

ITEM	14
MANAGER'S REPORT NO.	82
COUNCIL MEETING	1978 11 20

RE: REZONING REFERENCE NO. 27/78
LOT 2, EXC. SKETCH 1495 AND 6657, D.L. 33, PLAN 944
4551 PRICE STREET

Following is a report from the Director of Planning regarding
Rezoning Reference No. 27/78.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1978 NOVEMBER 15
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #27/78, LOT 2 EXC. SKETCH 1495 AND
6657, D.L. 33, PLAN 944, 4551 PRICE STREET

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange By-Law as described in Section 3.3 of this report, contingent upon the granting by Council of First and Second Reading of the subject rezoning By-Law.
2. THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared for the subject property, and THAT the following be established as prerequisites to the completion of rezoning.
 - a) The submission of a suitable plan of development incorporating the design measures outlined in Section 3.1 of this report.
 - b) The completion of the requisite Road Exchange By-Law.
 - c) The consolidation of the net project site into one legal parcel.
 - d) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) 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.
 - g) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. 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.
 - h) 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.

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REPORT

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2.0 BACKGROUND INFORMATION

In consideration of the above referenced rezoning application, Council, on 1978 November 14, directed that the subject proposal be advanced to a Public Hearing to be held 1978 December 12. (Please refer to the attached report).

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The following report outlines the siting and development of the site for parking purposes, and recommends appropriate conditions as prerequisites to finalization of rezoning.

3.0 GENERAL COMMENTS

3.1 In view of the proposed rezoning and land use and its potential impact on the surrounding residential properties, the following planning and design measures should be incorporated into a suitable plan of development in order to ameliorate wherever possible, any environmental concerns.

- a) The parking area should be visually screened from the adjacent residential properties to the east and south. A minimum landscape strip 6 m (19.69 ft) in width must be installed in this regard. A landscaped strip 2 m (6 ft) in width and height will be required adjacent to the west property line of the subject property. Extensive landscaping and/or earth berming should be required to ensure appropriate screening.
- b) In order to ensure that traffic generated from the parking facility does not interfere with the adjacent residential properties, access should not be permitted from Harken Drive or Price Street. All access should be from the existing parking facility located to the north and from the northerly end of the existing north-south lane located to the immediate west of the site. Access should also not be permitted from the site to this north-south lane in order to provide a continuous landscape strip adjacent to its west property (see attached sketch #4)

3.2 In view of the proposed access and circulation pattern, the existing undeveloped east-west lane allowance located to the immediate north of this site would become redundant and be more effectively used for parking purposes by the church. However, it will also be necessary to note that a turn-around facility will be required at the northerly end of the existing north-south lane. As a result, the applicant will be responsible for the appropriate dedication and construction required to provide this facility (see sketch #4).

It will also be necessary for the applicant to dedicate that portion of the subject site adjacent to Harken Drive and Price Street in order to accommodate future widening and upgrading of these streets to full Municipal standards.

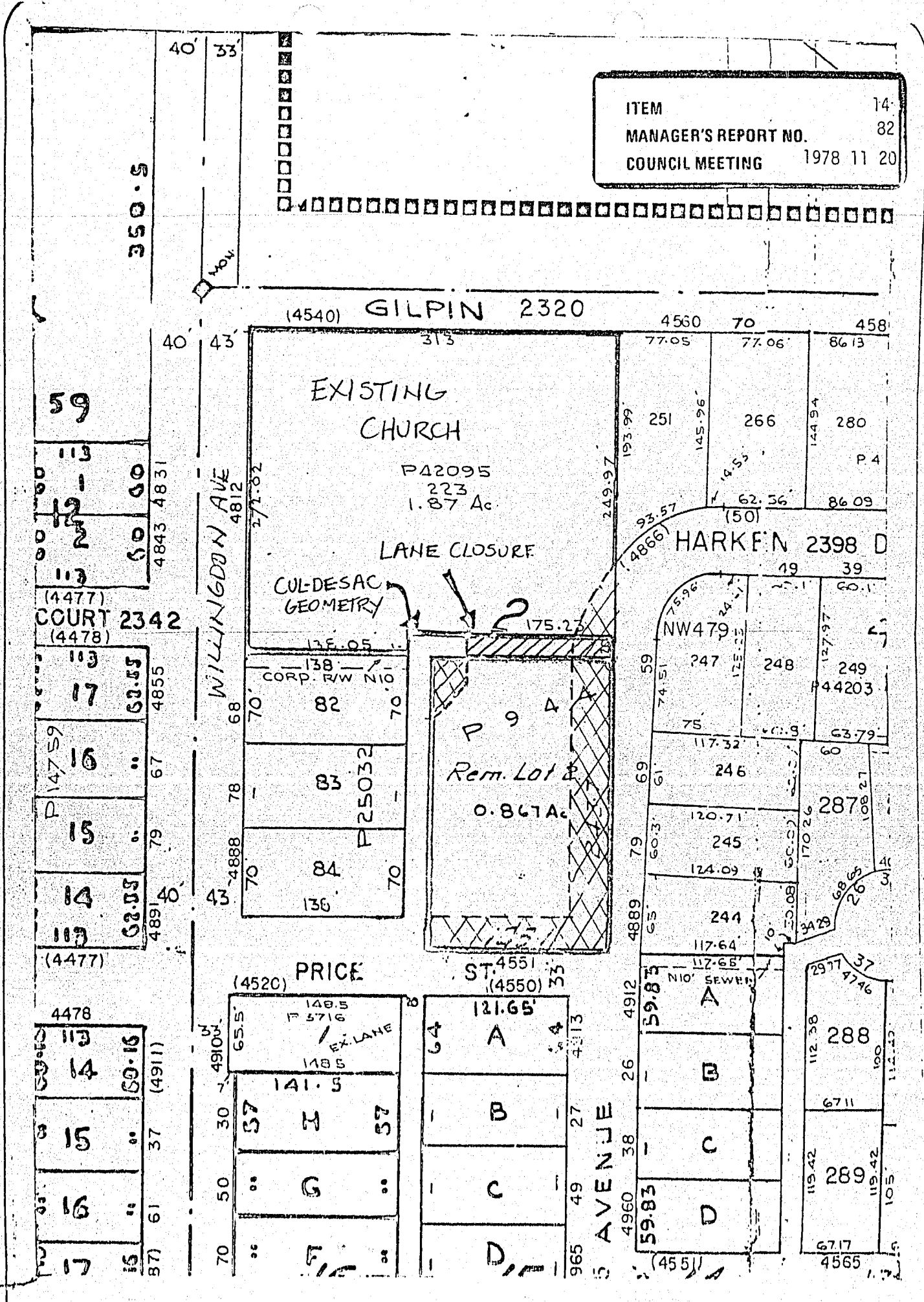
It is therefore appropriate for Council to authorize the introduction of a Road Exchange By-Law to accomplish the above lane consolidation and dedications required for road widening.

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PDS/nb

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING

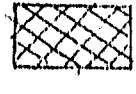
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Date
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 Scale
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Burnaby Planning Department

SKETCH #4

 REQUIRED ROAD DEDICATION

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #27/78
1978 NOVEMBER 14

ITEM # 3

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1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Raymond Letkeman, Architect, 1570 Edgewater Lane, North Vancouver, B. C. V7H 1T2 **149**
- 1.2 Subject: Application for the rezoning of:
Lot 2 exc. Sketch 1495 & 6657, D.L. 33, Plan 944
From: Residential District Four (R4)
To: Parking District (P8)
- 1.3 Address: 4551 Price Street
- 1.4 Location: The subject site is located at the northwest corner of Price Street and Pioneer Avenue (see attached location sketches 1 & 2).
- 1.5 Size: The subject site is rectangular in shape with an area of 3 504 m² (38,992 sq. ft.), a width of 48 m (160 ft.) and a depth of 73 m (243.7 ft.).
- 1.6 Services: The Municipal Engineer has been requested to provide relevant servicing information.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to utilize the site for parking purposes in association with the adjacent church.

2.0 SITE OBSERVATIONS:

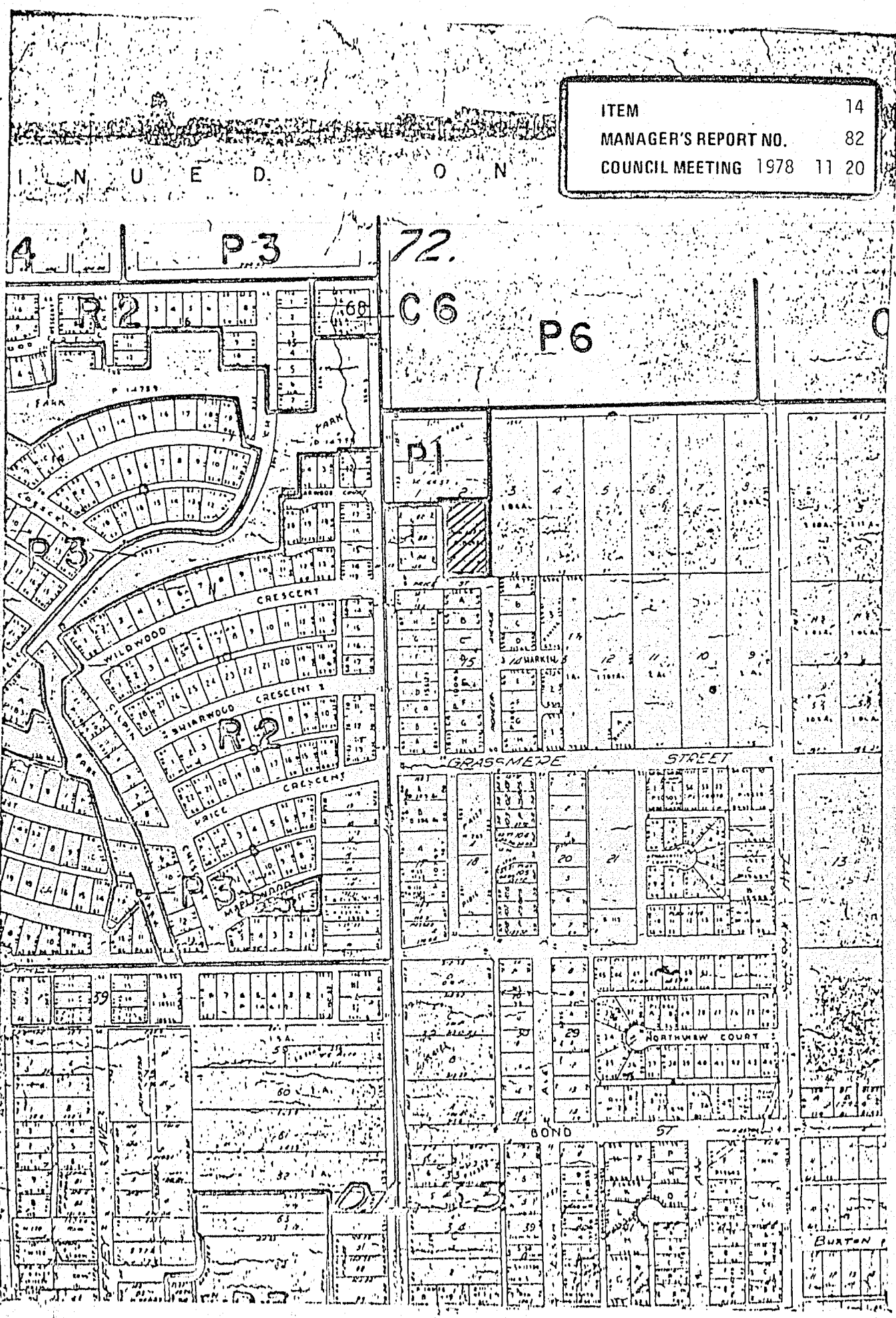
The subject site is currently occupied by a small wood frame home approximately 50 to 60 years of age and a small tool shed. A portion of the property is comprised of a large rear yard with numerous fruit trees and a small vegetable garden. The remainder of the site, covering approximately 50% of its area has been cleared of any prominent trees and is presently occupied by tall grass and bush. Located to the north of the subject site is a paved parking lot associated with the Willingdon Mennonite Brethern Church. Numerous attractive new homes are found to the immediate east of the subject site. To the south lies a well-established residential subdivision comprised of well maintained homes approximately 15 to 20 years of age. Fairly new single family homes fronting Willingdon Avenue also lie directly to the west of the subject site. All adjacent roads excluding Harken Drive are paved without curbs and sidewalks.

3.0 GENERAL DISCUSSION:

- 3.1 The subject site is located within a well established single and two family residential enclave zoned R4 which extends generally east of Willingdon Avenue and north from Moscrop Avenue to Sardis Street (see attached



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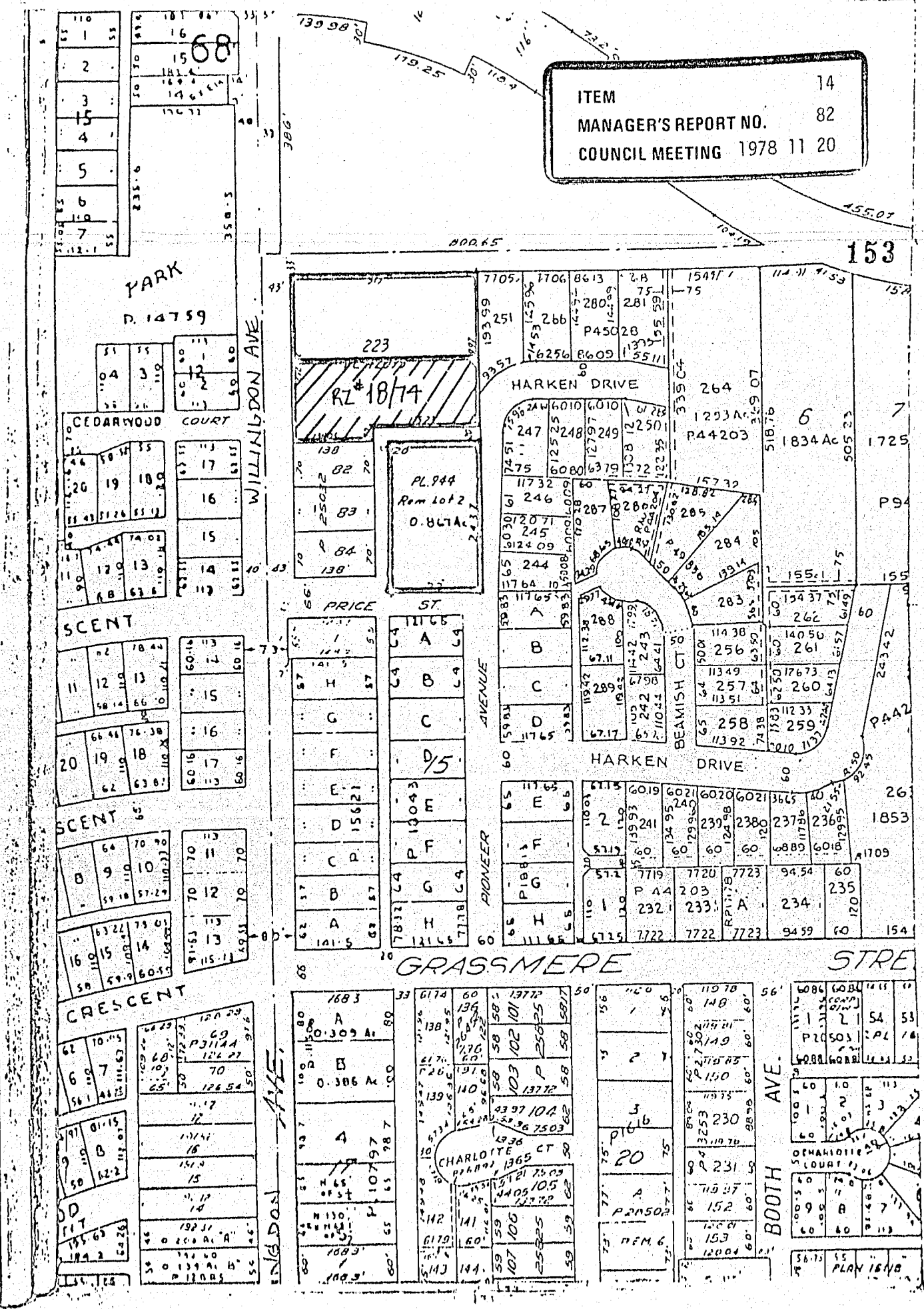


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 SKETCH # 2

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SKETCH #3

Burnaby Planning Department