

ITEM	12
MANAGER'S REPORT NO.	69
COUNCIL MEETING	1979 10 15

RE: REZONING REFERENCE #32/79

Following is a report regarding Rezoning Reference #32/79.

The current applicant for this subject development has concluded extensive preliminary feasibility and design studies and has reached a stage which is appropriate for the presentation of this project to a public hearing. The next regularly scheduled public hearing is 1979 December 11. However, the applicant is highly desirous of a public hearing in November in order to meet a financial schedule requiring significant economic commitments in November. The response to the public hearing and submission of the project for consideration for First and Second Reading the week following the public hearing are important bases on which the applicant can make these significant financial commitments. It is therefore requested that Council set a public hearing date of 1979 November 20 for this rezoning proposal.

RECOMMENDATION:

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

\* \* \* \* \*

PLANNING DEPARTMENT  
1979 OCTOBER 04

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #32/79

LOT 4, D.L. 1, PLAN 4231; LOT 6 EXC. PT. S.W. OF  
HIGHWAY ON PLAN 25870, D.L. 1, PLAN 4231; LOT 5  
EXC. PT. S.W. OF HIGHWAY ON PLAN 25870, BLOCK 23,  
D.L. 1, PLAN 4231 (SEE ATTACHED SKETCHES 1 & 2)  
4403, 4505 and 4511 NORTH ROAD

RECOMMENDATIONS:

1. THAT Council abandon "Burnaby Zoning Bylaw 1965, Amendment No. 17 (1976)" being Bylaw No. 6836, which was given Third Reading on 1976 September 27 and which is the predecessor of the subject rezoning application.
2. THAT Council receive the report of the Planning Department; request that a rezoning bylaw be prepared, and advanced to a Public Hearing on 1979 November 20; and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of the occupancy permits will be the completion of all requisite services.
  - (c) 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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- (d) 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 Bylaw.
- (e) The consolidation of the net project site into one legal parcel.
- (f) The granting of any necessary easements.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The approval of the Ministry of Transportation, Communications and Highways to the rezoning application.

REPORT

1.0 GENERAL INFORMATION

1.1 Short Description of Project -

The applicant proposes to develop a three level multi-purpose facility which is intended to accommodate warehousing, limited convenience commercial activities and offices.

1.2 Applicant -

Mr. J. S. Taggart  
 Intercon Management Limited  
 500 Cardero Street On-the-Water  
 Vancouver, B.C., V6G 2W6

1.3 Subject: Application for the Rezoning of -

Lot 4, D.L. 1, Plan 4231; Lot 6 Exc. Pt. S.W. of Highway on Plan 25870, D.L. 1, Plan 4231; Lot 5 Exc. Pt. S.W. of Highway on Plan 25870, Block 23, D.L. 1, Plan 4231.

From: General Industrial District (M2)  
 To: Comprehensive Development District (CD)

1.4 Address: 4403, 4505 and 4511 North Road

2.0 BACKGROUND INFORMATION

On 1976 April 26, Council gave Two Readings to Rezoning Reference #4/76 which involved the proposed development of a phased commercial/warehousing complex consisting of a 4-storey office building, a 4-level warehousing facility and an automotive sales and service centre on the subject site. This rezoning proposal was advanced to Third Reading on 1976 September 27 and was subsequently abandoned for financial reasons.

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3.0 GENERAL COMMENTS

3.1 The site is situated at the southern edge of the Lougheed Town Centre and although it is not included in the Lougheed-Government Community Plan #10, its redevelopment will have a significant impact on the implementation of the plan in general and on its immediate neighbours. It is therefore important to encourage high quality development that is compatible with the adjacent residential uses to the northwest (Villa del Ponte) and the commercial development (North Road Plaza I and II) located to the north.

3.2 The proposed development will be rezoned to the CD (Comprehensive Development District) utilizing the M5 (Light Industrial District) and selected uses for the convenience commercial area from the C1 (Neighbourhood Commercial District) as a guideline.

The warehousing component will occupy the lower level and a small portion of the second level of the facility and the office component will occupy the third level. The convenience commercial uses will occupy the majority of the second level (approximately 2418 square metres or 26,000 sq.ft.). All uses listed in the C1 designation will be permitted in the commercial component with the exception of shopping centres (this excludes major tenant users such as liquor stores, large chain food stores or supermarkets, and large chain drug stores) and dwelling units. The following uses may be considered for the warehouse component provided that the definition of retail sale of goods conforms to the concept of accessory use (20% of the floor area) and that the retail sale use is internalized and requires no external advertising signage beyond that permitted in the M5 zoning district:

- Furniture sales establishments similar to "Ikea" or "Tecum".
- Paint and wallpaper sales similar to "Colour Your World" or "Cloverdale Paint".
- Carpet and rug dealers similar to "Jordans".
- Glass, glazing and mirror sales similar to "Holt Glass".
- Draperies and fabrics similar to "Gold's Fabrics".
- Lamps and Lighting similar to "McLaren Electric" or "Henry Electric".
- Department store type warehousing operations similar to "Eaton's" warehouse specializing in discontinued lines of major appliances and trade-ins of same. Not to exceed 25,000 square feet.

3.0 General Comments - Cont'd.

3.2 Cont'd.

- Sporting good stores of the discount variety; e.g. "Collegiate Sports".
- Finance institutions, specifically not banks, but we see in conjunction with the professional offices the need for institutions such as "Household Finance", "Beneficial" or a credit union.
- Travel agencies.
- Sales, service and storage for items such as pianos and organs.

The permitted warehousing uses will also be acceptable within the 26,000 sq.ft. retail commercial area.

3.3 Off-street parking will be provided on two levels with access from Rochester Road and from North Road, which will be restricted to right-turn-in and right-turn-out movements. This rezoning will require the approval of the Ministry of Transportation, Communications and Highways. The applicant will be required to construct a traffic median on North Road adjacent to the site in order to provide a channelized left-turn lane at the intersection of North Road and Rochester Road.

3.4 The applicant will be required to install storm sewer facilities which will be contained within a 5 metre (15 foot) easement running north-south through the site.

3.5 The project is proposed to have a building scale, massing, coloration and exterior finishes that will be compatible with the adjacent residential and commercial development. A well-developed landscaped strip will be provided adjacent to the north and east property lines, and the integration of landscaping with the building face will provide an appropriate visual image from the 401 Freeway.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area: 1.83 Hectares (4.53 Acres)

4.2 Site Coverage: 29%

4.3 Floor Area Ratio: .63

4.4 Floor Areas:

LEVEL 1	- 5 487 m <sup>2</sup>	(59,000 sq.ft. - warehousing)
LEVEL 2	- 3 162 m <sup>2</sup>	( 8,000 sq.ft. - warehousing)
LEVEL 3	- 2 697 m <sup>2</sup>	(29,000 sq.ft. - retail commercial)
		(29,000 sq.ft. - office)

Total... 11 346 m<sup>2</sup> (122,000 sq.ft.)

4.5 Parking: Required = 166 spaces; Provided = 205 spaces

4.6 Loading: Required = 6 bays; Provided = 6 bays

4.7 Exterior Materials and Finish:

Cedar Siding and Sloped Metal Roofing.



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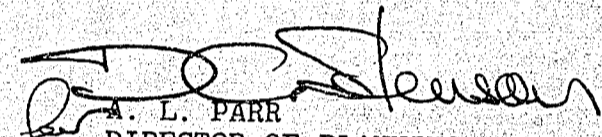
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5.0 SUMMARY

The subject proposal represents a desirable utilization of the site in the context of the Lougheed Town Centre and provides uses that are complimentary to the adjacent residential and commercial development. The project is also less dense than the previous proposal that was favourably considered by Council.

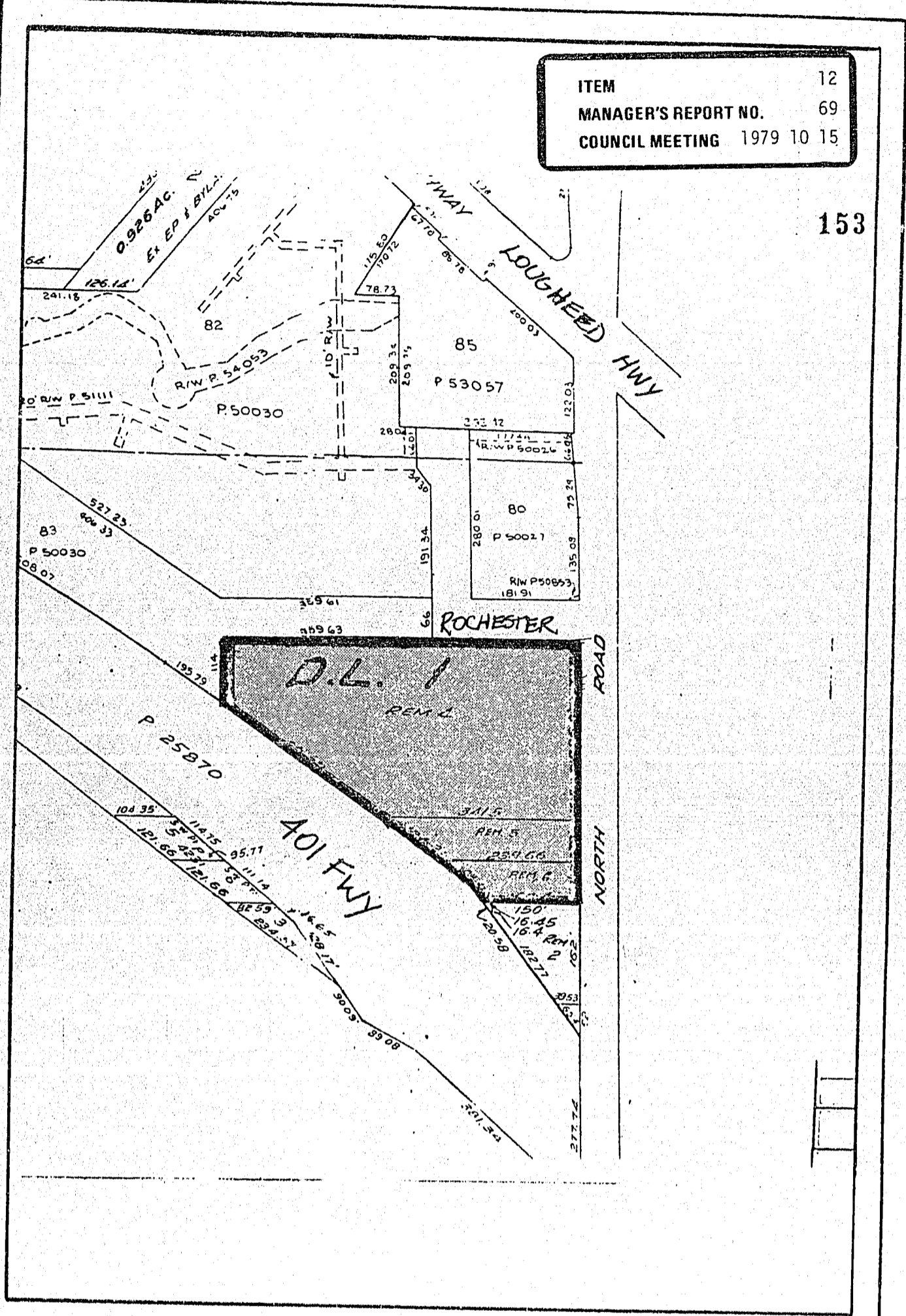
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Attachments

  
A. L. PARR  
DIRECTOR OF PLANNING

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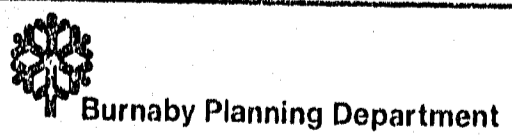
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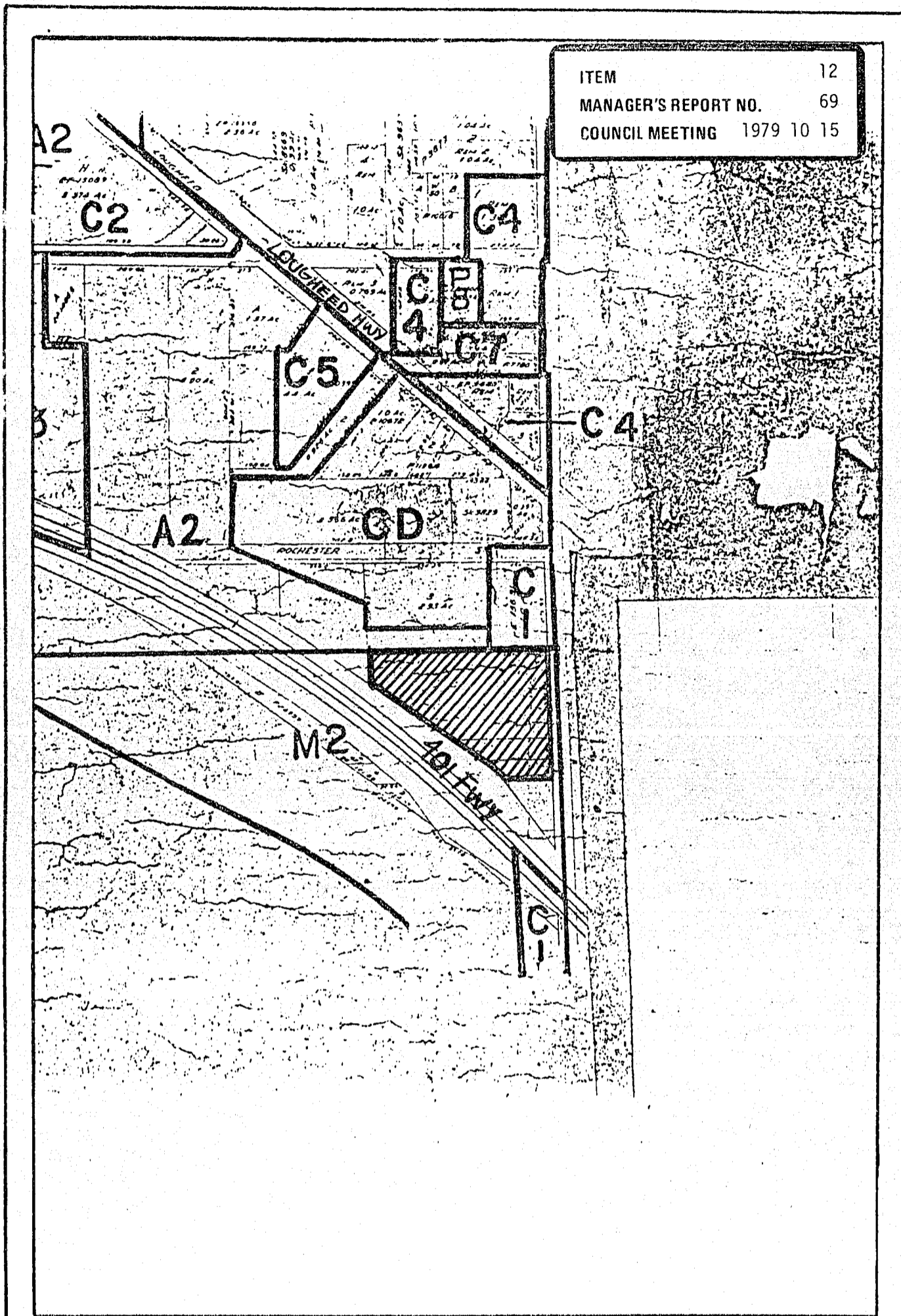
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SKETCH # 1



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Burnaby Planning Department

SKETCH # 2

