Vehicular access to the site should be exclusively via those existing accesses on Alpha Avenue, and the existing lane.
- c) The southern edge of the McDonalds' development from Alpha Avenue to the western extent of the subject properties should be provided with extensive landscaping of a relatively mature nature and should be provided with a solid decorative fence. Included in the landscaping program, moreover, should be the planting of appropriate boulevard street trees along the north side of Pender abutting the existing and proposed McDonalds' parking area.

As a part of the former application to rezone the subject site (R.Z. #17/73), Council established as prerequisite and the applicant accepted (at the Public Hearing) that monies be deposited for the upgrading of one-half of Pender Street to the required standard. It is suggested that this prerequisite also be incorporated into the present rezoning.

3.0 CONCLUSION:

In summary, it is felt that the applicant has demonstrated that there is a need for additional parking to serve the existing McDonalds facility and that the requested parking will resolve existing and anticipated traffic problems as the restaurant experiences continued growth. Moreover, the proposed parking facility will be appropriately designed through the incorporation of the design criteria outlined above to respect the adjacent residential uses.

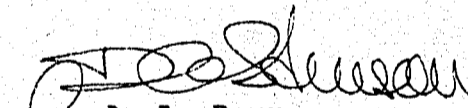
Page Three
Rezoning Reference #19/74
May 18, 1977

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

4.0 RECOMMENDATION:

It is recommended THAT Council lift from the table Rezoning Reference #19/74, that a rezoning By-Law be prepared, and that the subject rezoning be advanced to a Public Hearing on June 21, 1977 and that the following be established as prerequisites to the completion of rezoning:

- (a) The submission of a suitable plan of development reflecting the design criteria outlined above.
- (b) The consolidation of the subject properties into one legal lot.
- (c) The construction and submission of monies to guarantee such construction of the north half of Pender Street abutting the McDonalds' parking area to the municipal standard including the installation of boulevard street trees and associated landscaping.
- (d) The submission of a letter of undertaking that the existing structures will be removed from the site within six months of rezoning being completed but not until after Third Reading of the zoning by-law.
- (e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.


A. L. Parr
DIRECTOR OF PLANNING

PDS/sam
Attach.

PLANNING DEPARTMENT
 REZONING REFERENCE #19/74
 MAY 21, 1974

Item #3

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

1.0 GENERAL INFORMATION:

- 1.1 Applicant: McDonald's Restaurants Lands Ltd.,
 8467 Lougheed Highway,
 Burnaby, B. C.
- 1.2 Subject: Application for the rezoning of:
 D.L. 122, Blk. 9, Lots 22 & 23,
 Plan 1308, Group 1, N.W.D.
 From: Residential District Five (R5)
 To: Parking District (P8)
- 1.3 Address: 4565 and 4571 E. Pender Street
- 1.4 Location: The subject site is located on the north
 side of Pender Street, 66' west of its
 intersection with Alpha Avenue (see
Attached Sketches #1 and 2).
- 1.5 Size: The site has a frontage on Pender Street
 of 66' and an approximate area of 7,920
 square feet.
- 1.6 Services: All services are available and adequate
 for the proposed use. Pender Street is
 currently at an interim standard and
 the lane abutting the parcels is open
 and paved.
- 1.7 Applicant's Intentions: The applicant requests rezoning in order
 to provide additional parking for his
 eating establishment, as an extension
 of the existing parking area to the
 immediate east.

2.0 SITE OBSERVATIONS:

The site is presently occupied by two older single family dwellings - one in fair, the other in good condition. To the west and south are single family dwellings in essentially good condition. To the north and east is the existing McDonald's eating establishment and its ancillary parking, in good condition.

3.0 GENERAL OBSERVATIONS:

The subject site, in a general sense, is situated between an established single-and-two family residential zone on the south and an established commercial zone which fronts onto Hastings Street to the north. At present these zones are separated only by a lane.

It is felt that the introduction of parking on the subject site will not be detrimental to the existing residential fabric immediately south and may well serve a buffering and separating function relative to the residential and commercial interface. This function, however, will only be successfully accomplished if the parking area is appropriately designed to respect the neighbouring residential uses.

Council will recall that McDonald's has made previous application to rezone the subject parcels to accommodate their parking pressures (R.Z. #17/73). This rezoning was presented to Council with a positive Planning Department recommendation, was forwarded to Public Hearing, was the subject of an amount of citizen opposition at the Public Hearing, and was abandoned by Council on 13 August, 1973. Citizen opposition, at that time, was essentially based on a desire not to see existing traffic, noise and youth problems exaggerated.

It is felt that the following design criteria, if applied to the proposed new parking area, may serve to minimize any increase in the above noted problems:

- a) The new parking area should be incorporated and become an integral part of the existing parking facilities to the immediate east.
- b) Vehicular access to the site should be exclusively via those existing accesses on Alpha Avenue.
- c) The southern edge of the McDonald's development from Alpha Avenue to the western extent of the subject properties should be provided with extensive landscaping of a relatively mature nature and should be provided with a solid decorative fence. It is felt that citizen input into the previous rezoning debate implies that the existing amount and quality of landscaping and fenced screening is simply not sufficient. Included in the landscaping program, moreover, should be the planting of appropriate boulevard street trees along the north side of Pender abutting the existing and proposed McDonald's parking area.

As a part of the former R.Z. #17/73, Council established as prerequisite and the applicant accepted (at the Public Hearing) that monies be deposited for the upgrading of one-half of Pender Street to the required standard. It is suggested that this prerequisite also be incorporated into the present rezoning.

In summary, it is felt that the proposed parking area will not frustrate existing traffic and noise problems in the area assuming adequate design and it is felt that the prohibition of the additional parking that is requested in the rezoning will not necessarily lead to a solution to the youth problem that the residents of the area indicate they are experiencing.

4.0 RECOMMENDATION:

It is recommended that the subject rezoning be forwarded for further consideration and to a Public Hearing to be held on June 25, 1974. It is further recommended that the following be established as prerequisite to the completion of the rezoning:

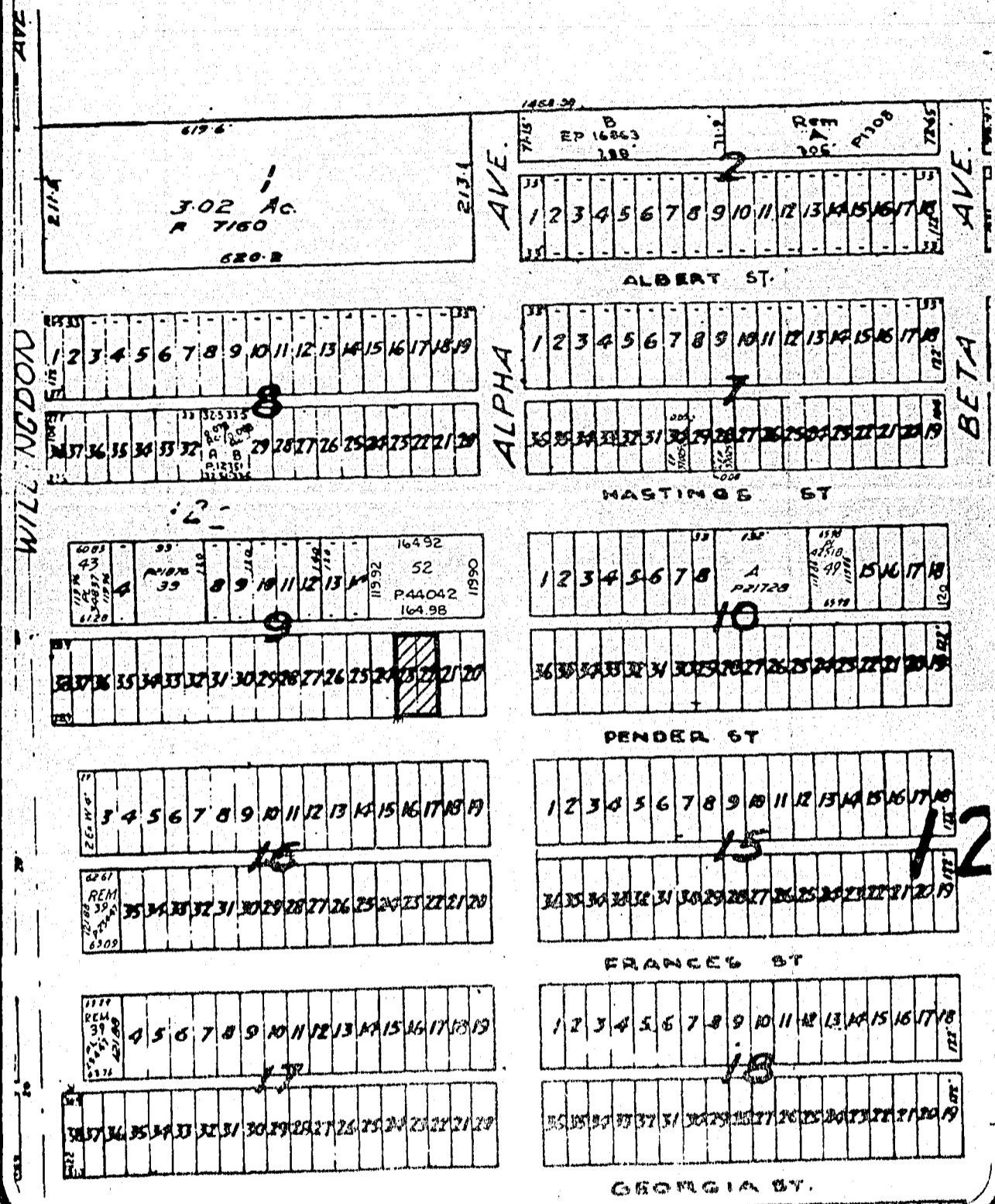
- 4.1 The submission of a suitable plan of development reflecting the design criteria outlined above.
- 4.2 The consolidation of the subject properties into one legal lot.

- 4.3 The construction and submission of monies to guarantee such construction of the north half of Pender Street abutting the McDonald's parking area to the municipal standard including the installation of boulevard street trees and associated landscaping.
- 4.4 The submission of a letter of undertaking that the existing structures will be removed from the site within six months of rezoning being completed but not until after Third Reading of the zoning bylaw.

~~LBB:bp~~
LBB:bp
Attach.

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

ITEM 21
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING May 24/77



SCALE	1"=200'
DRAWN	lbb
DATE	MAY, 74

RZ # 19/74

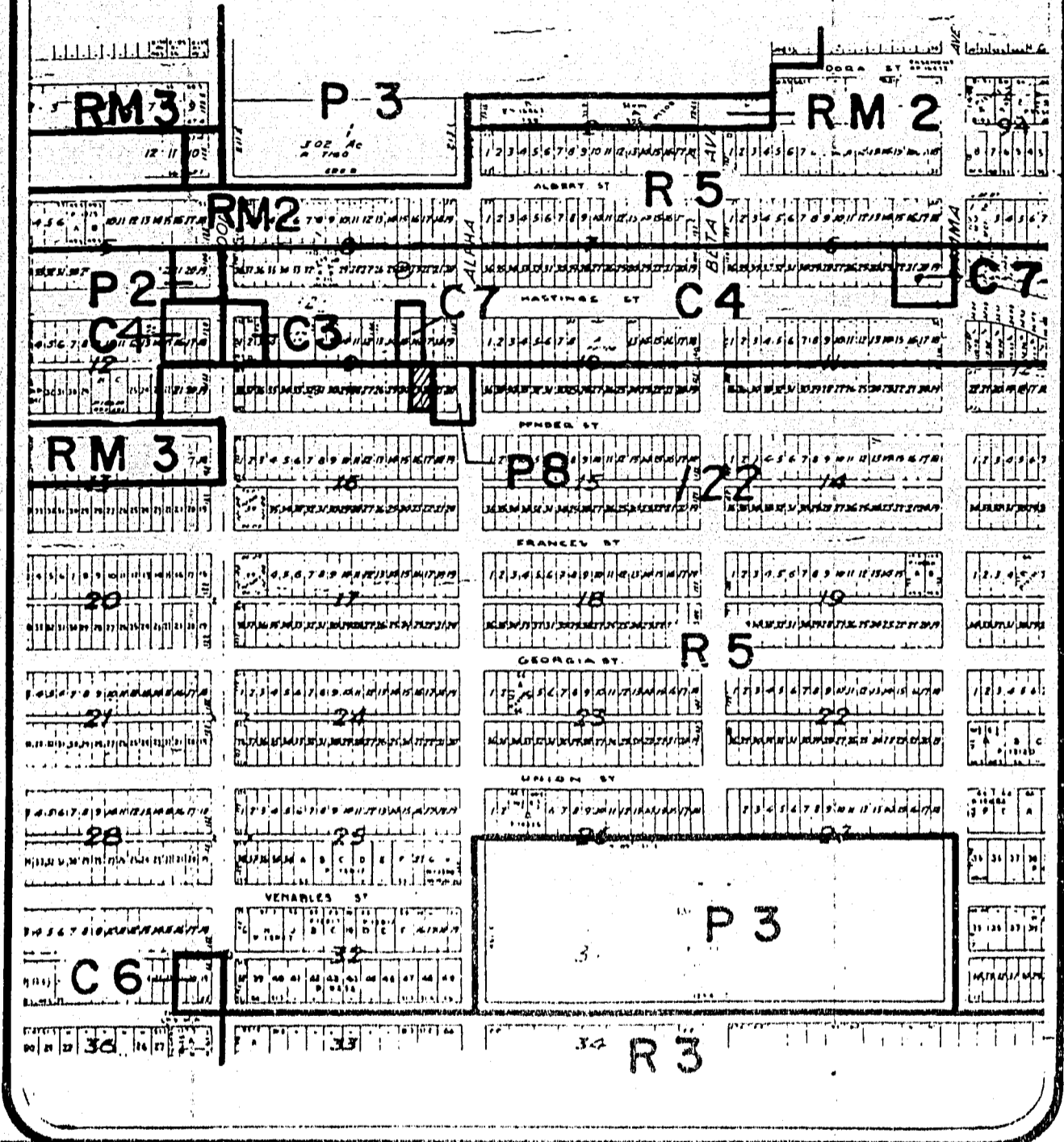


165



BURNABY PLANNING DEPARTMENT
 SHEET # 1

ITEM	21
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77



SCALE	1" = 400'
DRAWN	lbb
DATE	MAY, '74

RZ #19/74



BURNABY PLANNING DEPARTMENT

SHEET 24 # 2

