

ITEM 16  
MANAGER'S REPORT NO. 57  
COUNCIL MEETING Aug. 29/77

Re: REZONING REFERENCE #39/77  
2210 WILLINGDON AVENUE

Following is a report from the Director of Planning dated August 17, 1977 requesting rezoning in order to consummate the sale of the subject Municipally-owned property according to the terms outlined when it was tendered.

RECOMMENDATION:

1. THAT Council receive the report of the Planning Department and that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on September 26, 1977 as outlined in Section 2.0 of the Director of Planning's report.

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PLANNING DEPARTMENT  
AUGUST 17, 1977

**TO: MUNICIPAL MANAGER**  
**FROM: DIRECTOR OF PLANNING**  
**SUBJECT: REZONING REFERENCE #39/77**  
**2210 Willingdon Avenue**

**1.0 GENERAL INFORMATION:**

- 1.1 Applicant: The Corporation of the District of Burnaby
- 1.2 Subject: Application for the rezoning of:  
Legal: Lot 136, D.L. 124, Plan 51591  
From: Manufacturing District (M1)  
To: Light Industrial District (M5)
- 1.3 Location: The subject site is located on the southwest corner of Willingdon Avenue and Dawson Street (see attached location sketches #1 and 2).
- 1.4 Site: The subject site is rectangular in shape with an area of 38,824 square feet, a width of 270 feet, and a depth of 143 feet.
- 1.5 Services: The Municipal Engineer has been requested to provide relevant servicing information.
- 1.6 Applicant's Intentions: The Corporation has requested rezoning in order to consummate the sale of the subject Municipally owned property according to the terms outlined when it was tendered.

2.0 INTRODUCTION:

Since the subject Municipally-owned property has been the topic of recent Council consideration relative to its public tender and sale to Ledingham Properties Limited, the Planning Department is of the opinion that Council consideration of rezoning at this time is warranted as a means of avoiding any further delay towards its appropriate development. It is therefore recommended that Council consider this rezoning application out of sequence and have it advanced to a Public Hearing prior to the Council meeting of September 26, 1977.

3.0 SITE OBSERVATIONS:

The subject site is presently vacant with abundant natural vegetation and has a moderate north to south slope. To the north lies a one storey automotive service facility housing Budget Brake and Muffler and Cottman Transmission Centre Limited. To the east of the site is a modest residence in poor condition situated on a large parcel at the southwest corner of Dawson Street and Alpha Avenue. Several automotive service facilities such as Burnaby Radiator, Pacific Frame and Alignment and Midas Muffler lie to the west fronting Willingdon Avenue. To the south lies a large relatively new industrial facility occupied by Cullen Detroit Diesel Limited. Vehicular access to the site is via Dawson Avenue which is developed to interim standards whereas Willingdon is constructed to full Municipal standards.

4.0 BACKGROUND INFORMATION:

4.1 On May 2, 1977, Council authorized the Land Agent to offer the subject property for sale by public tender subject to the prospective purchasers submission of a written description of their proposed development. Further, that the development be in conformity with the Light Industrial District, M5 regulations and that the Planning Department be given an opportunity to review the project description towards providing comments relative to its appropriateness prior to final tender approval by Council.

4.2 Subsequent to receiving respective bids and project descriptions, Council on July 4, 1977, adopted the following recommendation:

THAT the tender from Ledingham Properties Limited in the amount of \$277,600 be accepted.

4.3 The successful bidder has now submitted design drawings of his proposed development for Preliminary Plan Approval. The proposal is comprised of a two-storey warehouse and office building totalling 21,268 square feet (20.4% site coverage) with on-site parking for 56 cars and 6 loading spaces. Vehicular access is to be taken from Dawson Street only, and the building reflects M5 setbacks and site development standards as required by the terms of the tender.

The office component (7,920 square feet) is intended to provide rental accommodation for an administrative office use that is permitted as a principal use under the M5 regulations that were specified in the tender, but not permitted under currently-prevailing M1 zoning.

As a result, in order to accommodate the use intended, and in accordance with both the specified items set out by the Municipality and the tender that has been accepted and to allow the land sale to be completed as originally contemplated, it is necessary to rezone the land to the M5 Light Industrial District category. In the meanwhile, the Planning Department has agreed with the developer to process the current

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Preliminary Plan Approval application on the basis of M5 development standards, in order to not create undue delay and at the same time to assure that the building will conform wholly to M5 standards such that no non-conformity would be created by passage of the rezoning by-law.

5.0 GENERAL COMMENTS:

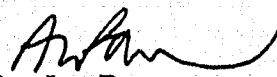
- 5.1 The subject site is found within the Central Valley Industrial area of the Municipality and more specifically, within an area referred to as the Willingdon Avenue Corridor which extends along both sides of Willingdon Avenue between the Lougheed Highway and Canada Way.

Significant redevelopment is taking place in this area as evidenced by Rezoning Reference #62/75 involving a proposed comprehensive office/warehouse complex located on the north-east quadrant of the Willingdon Avenue/Trans Canada Highway Interchange (see Sketch #1). High quality office/warehouse development of this nature provides the most logical redevelopment for this area since it represents an important link and transition of land use between the Brentwood Town Centre to the north and the BCIT precinct and MetroTown to the south.

- 5.2 Inasmuch as this rezoning request will satisfy the terms outlined in the tender of the subject Municipal property, the proposed M5 zoning designation will in addition provide for the advancement of the logical land use pattern emerging in the immediate area.

6.0 RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on September 26, 1977 as outlined in Section 2.0 of this report.

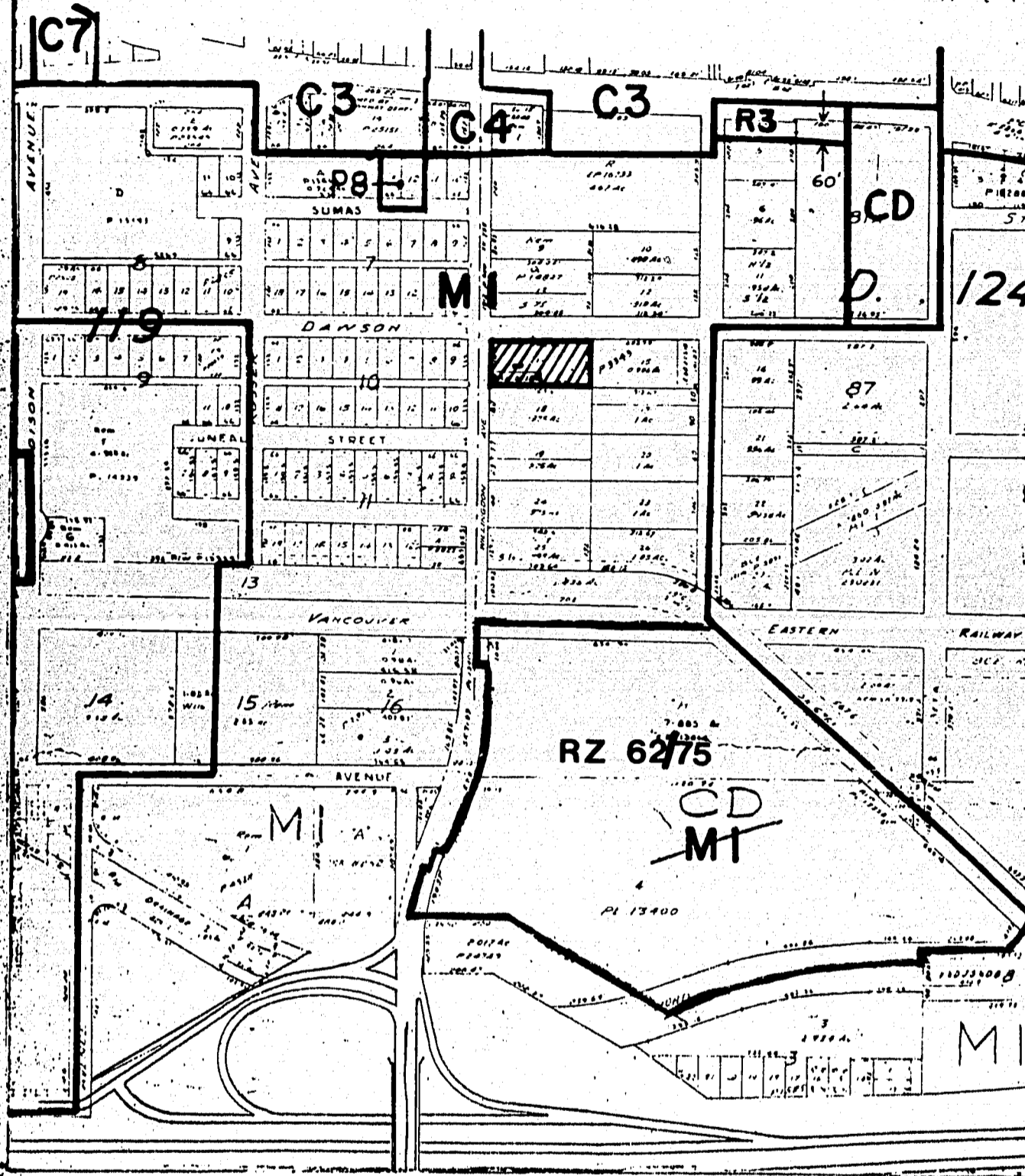
  
A. L. Parr  
DIRECTOR OF PLANNING

PDS:DGS/sam  
Attach.

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T I N U E D O N T R I



Date  
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Scale  
 1" = 400'

Drawn By  
 P.D.S.

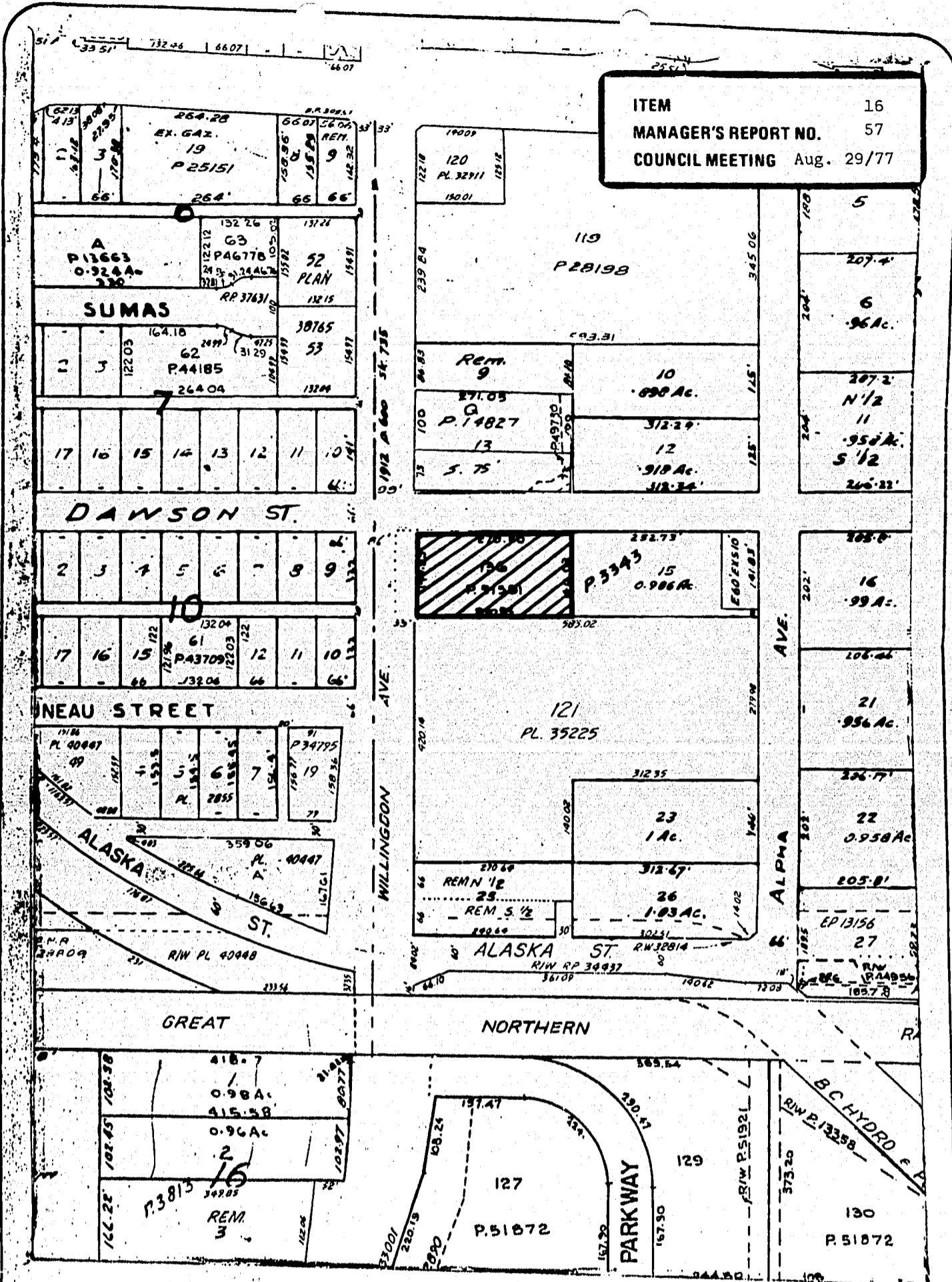


Burnaby Planning Department



REZONING REFERENCE # 39/77

SKETCH # 1

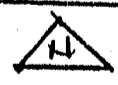


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Date  
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Scale  
 1" = 200'

Drawn By  
 P.D.S.



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SKETCH #2