

ITEM 8
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1979 09 17

RE: REZONING REFERENCE #38/77A

The following report from the Director of Planning contains information that was requested at the Public Hearing on September 11 relative to Rezoning Reference #38/77A.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
FROM: DIRECTOR OF PLANNING 1979 September 13
SUBJECT: REZONING REFERENCE #38/77A
COUNCIL REQUEST FROM PUBLIC HEARING
1979 SEPTEMBER 11

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

At the Public Hearing of 1979 September 11, pertaining to Rezoning Reference #38/77A, Council requested information on the development potential of the C3 zoned portion of the site under prevailing zoning (refer to attached Figure #1).

Further, it was requested that a map be prepared plotting the location of residence of all those persons who made representations in connection with the Public Hearings held in connection with this rezoning application. This information is provided on the attached Figure #2.

With reference to the first query, Council is advised that the area south of the lane between Albert and Hastings Streets is currently zoned General Commercial District (C3), a category which represents the highest intensity commercial use potential in the Municipality, permitting a wide range of urban commercial uses. As this District is designed to serve the needs of a large consumer population, both on a local and a Municipal level, retail uses including specialty and department stores, and shopping centres are permitted, together with such urban centre uses as offices, hotels and a variety of public assembly and entertainment uses. Parking requirements are governed by the minimum standards of the zoning bylaw, and the traffic generation characteristics of C3 type uses are typically high.

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REZONING REFERENCE #38/77A
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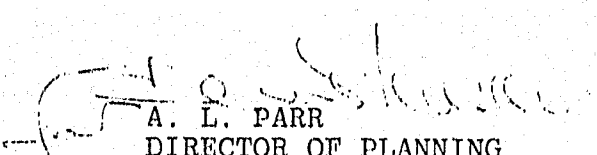
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As to density and building bulk, the C3 District provides for a maximum floor area ratio of up to 6.0 including bonus, building heights to a maximum of 10 storeys or 121.39 feet, and no site coverage limit. No front yard or side yard setbacks would be required, and a rear yard setback of only 3 m (9.84 feet) would be necessary (see attached copy of the C3 District Schedule from the Zoning Bylaw).

Assuming development under prevailing C3 zoning, no Public Hearing would be involved, nor would Council approval be required, as the normal procedure for development of sites within existing zoning entails only staff approval through the Preliminary Plan Approval process. Staff would seek to work with a developer to achieve a suitable development solution within the standards set out in the Zoning Bylaw.

While it is theoretically possible to achieve a development, under prevailing C3 zoning, that would take the form of a massive ten storey building parallel to Hastings Street observing a total Floor Area Ratio of 6.0 in a single building volume (approximately 70' by 500' by 10 storeys high), in reality it is more likely that a maximum development of the 3700 block Hastings Street north side could take the form of a continuous two or three storey commercial podium with two or three towers up to ten storeys (maximum 121.39 feet) in height. Based on the full 6.0 Floor Area Ratio that may be accommodated under the existing C3 zoning, it would not be unrealistic to expect a design that would result in three towers approximately 100 feet square surmounting a two to three storey podium, constituting a view blockage to 60% of the block face above the podium level.

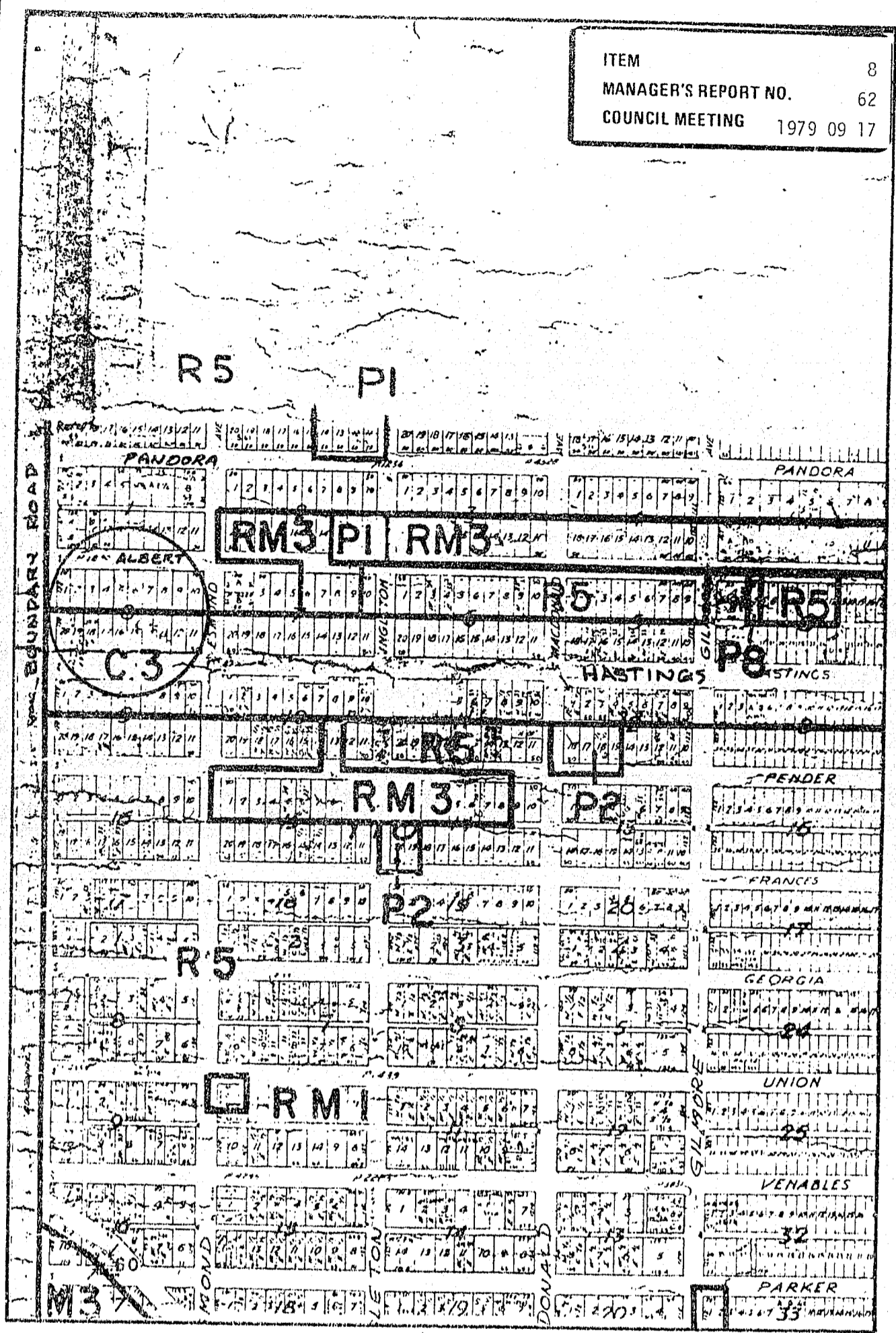
This is for the information of Council.


A. L. PARR
DIRECTOR OF PLANNING

me
DGS:BR:lf

Attachments

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Date
 1979 SEPT.
 Scale
 Drawn By



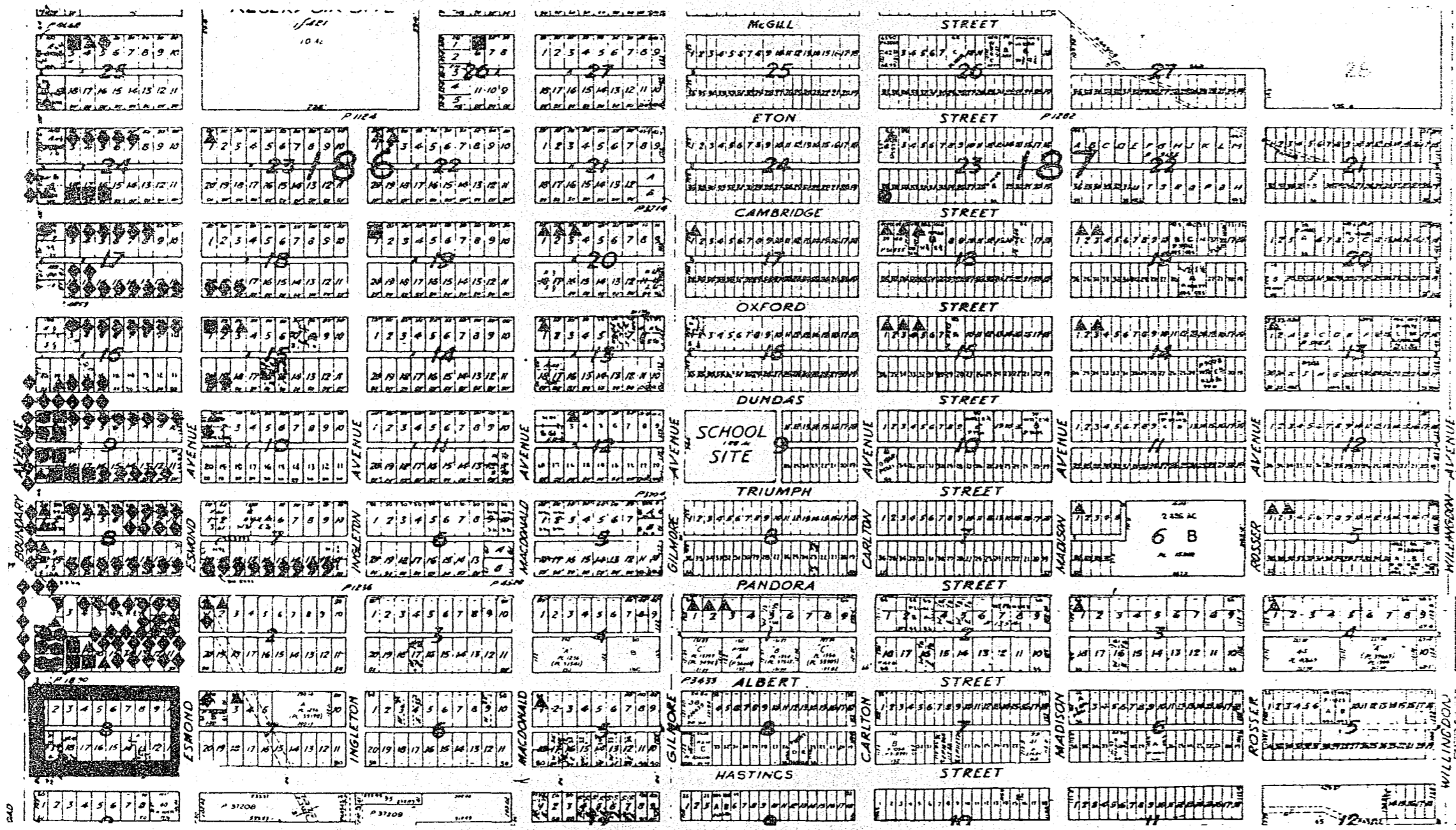
Burnaby Planning Department

Existing Zoning
 Hastings and Boundary Road Area

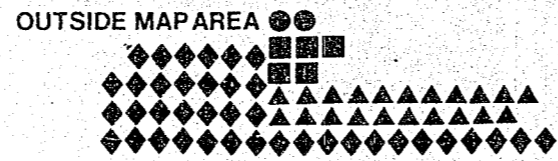


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figure # 1



- PUBLIC HEARING NUMBER ONE
- PUBLIC HEARING NUMBER TWO
- ▲ LETTERS OF OPPOSITION
- ◆ PETITIONERS



RZ Reference 38/77A
 Location of Resident Responses
 by 100 Block



FIGURE # 2

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303. GENERAL COMMERCIAL DISTRICT (C3)

This District is designed to serve the needs of a large consumer population, both on a local and a municipal level.

303.1 Uses Permitted:

- (1) Automobile or boat showrooms, including related minor repair shops.
- (2) Banks.
- (3) Business and professional offices.
- (4) Cafes and restaurants (excluding drive-in restaurants).
- (5) Self-serve gasoline service stations, which were constructed or converted to this use on or before 1977 January 01, and conventional gasoline service stations, subject to the regulations of the C6 District, and car washing establishments only where such uses are included:
 - (a) as part of a shopping centre, or
 - (b) in combination with, and on the same lot as an automobile showroom and/or establishment for the retail sale of new automobile parts and accessories. (B/L No. 6906-77-01-31)
- (6) Clubs or lodges.
- (7) Commercial schools.
- (8) Deleted. (B/L No. 5072-68-10-07)
- (9) Health service centres, reducing salons, steam baths.
- (10) Hotels.
- (11) Parking garages, provided that where a lot abuts a lot in an A, R or RM District a side yard shall be provided of not less than 6.0 m (19.69 feet) in width.
- (12) Personal service establishments, including: barber-shops, beauty parlours, dry cleaning establishments (for the collection and delivery of articles but not for the treatment, cleaning or processing of such articles), dry cleaning shops (automatic self-service only), electrical appliance repair shops, florist shops, laundrettes (automatic self-service only), optical or watch repair shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments. (B/L No. 4946-66-05-24)
- (13) Public assembly and entertainment uses, including: auditoriums, amusement arcades, billiard and pool halls, bowling alleys, catering establishments, dance halls, gymnasiums, meeting halls, night clubs, swimming pools and theatres (excluding drive-in theatres)

- (14) Public transportation depots.
- (15) Retail sale of new automobile parts and accessories.
- (16) Retail stores.
- (17) Shopping centres.
- (18) Studios (artist, display, radio, recording, television).
- (19) Taxi Dispatch Offices. (B/L No. 5752-70-08-24)
- (20) Dwelling units located above the first storey of a building, subject to the following conditions:
 - (a) That the height of the building shall not exceed 9.0 m (29.53 feet) nor 2 storeys.
 - (b) That the ground floor of the building shall be used only for commercial purposes.
 - (c) That the maximum density of units shall be not greater than one suite for each 280 m² (3,013.99 sq. ft.) of site area.
 - (d) That no suite shall contain more than one bedroom.
 - (e) That for each suite, one on-site parking space shall be provided, located in such a way that utilization of secondary access to the commercial premises is not impaired.
 - (f) That a completely separate public entrance to the apartment accommodation shall be provided from the ground floor front elevation, except that on a corner lot access may be from the ground floor side street elevation.
- (21) Accessory buildings and uses.
- (22) Neighbourhood public houses, subject to the following conditions:
 - (a) Compliance with the Government Liquor Act and regulations passed pursuant thereto governing the issuance of general licences (neighbourhood public houses), and
 - (b) Provided that such use is included as part of a comprehensive development project subject to the provisions of the CD (Comprehensive Development) District. (B/L No. 6564-75-05-26)
- (23) Discotheques, subject to the provisions of Section 304.1 (34) of the (C4) Service Commercial District. (B/L No. 7090-77-09-26)

303.2 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, gasoline service stations and outdoor garden shops. (B/L No. 4946-66-05-24)

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(2) All goods produced on the premises shall be sold at retail on the same premises.

(3) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

303.3 Height of Buildings:

The height of a building shall not exceed 37 m (121.39 feet) nor 10 storeys.

303.4 Lot Area and Width:

Each lot shall have an area of not less than 560 m² (6,029.99 sq. ft.) and a width of not less than 15.0 m (49.21 feet).

303.5 Floor Area Ratio:

The maximum floor area shall be 5.00, except that where parking spaces are provided in, beneath or on the roof of the principal building (excluding the ground floor of an accessory building which has become a part of the principal buildings) or underground (where the roof of the underground parking area is not more than 800 mm (2.62 feet) above the adjacent finished grade), an amount may be added to the floor area ratio equal to 1.00 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 1.00. (B/L No. 5526-69-06-16)

303.6 Front Yard:

No front yard shall be required.

303.7 Side Yards:

(1) No side yards shall be required, except that where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 feet) in width.

(2) Where a side yard is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3.5 m (11.48 feet) in width. (B/L No. 5042-66-11-28)

303.8 Rear Yard:

A rear yard shall be provided of not less than 3.0 m (9.84 feet) in depth, except where a lot abuts a lot in an A, R or RM District, such rear yard shall be not less than 6.0 m (19.69 feet) in depth.

303.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

303.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

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