

RE: PRELIMINARY PLAN APPROVAL APPLICATION NO. 4809  
5057 KINGSWAY AT MARLBOROUGH  
BURNABY METROTOWN AREA

ITEM 5  
MANAGER'S REPORT NO. 82  
COUNCIL MEETING 1978 11 20

Following is a report from the Director of Planning regarding an application for a PPA relative to a property that is located in the Burnaby Metrotown area.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PRELIMINARY PLAN APPROVAL APPLICATION 4809  
5057 KINGSWAY AT MARLBOROUGH

1978 NOVEMBER 13

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

At the 1977 October 24 meeting of Council, a report was received (Item #7, Manager's Report No. 73) recommending that application for Preliminary Plan Approval relating to property within the Metrotown area be referred to Council together with a staff report. In the report it was mentioned that this procedure was being proposed as an interim step pending Council's approval of the Metrotown Development Plan and the institution of the interim development control program that is proposed in the Metrotown report.

The recommendation was adopted by Council, with the understanding that this would apply to new applications only, and would not be retroactive to those developments that have been previously approved through rezoning.

CURRENT PROPOSAL - PPA 4809

The application that is currently being processed for 5057 Kingsway represents a proposed change of use of the property with minimal physical redevelopment work involved.

The property is located as shown on the attached sketch. The property was formerly occupied by a gasoline service station and associated repair garage facility, together with a legally non-conforming dwelling. The gasoline service station ceased operation

in 1978 November and has remained vacant since that time. The property is zoned C4 Service Commercial District and lies within an area proposed under the submitted Burnaby Metrotown Development Plan report for land assembly and development as part of a secondary mixed-use area.

The proposed interim use involves a change to an auto glass sales and installation shop, permitted under Section 304.1(27) of the Zoning Bylaw. The applicant contemplates only a minimum of capital expenditures on building improvements (namely, painting of the building exterior and removal of a non-conforming canopy). The non-conforming residence is to be removed, and the applicant proposes to meet the minimum required standards of the Zoning Bylaw which apply to this change of use, including provision of necessary on-site parking and loading, and the landscaping of the required 20' front yard.

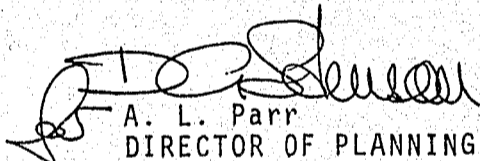
GENERAL DISCUSSION

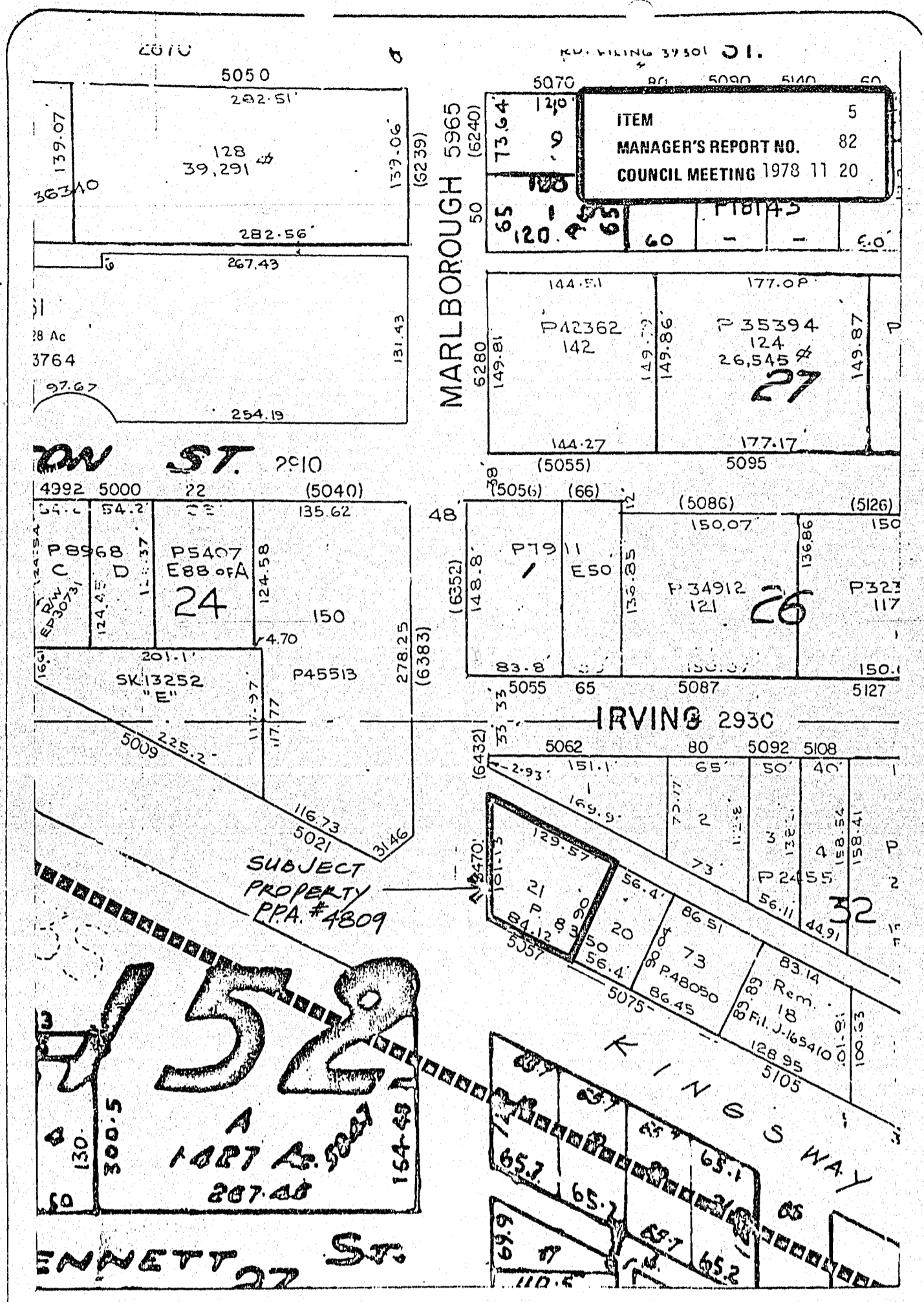
The Planning Department has examined this proposal and discussed the applicant's intentions thoroughly with him. On the basis of what is proposed, we are able to support the proposal as an interim use of the land although the use is not in line with the ultimate objectives of the Metrotown Plan. It is our view that it is reasonable and realistic to support the maintenance of a short-term economic use of existing developed properties so long as the normal standards of the Bylaw are met, major expenditures and further capital investments on existing buildings are not involved, and the activity proposed would not seriously conflict with the evolving urban use patterns being proposed for the area.

Unless otherwise directed, the Planning Department proposes to issue Preliminary Plan Approval #4809 subject to the terms outlined above, and subject to the normal requirements of the Zoning Bylaw in this class of use.

This is for the information of Council.

*AmP*  
JK/nb  
attach.

  
A. L. Parr  
DIRECTOR OF PLANNING



ITEM	5
MANAGER'S REPORT NO.	82
COUNCIL MEETING	1978 11 20

Date  
Nov. '78

Scale  
1" = 100'

Drawn By

Burnaby Planning Department

PROPOSED CHANGE OF USE  
P.P.A. #4809  
METROTOWN AREA  
5057 KINGSWAY (AT MARLBOROUGH)

