

ITEM	3
MANAGER'S REPORT NO.	22
COUNCIL MEETING	1978 03 20

Re: REZONING REFERENCE # 49/77
4010 CANADA WAY
LOT 125, D.L. 68, PLAN 47246

Following is a report from the Director of Planning on Rezoning Reference #49/77.

RECOMMENDATION:

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

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PLANNING DEPARTMENT
1978 MARCH 13

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #49/77
LEGAL: Lot 125, D.L. 68, Plan 47246
ADDRESS: 4010 CANADA WAY
APPLICANT: COOPER TANNER & ASSOCIATES LIMITED,
#206, 1675 WEST 8TH AVENUE,
VANCOUVER, B. C. V6J 1V2

1.0 SHORT DESCRIPTION OF THE PROJECT:

The subject rezoning request involves the proposal to construct a religious facility for the Ismaili Regional Council For Western Canada.

2.0 BACKGROUND INFORMATION:

Council, on 1978 January 23 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. (Please refer to the attached rezoning report.)

The applicant has now submitted a plan of development that is suitable for presentation to a Public Hearing.

3.0 DEVELOPMENT COMMENTS:

3.1 The subject site is being rezoned:

From: Residential District Five (R5)

To: Comprehensive Development District (CD)

For the purposes of this Comprehensive Development plan, the P5 Community Institutional District regulations will be utilized.

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- 3.2 The proposed religious facility has been carefully sited and designed to provide an appropriate interface with its adjacent land uses and a functional compatibility with respect to vehicular access and circulation. In this respect, the required parking area is intended to be situated within the northern portion of the site with access from Curle Avenue approximately 53 m (175 feet) south of Canada Way. As such, vehicular movement and parking will occur away from the adjacent residences located to the north and visually screened by the proposed building. A landscaped berm 8 m (25 feet) wide adjacent to Canada Way and 5 m (15 feet) wide adjacent to Curle Avenue will be provided to visually screen the surface parking area from these streets. In addition, the parking area will be at an elevation lower than Curle Avenue with landscaped islands separating the parking rows.

The proposed single storey building consisting of a main prayer hall, a meeting room, 4 classrooms and ancillary offices etc. will be basically rectangular in shape and located within the southern portion of the site. The building will have a relatively low profile with a floor level below that of Curle Avenue. A landscaped berm will be developed on the south and west sides with the formal entrance area located on the northwest corner of the building. The building will be setback from the south property line by 9 m (30 feet). The main prayer hall portion of the facility will project above the remainder of the building to an average height of approximately 7 m (22 feet) above grade. External building materials will be brick, white precast concrete and cedar lattice work.

- 3.3 The applicant will be responsible for constructing an east-west road adjacent to the south property line of the site to full Municipal standards. This street is intended to connect with the Kalyk Avenue cul-de-sac to the east thereby providing appropriate vehicular circulation in the immediate area (see attached Sketch #1). Additional road construction required to complete the connection will be accomplished through suitable redevelopment and rezoning of Lots 3 & 4 to the east.
- 3.4 Since a number of mature deciduous and evergreen trees are located throughout the site, effort should be made for their preservation wherever possible. It will therefore be necessary for the applicant to conduct a tree survey of the site and incorporate as many specimens as possible into a landscape plan.
- 3.5 Approval from the Ministry of Highways and Public Works will be required for this rezoning request.
- 4.0 DEVELOPMENT PROPOSAL:
- 4.1 Site Area : 6 527 m² - .625 7 ha (70,627 sq. ft. - 1.62 acres)
- 4.2 Site Coverage : provided - 21% - permitted - 40%
- 4.3 Building Height : provided 7 m (23 feet)
permitted 12 m (40 feet)

- 4.4 Parking : provided - 94 spaces
 required - 72 spaces
- 4.5 Loading : provided - 1 space
 required - 1 space
- 4.6 Exterior Materials and Finish:
- white precast concrete, giant brick, light green copper
 roofing, solar bronze glazing and wood lattice screening.

5.0 RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and request that a rezoning By-Law be prepared and that the rezoning be advanced to a Public Hearing on 1978 April 18 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:

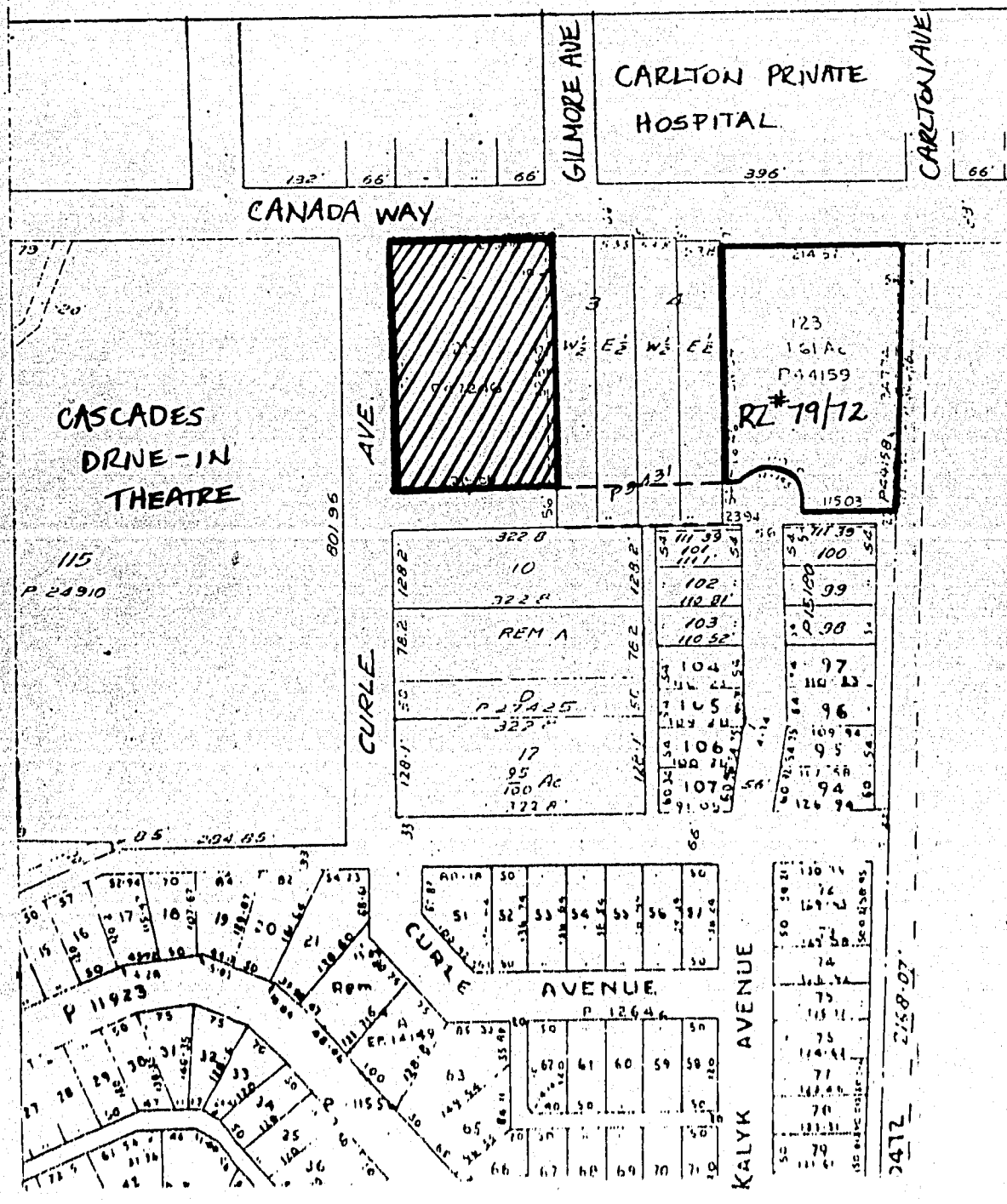
- (a) The submission of a suitable plan of development.
- (b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-Law.
- (c) The granting of any necessary easements.
- (d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the road construction outlined in Section 3.3. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (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.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The retention of as many existing mature trees as possible on the site and incorporation into a landscape plan.
- (h) The approval of the Ministry of Highways and Public Works to the rezoning application.


A. L. Parr
DIRECTOR OF PLANNING

PDS/sam
Attachments

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Date
 1978 MARCH

Scale
 1:2400

Drawn By
 P.D.S.



SKETCH #1

Burnaby Planning Department

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #49/77
1978 JANUARY 23

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ITEM #4

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Cooper Tanner and Associates Limited
#206 - 1675 West 8th Avenue
Vancouver, B. C. V6J 1V2
- 1.2 Subject: Application for the rezoning of:
Lot 125, D.L. 68, Plan 47246
From: Residential District Five (R5)
To: Comprehensive Development District (CD)
- 1.3 Address: 4010 Canada Way
- 1.4 Location: The subject site is situated at the southeast corner of Curle Avenue and Canada Way (see attached location Sketches 1 & 2).
- 1.5 Size: The subject site is rectangular in shape with an area of 6 500 m² (1.62 acres), a width of 65 m (215 ft.) and a depth of 100 m (328 ft.)
- 1.6 Services: All Municipal services are available and adequate to serve the subject site.
- 1.7 Applicant's Intentions: The applicant has requested rezoning for the purposes of constructing a religious facility.

2.0 SITE OBSERVATIONS:

The subject site has a slight east-west slope and is presently undeveloped with a number of mature deciduous and evergreen trees located throughout. The Cascades Drive-In Theatre is located to the west across Curle Avenue and the Schou Street Elementary School is located to the north across Canada Way. To the south of the site lie a number of modest single family residences fronting Curle Avenue. Four well maintained single family homes fronting Canada Way lie to the east of the site, beyond which lies a new senior citizens complex (Finnish Manor). Canada Way and Curle Avenue are developed to full Municipal standards. Access to the site is presently from Canada Way.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1973 February 03, Council gave Two Readings to R.Z. #79/72 involving a request to develop a Personal Care home on the subject property. Due to the bankruptcy of the applicant/developer, Burnaby Personal Care Home Properties Limited, the rezoning request was not advanced beyond Two Readings of the By-Law.

- 3.2 Pursuant to the completion of the requisite conditions ¹¹⁶ of rezoning, the applicant (as per R.Z. #79/72) registered a subdivision plan in the Land Registry Office consolidating the two original properties into one legal parcel and dedicating the southern 17 m (56 ft.) of the property for road construction purposes (see Sketch #2).
- 3.3 Sale of the subject property has since been negotiated by the Ismaili Regional Council for Western Canada who now wish to establish a religious facility on this site. Cooper Tanner and Associates Limited, are acting on behalf of the Regional Council on the subject application.

4.0 GENERAL COMMENTS:

- 4.1 The subject site is situated within Community Plan Area "I" and has been designated for the development of institutional uses such as senior citizens facilities, private hospitals, churches etc. Such institutional uses are intended to be developed in the general area bounded by Curle Avenue, the Gilmore Diversion, Norfolk Street and a new east-west street to be constructed south of Canada Way from Curle Avenue through to Kalyk Avenue (see attached Sketch #3). Council is advised that the Carlton Private Hospital located at the northeast corner of Canada Way and Gilmore Avenue is found within this institutionally designated precinct as is the Finnish Manor which was recently constructed to the east of the subject site and approved through R.Z. #73/71 (see Sketch #2).
- 4.2 The proposed religious facility will include a main prayer hall and additional meeting rooms or classrooms contained within a low profile one storey building. This facility is intended to be utilized for daily religious services conducted at the following times:
1. Evening sessions from 19:00 h to 21:00 h excepting Fridays which would be from 19:30 h to 21:30 h.
 2. Morning sessions from 3:30 h to 5:30 h.
- Attendance at the evening sessions would be approximately 300 persons and up to 500 persons on Fridays. It is expected that approximately 40 persons would be attending the early morning sessions. The meeting rooms will be used for religious education and seminar purposes.
- 4.3 The subject site requires rezoning to the CD Comprehensive Development District utilizing the P5 Community Institutional District regulations. The applicant will be responsible for the construction of a road adjacent to the south property line of the site which will eventually connect with the Kalyk Avenue cul-de-sac to the east. (see Sketch #2) Vehicular access to the site will not be permitted from Canada Way and should be taken from Curle Avenue or from the new road to be constructed.
- 4.4 The development site is expected to provide generous building setbacks from the adjacent streets which should be well landscaped. Existing mature tree specimens should be preserved wherever possible. The facility must be of high quality architectural design with the use of natural types of exterior finishes. All surface parking within

the site will require abundant visual screening from the adjacent streets to avoid an unsuitable interface with the adjacent uses and particularly those existing residential uses located to the south.

- 4.5 The Planning Department advises that the proposed religious facility provides a suitable land use in the context of the Community Plan and will further those objectives outlined therein. It is therefore appropriate for this rezoning request to be brought forward for Council consideration and that the Planning Department be authorized to work with the applicant towards the preparation of a suitable plan of development to be the subject of a further, more detailed report for Council. It is also appropriate for Council to formally abandon the previous rezoning by-law affecting this property as referred to in Section 3.1 of this report.

5.0 RECOMMENDATION:

It is recommended:

- 5.1 THAT Council authorize the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.
- 5.2 THAT Council abandon Rezoning Reference #79/72 being "Burnaby Zoning By-Law 1965 Amendment By-Law 3, 1973 (By-Law #6225)".

AW
PDS/sam
Attachments

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cooper tanner and associates ltd.

CONSULTING ENGINEERS -- DESIGN CONSULTANTS

December 30, 1977

Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C.

Attention: Mr. J. Hudson,
Municipal Clerk

Dear Sir:

Re: Application for Rezoning of the
Property located at 4010 Canada Way

This letter is to accompany our Application for Rezoning of the above noted property and will describe the contemplated development and intended use.

The proposed development is to consist of a single story building with a floor area of approximately fifteen thousand square feet (15,000 sq.ft.) capable of being expanded in the future to approximately twenty thousand square feet (20,000 sq.ft.).

The building will contain a main hall and several meeting rooms or class rooms. The entry will be provided with washrooms and it is hoped to incorporate a small room where light refreshments and snacks may be prepared.

The building is to be utilized principally as a religious facility with daily services as a rule at the following times:

1. Evening Sessions from 7:00 p.m. to 9:00 p.m., except on Fridays, which would be from 7:30 p.m. to 9:30 p.m.
2. Morning Sessions from 3:30 a.m. to 5:30 a.m.

206 - 1675 WEST 8th AVENUE, VANCOUVER, BRITISH COLUMBIA V6J 1V2 PHONE 732 7451
45 BASTION SQUARE, VICTORIA, B.C. V8W 1J1 PHONE 385 2478
305 - 31 YALE ROAD EAST, CHILLIWACK, B.C. V2P 2P2 PHONE 702 7341

Corporation of Burnaby

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Attendance will generally be in the region of 300 persons for the evening sessions, except possible 500 persons on Fridays, and approximately 40 persons for the morning sessions.

You will notice that the facility will be used primarily in the very early mornings and the evenings and thus will in no way affect the peak traffic flows in the area. In addition, access to the site will be restricted to Curle Avenue, causing minimum disruption to the Canada Way traffic.

The building will be architecturally designed with consideration being given to aesthetics and surrounding developments. The building will have generous set-backs from the adjacent streets and the property will be well landscaped. The surface parking areas will be well screened from the streets and from the adjacent properties.

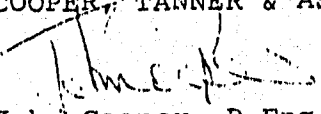
It is our intention to provide a facility of high quality which will be considered as a substantial asset to the neighbourhood. You will appreciate that the users of this facility are all residents of Burnaby, there being approximately 400 families of the faith within the District.

Since the facility as a rule will not be utilized during the daytime, it is anticipated that it will be made available for public use for meetings and children's day-care, etc.

We respectfully request your favourable consideration of the rezoning application.

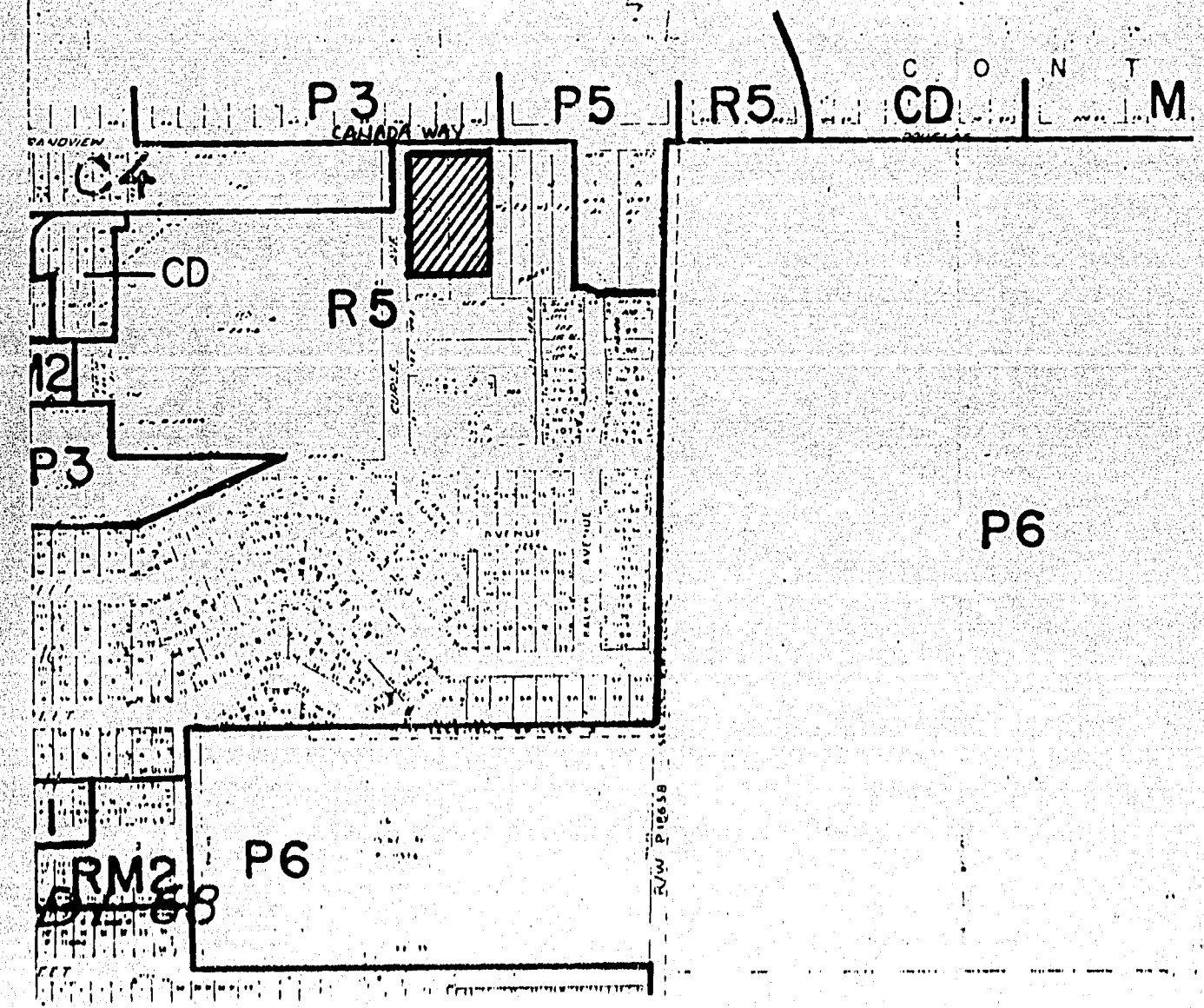
Yours truly,

COOPER, TANNER & ASSOCIATES LTD.


John Cooper, P.Eng.

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Date
 1978/JAN 1

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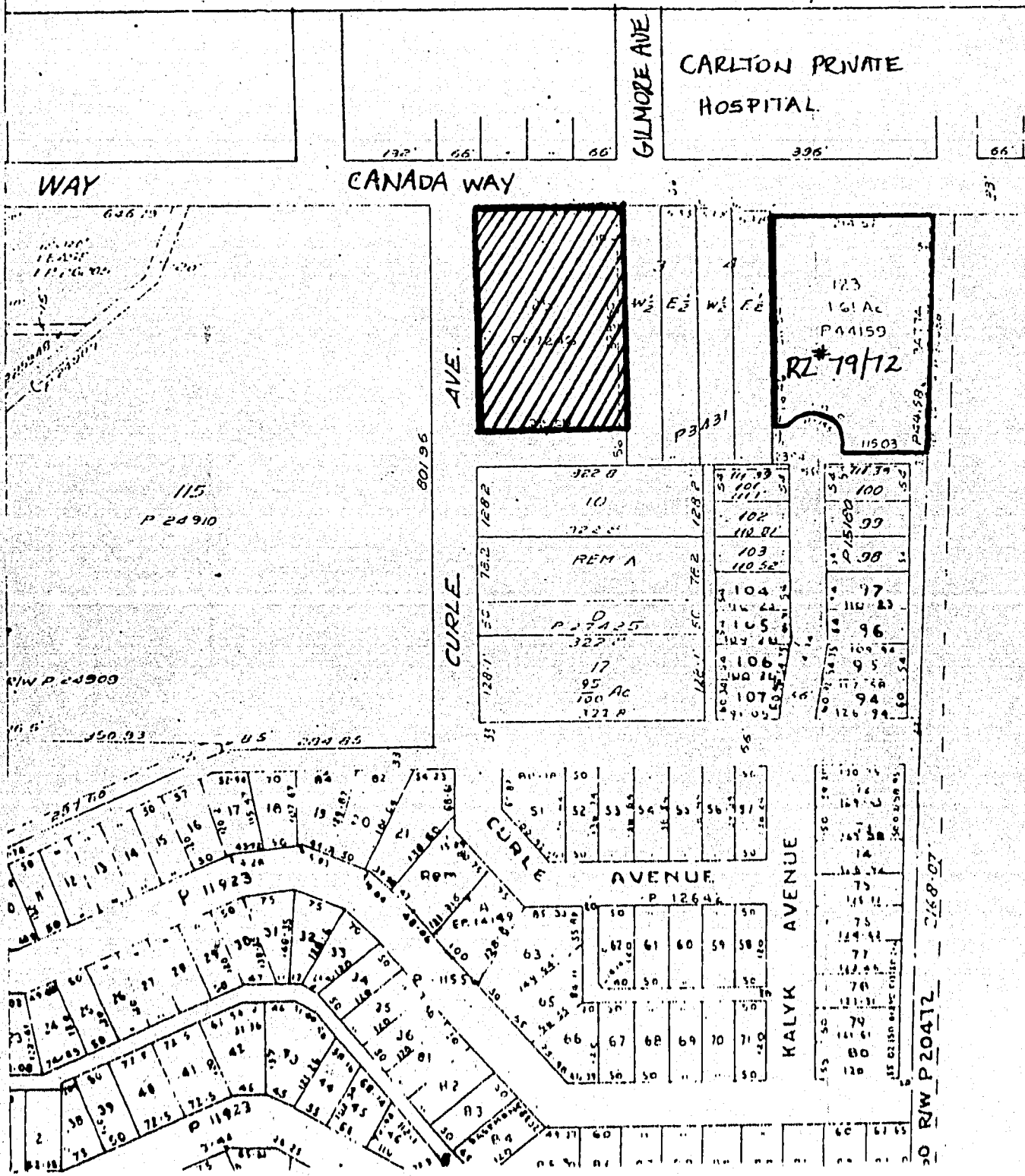


Burnaby Planning Department

REZONING REFERENCE #49/77

SKETCH #1

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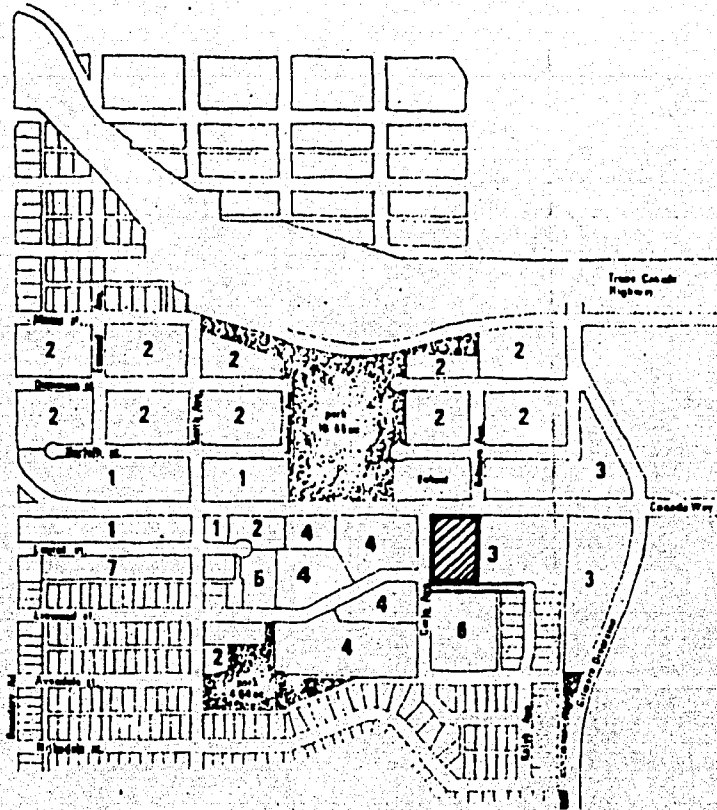
Burnaby Planning Department

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SKETCH #2

1. proposed commercial development
2. proposed medium density apartment development 50-60 units/acre
3. proposed institutional development
4. proposed comprehensive development 50-60 units/acre
5. proposed senior citizens site
6. proposed low density townhouse development 10-12 units/acre or single family subdivision
7. proposed commercial parking area



**community plan area i
 proposed subdivision**

SCALE: 1" = 875'

Date	
1978/JAN	
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KDS.	

Burnaby Planning Department



SKETCH #3