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| ITEM                 | 12         |
| MANAGER'S REPORT NO. | 62         |
| COUNCIL MEETING      | 1979 09 17 |

RE: REZONING APPLICATIONS

Following for the consideration of Council are reports submitted by the Director of Planning covering various rezoning applications.

RECOMMENDATION:

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

\* \* \* \* \*

|          |                              |                     |
|----------|------------------------------|---------------------|
| TO:      | MUNICIPAL MANAGER            | PLANNING DEPARTMENT |
| FROM:    | DIRECTOR OF PLANNING         | 1979 September 11   |
| SUBJECT: | <u>REZONING APPLICATIONS</u> |                     |

RECOMMENDATION:

1. THAT these rezoning applications be forwarded to the Public Hearing scheduled for 1979 October 16 at 19:30 h.

REPORT

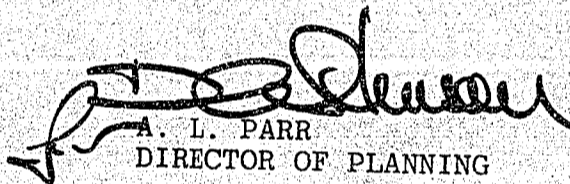
Attached please find reports on outstanding rezoning applications.

|            |  | Page<br>No. | Rec.<br>Page No. |
|------------|--|-------------|------------------|
| Item #1    | Application for the rezoning of  |             |                  |
| RZ 26/79   |  |             |                  |
|            | 1. Portion of Lot 59, D.L.<br>162, Plan 57708  | 303         | 304              |
|            | 2. Portion of Lot 60, D.L.<br>162, Plan 57708  |             |                  |
|            | 1. From: M2 (General Industrial<br>District)<br>To: P3 (Park and Public<br>Use District) |             |                  |
|            | 2. From: P3 (Park and Public<br>Use District)<br>To: M2 (General Industrial<br>District) |             |                  |
| Addresses: | 1. 8990 Royal Oak Avenue   |             |                  |
|            | 2. 5289 Byrne Road   |             |                  |

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REZONING APPLICATIONS  
 PLANNING DEPARTMENT  
 1979 September 11 - Page 2

| Item #2  |   | Page<br>No. | Rec.<br>Page No. |
|----------|---|-------------|------------------|
| RZ 29/79 | Application for the rezoning of<br>Pcl. A Ref.Pl. 9949, S.D. 7,<br>Block "C", D.L. 96, Pl. 1349<br>From: C4 (Service Commercial<br>District) and<br>R5 (Residential District)<br>To: C7 (Drive-In Restaurant<br>District)<br>Address: 6569 Kingsway | 308         | 311              |

  
 A. L. PARR  
 DIRECTOR OF PLANNING

/lf

Attachment

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT  
1979 September 17  
Rezoning Reference #26/79

Item # 1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: The Corporation of the District of Burnaby
- 1.2 Subject: Application for the rezoning of -
1. Portion of Lot 59, D.L. 162, Plan 57708
  2. Portion of Lot 60, D.L. 162, Plan 57708
1. From: M2 (General Industrial District)  
To: P3 (Park and Public Use District)
  2. From: P3 (Park and Public Use District)  
To: M2 (General Industrial District)
- 1.3 Addresses: 1. 8990 Royal Oak Avenue  
2. 5289 Byrne Road
- 1.4 Location: The subject properties are located at the northwest corner of the intersection of Byrne Road and Royal Oak Avenue as shown on the attached Figure 1.
- 1.5 Size: The subject sites are triangular in shape. The portion of Lot 59 is approximately 319.87 m<sup>2</sup> (3,443 sq.ft.) as shown on the attached Figure 1. The portion of Lot 60 is approximately 217.95 m<sup>2</sup> (2,346 sq.ft.) as shown on the attached Figure 1.
- 1.6 Services: Byrne Road and Royal Oak Avenue are constructed to a 6.10 m (20 ft.) paved standard. Lot 60 is served by a Municipal trunk watermain located on Byrne Road.
- 1.7 Applicant's Intentions: The Corporation has requested rezoning to facilitate a land exchange as authorized by Council on 1979 April 09.

PLANNING DEPARTMENT  
REZONING REFERENCE #26/79  
1979 September 17 - Page 2

2.0 BACKGROUND:

Council on 1979 April 09 received a report regarding a land exchange at 5289 Byrne Road and adopted the following recommendations contained in this report:

- "1. THAT Council authorize the Legal and Lands Department to pursue the land exchange as illustrated on Figure 3 attached to the Director of Planning's report on the basis of an equal exchange with no compensation to either party.
2. THAT Council authorize the preparation and execution of the survey plans and documents necessary to finalize this exchange with the cost to be borne by the Municipality.
3. THAT Council, upon completion of the exchange, authorize the preparation of a rezoning bylaw amendment as illustrated on Figure 4 attached to the Director of Planning's report, and that the rezoning be advanced to the appropriate scheduled Public Hearing."

Figures 3 and 4 are attached for Council's information.

The land exchange has now been finalized and it is in order to advance the rezoning to the Public Hearing on 1979 October 16.

3.0 RECOMMENDATION:

1. THAT Council request that a Rezoning Bylaw be prepared and the rezoning be advanced to a Public Hearing on 1979 October 16 at 19:30 h.

✓ PB:lf

Attachments



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT  
REZONING REFERENCE #29/79  
1979 September 17

Item # 2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Ron Collingwood  
c/o 7375 Kingsway  
Burnaby, B.C. V3N 3B5
- 1.2 Subject: Application for the rezoning of -  
Pcl. A Ref.Pl. 9949, S.D. 7,  
Block "C", D:L. 96, Plan 1349  
From: Service Commercial  
District (C4) and  
Residential District (R5)  
To: Drive-In Restaurant  
District (C7)
- 1.3 Address: 6569 Kingsway
- 1.4 Location: The subject site is located on  
the north side of Kingsway west  
of the Arcola Street intersection  
(refer to sketches 1 & 2 attached).
- 1.5 Size: The subject site is irregularly  
shaped with an approximate area of  
1 769 m<sup>2</sup> (19,000 sq.ft.), an  
average width of 30.5 m (100 ft.)  
and an average depth of 58 m  
(190 ft.).
- 1.6 Services: All Municipal services are avail-  
able and adequate to serve the  
subject site.
- 1.7 Applicant's Intentions: The applicant has requested  
rezoning in order to permit the  
development of a Church's  
Chicken drive-in restaurant.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by a recreational trailer sales facility operated by Dunn Trailer Sales, whose office and principal display area is located to the immediate east. An A & W Drive-In restaurant is located to the immediate west flanking Kingsway. To the south of the site across Kingsway are a number of automobile-oriented service commercial facilities and the Burnaby South Senior High School. Several single family homes and Saint Francis de Sales Roman Catholic Church fronting Balmoral Street are situated to the north.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1975 November 03, Two Readings were given to Rezoning Reference #33/75 which involved a request to rezone the subject property from C4 and R5 to C4 in order to construct a two-storey office/retail building. In order to resolve a number of concerns expressed at the Public Hearing, the applicant was required as a condition of rezoning to provide for turn-around facility at the northeast portion of the site where the existing lane ends (refer to attached sketch #3). This measure was intended to provide suitable maneuvering capability for vehicles using the lane thereby precluding the need to utilize the adjacent church parking area for this purpose. However, all access to the site was restricted to Kingsway.
- 3.2 The applicant of R.Z.#33/75 indicates that he has been unable to pursue his rezoning in view of the market conditions for office uses that have prevailed in this immediate area since 1975. As a result, the owner/applicant now wishes to abandon his previous rezoning request and pursue the proposed C7 request in order to permit the development of a Church's Chicken drive-in restaurant outlet.

4.0 GENERAL INFORMATION:

- 4.1 The subject site is presently split-zoned in which the southerly 38 metres parallel to Kingsway are zoned C4 while the remaining rear portion is zoned R5 (refer to sketch #2). The service commercial portion of the site originated from the 1948 Zoning Bylaw and was carried forward in the current Bylaw. As such, the zoning boundary in this situation does not coincide with the legal property boundaries.
- 4.2 The site is situated within a portion of Kingsway which is occupied predominantly by a variety of automobile oriented strip commercial activities, and where the C4 designation prevails. In addition, several drive-in restaurant outlet zoned C7 are situated within the immediate Kingsway commercial area; namely, Wendy's at the southwest corner of Kingsway and Waltham, the Souvlaki Restaurant immediately across the street from the subject site and the A & W Drive-In restaurant next door.

4.0 General Information - Cont'd.

- 4.3 The subject site is also situated between Area "N" and Area "O" of the 1969 Apartment Study in which higher concentrations of residential uses are intended to be appropriately developed. In the Area "O" situation, Council has endorsed the development of medium as well as high density residential facilities and senior citizen complexes and complimentary pedestrian oriented service-commercial uses. Area "N" is primarily intended for smaller scale medium density residential development. From a land use perspective those properties flanking Kingsway between these study areas have been regarded as providing complimentary service-commercial activities with an automobile orientation thereby conveniently serving the needs of the adjacent apartment population and those residents located north and south of Kingsway.
- 4.4 In view of the foregoing, the Planning Department considers that the development of a drive-in restaurant outlet at the subject location provides an appropriate land use. The proposed Kingsway location will provide good exposure and access which is a critical factor associated with the economic viability of a drive-in restaurant, the subject site will be appropriately and effectively upgraded, and the use will well serve the surrounding residential, industrial and commercial population.
- 4.5 Relative to the visual impact the proposed facility will have on its immediate neighbours and from Kingsway, the Planning Department advises that the C7 regulations have been formulated to ensure "high quality" development standards which include a 6 metre (20 ft.) landscaped rear and side yard setbacks. However, in order to ensure that the proposed facility achieves an appropriate interface with the single family homes located immediately north of the site, it would be appropriate for the development to provide a 6 metre landscaped buffer area adjacent to the north property line similar to that which has been provided on the adjacent A & W Drive-In site. The applicant will also be required to construct a turn-around facility at the west end of the existing lane as mentioned in Section 3.1 and all access to the site will be restricted to Kingsway.

5.0 RECOMMENDATIONS:

- 1.0 THAT Council abandon "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44 (1975)" being Bylaw No. 6731 which was given First and Second Readings on 1975 November 03.
- 2.0 THAT Council request a rezoning bylaw be prepared for Rezoning Reference #29/79 and that the rezoning be advanced to a Public Hearing on 1979 October 16 at 19:30 h and that the following be established as prerequisite conditions to the completion of rezoning:
  - (a) The submission of a suitable plan of development incorporating the requisite landscape buffer as outlined in Section 4.5 of this report.
  - (b) The granting of any necessary easements.
  - (c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site including the turn-around facility as outlined in Section 3.1 of this report. 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.
  - (d) 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.
  - (e) The dedication of any rights-of-way deemed requisite.

☞ PDS:lf

Attachments