

ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

RE: REZONING REFERENCE #26/78  
 LOT 2, EXC. B/L PL. 39952 S.A. "A", BLK. 10, D.L. 80,  
 PLAN 3626; LOT "A" EXC. N. 117', BLK. 10, D.L. 80,  
 PLAN 3626; PCL. A, EXPL. PL. 14745, S.D. 13,  
 BLOCKS 9 AND 10, D.L. 80N, PLAN 1831; PORTION OF SUNSET STREET.  
 5690/91 SPROTT STREET, 3880 DOUGLAS ROAD AND 4862 CANADA WAY

Following is a report from the Director of Planning regarding Rezoning Reference #26/78.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT  
1979 MARCH 12

FROM: DIRECTOR OF PLANNING OUR FILE: 02.264

SUBJECT: REZONING REFERENCE #26/78  
 LOT 2 EXC. B/L PL. 39952 S.A. "A", BLK. 10, D.L. 80,  
 PLAN 3626; LOT "A" EXC. N. 117', BLK. 10, D.L. 80,  
 PLAN 3626; PCL. "A", EXPL. PL. 14745, S.D. 13,  
 BLOCKS 9 and 10, D.L. 80N, PLAN 1831; PORTION OF  
 SUNSET STREET.

FROM: RESIDENTIAL DISTRICT (R4) AND GASOLINE  
 SERVICE STATION DISTRICT (C6)

TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

ADDRESS: 5690/91 SPROTT STREET, 3880 DOUGLAS ROAD,  
 AND 4862 CANADA WAY

RECOMMENDATION:

1. THAT Council request that a rezoning bylaw be prepared and advanced to a Public Hearing on 1979 April 24 and that the following be established as a prerequisite to the completion of rezoning -
  - a) The submission of a suitable plan of development.
  - b) The completion of the requisite Sunset Street road closure bylaw and sale of the allowance to the applicant.
  - c) The consolidation of the net project site into one legal parcel.
  - d) The dedication of any necessary rights-of-way deemed requisite.

Continued ...

- e) The granting of any necessary easements that may be required.
- f) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development, and to the development from existing services where sufficient facilities are available to serve the development.
- g) The submission of an undertaking for the removal of all existing improvements from the site within six months of rezoning but not prior to Third Reading of the Bylaw.
- h) The deposit of sufficient monies to cover the cost of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer.
- i) The Approval of the Ministry of Transportation, Communication and Highways.

#### REPORT

##### 1.0 BACKGROUND INFORMATION:

- 1.1 On 1978 November 20, Council gave favourable consideration to a proposal involving the development of a church facility for the Ukrainian Greek-Orthodox of St. Peter and St. Paul on the subject site and authorized the Planning Department to work with the applicant towards a suitable plan of development to be the subject of a further detailed report.
- 1.2 On that occasion, Council also authorized the introduction of a Road Closing Bylaw for that portion of the redundant Sunset Street road allowance as outlined in Section 3.5 of the report (1978 November 14 rezoning report attached for Council's reference).
- 1.3 The applicant's architect has now prepared a plan of development suitable for presentation at a Public Hearing.

##### 2.0 GENERAL COMMENTS:

- 2.1 The applicant proposes to construct their church facility in two stages. Stage I will include the development of a low profile single storey cultural centre facility which will be used for church services and other related church functions, such as dances, banquets, bazaars, etc. The building will include two meeting halls, a full kitchen and accessory facilities, and will be utilized for church services until the second stage has been developed. Stage II, development for which no commencement date has been determined, will include the congregation's main sanctuary.
- 2.2 The cultural centre building will be constructed within the central portion of the site which is approximately 3 metres below the Canada Way and Douglas Road elevations. As a result, much of the building will not be visible from these two streets. The Stage II building will have a more formal appearance than the Stage I building and will be constructed within the southerly portion of the site at the same elevation as Canada Way. The Stage II building will be situated 12 metres (40 ft.) away from the Canada Way property line with a well-landscaped front yard. Until such time as the Stage II facility is developed, this portion of the site will be cleared of the existing service station building and asphalt pavement and landscaped on an interim basis.

ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

2.0 General Comments - Cont'd.

- 2.3 All vehicular access to the site will be from the Sunset Street cul-de-sac with no access to Spratt Street or Canada Way. This measure will provide appropriate vehicular movement in the immediate area and will allow for the development of a landscaped berm adjacent to the north property line of the site thereby creating an appropriate interface with the residences located across Spratt Street.
- 2.4 Numerous evergreen and various fruit trees are located within the perimeter of the site. These trees should be preserved or transplanted wherever possible.
- 2.5 All requisite offstreet parking will be provided by a surface parking facility situated on the easterly and northerly portions of the site. The majority if not all of the parking area will be appropriately screened from the residential properties to the north by the landscaped berm extending adjacent to the north property line. The parking surface will be screened from properties to the east through the installation of a 2-metre landscaped strip situated adjacent to the east property line. No parking will be permitted adjacent to Canada Way.
- 2.6 Although the applicant is not able to have the complete design of the Stage II facility prepared at this time, their architect has prepared a basic concept plan for the overall development site. As such, the plans submitted concentrate on the first stage building while illustrating the approximate size, location and physical relationship of the Stage II structure with that of Stage I. As a result, the Stage II portion of the site will be rezoned to the CD District with a vacant designation. A rezoning amendment to the adopted CD plan will therefore be required prior to the development of Stage II.
- 2.7 The applicant proposes to use a combination of giant brick, heavy aggregate rock dash stucco, concrete with an exposed aggregate and deep-ribbed baked aluminum panels all of varying earth tones. The west elevation of the Stage I facility will include a number of pitched skylites along the facia band. The project will be zoned CD using the regulations of the P5 Community Institutional District.
- 2.8 Consolidation of the net project site into one legal parcel will be necessary prior to the completion of rezoning. Included in this consolidation will be the abandonment and sale to the applicant of the redundant Sunset Street road allowance.
- 2.9 As outlined in Section 3.4c of the 1978 November 14 report (found attached), it was suggested that the applicant grant a walkway easement to the Municipality near the southerly end of the site in order to provide pedestrian movement from properties to the east of the site through to Douglas Road and/or Canada Way. Upon re-examination of this suggestion, the Planning Department considers that this easement would not be necessary since appropriate pedestrian access may be provided by an existing sidewalk along Canada Way and Douglas Road, flanking the south and west property lines, and a new sidewalk to be constructed by the applicant adjacent to the north property line. Furthermore, a pedestrian easement has been established on the senior citizens' site located to the east which provides appropriate access from Sunset Street to the existing bus stop located on Canada Way.



ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

3.0 DEVELOPMENT STATISTICS:

106

3.1 Site Area: 6 027 m<sup>2</sup> (64,806 sq.ft.)

3.2 Floor Area:

STAGE I	1 123 m <sup>2</sup>	(12,075 sq.ft.)
STAGE II	465 m <sup>2</sup>	( 5,000 sq.ft.)
TOTAL	1 568 m <sup>2</sup>	(17,075 sq.ft.)

3.3 STAGE I to include: Two interconnected assembly halls, dressing rooms, an office and a kitchen.

STAGE II to include: 250-seat sanctuary and a 190 m<sup>2</sup> (623 sq.ft.) lower level assembly area.

3.4 Site Coverage: Proposed....26% Allowed....40%

3.5 Parking:

.STAGE I will be based upon 1 space per 9 m<sup>2</sup> (96.8 sq.ft.) of assembly area ..... = 67

.When STAGE II is developed, the STAGE I facility will revert to an accessory use based upon 1 space per 19 m<sup>2</sup> (240 sq.ft.).. = 32

.STAGE II will be based upon 1 space per 10 fixed seats (@ 250 seats) plus one space per 19 m<sup>2</sup>, thereby requiring..... = 35

.TOTAL parking for STAGE I and STAGE II will be 67 spaces which will be provided with Stage I.

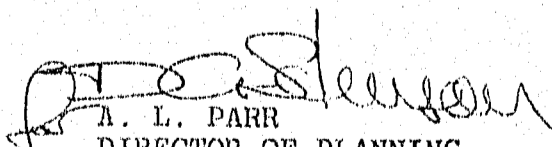
3.6 Loading:

Proposed (STAGE I & STAGE II) = 1

Required (STAGE I & STAGE II) = 1

3.7 Exterior Building Finishes:

Giant Brick (Golden Buff color)  
Rock Dash Stucco (Buff color)  
Deep Profile Metal Cladding (Metro Brown)  
Gold Metal Cladding

  
A. L. PARR  
DIRECTOR OF PLANNING

AP  
PDS:1F

Attachment: Report dated 1978 November 14

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT  
REZONING REFERENCE #26/78  
1978 NOVEMBER 14

ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

ITEM #2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. L. Pelke,  
Canada Permanent Trust Company,  
2629 Kingsway,  
Vancouver, B. C.
- 1.2 Subject: Application for the rezoning of:  
  
Lot 2 exc. B/L Pl. 39952, S.D. "A", Blk. 10, D.L. 80, Pl. 3626; Lot "A" exc. N. 117', Blk. 10, D.L. 80, Pl. 3626; Pl. "A" Expl. Pl. 14745, S.D. 13, Blk. 9 & 10, D.L. 80N, Pl. 1831; Portion of Sunset Street.  
  
From: Residential District Four (R4) and Gasoline Service Station District (C6)  
  
To: Comprehensive Development District (CD)
- 1.3 Address: 5690/92 Spratt Street; 3880 Douglas Road; 4862 Canada Way
- 1.4 Location: The subject site is located at the south-east corner of Spratt Street and Douglas Road (see attached sketches #1 and 2).
- 1.5 Size: The subject site is irregular in shape with an area of approximately 8 649 m<sup>2</sup> (93,100 sq. ft.), a 60 m (196 ft.) frontage on Spratt Street and a 47 m (189 ft.) frontage on Canada Way and a 87 m (286 ft.) frontage on Douglas Road.
- 1.6 Services: The Municipal Engineer will provide all relevant servicing information.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to construct a church facility for the Ukrainian Greek-Orthodox Church of St. Peter and Paul.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by two older and poorly maintained single family residences and an abandoned service station building. Numerous alder and several fruit trees are located throughout the site. To the immediate north across Spratt Street lie several well maintained single family residences approximately fifteen years of age. To the west across Douglas Road is a Texaco Service Station and across Canada Way is the Douglas Elementary School. Numerous single family dwellings are located to the south of the site across Canada Way. To the east of the site lie an abandoned residence, the newly constructed Sunset Street cul-de-sac and the Cedar Park senior citizens residential complex which was completed in 1977. Access to the site is presently available from Spratt Street, Canada Way, Sunset Street and Douglas Road.

ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

3.0 GENERAL COMMENTS:

108

- 3.1 The subject site is located within the Central Administrative Concept Area Plan which was adopted on 1974 March 25. The western portion of the Plan has been designated for community institutional development utilizing Comprehensive Development (CD) zoning based on the P5 Community Institutional District. Consistent with this concept, Council on 1977 March 14 gave Final Adoption to Rezoning Reference #34/76 which involved the Phase II development of the Cedar Park senior citizens complex located to the immediate east of the southerly portion of the subject site (see sketch #1).
- 3.2 The vehicular circulation and street pattern in this immediate area is in the process of being refined and improved to accommodate the proposed community institutional development of this area. More specifically, Spratt Street which forms the northern boundary of the Plan area is intended to provide a perimeter east-west movement while the internal streets such as Sunset Street and Norland Street will be cul-de-saced (Sunset Street has recently been cul-de-saced). Pedestrian circulation within and throughout the immediate area also plays an important role in the appropriate development of community oriented institutional facilities.
- 3.3 The subject site provides a suitable location for the proposed church facility. The development plan for this area is intended to permit the development of residentially oriented institutional uses such as rest homes, senior citizens housing projects, churches, private schools etc. Facilities of this nature provide a land use that is compatible with adjacent residential areas which often provide a community service for the neighbourhood. In view of the amount of traffic and noise generated at the Canada Way/Douglas Road intersection, non-residential P5 uses such as a church appears to provide a logical development solution for the subject site.
- 3.4 It will be important that the applicant become familiar with and responsive to the unique character of this immediate area and the scale and orientation of the site with respect to slope, views, access and adjacent development. As a result, the following design and planning criteria should be incorporated into a suitable plan of development.
  - a) The site possesses views to the north and east into the Central Valley and Burnaby Lake. Building orientation and design should take advantage of this important element.
  - b) Vehicular access to the site will not be permitted from Canada Way or Douglas Road due to traffic movement on these two routes. Access from Sunset Street would be desirable.
  - c) In order to provide pedestrian movement from properties to the east of the site through to Douglas Road and/or Canada Way, the applicant will be expected to grant a walkway easement to the Municipality near its southerly end.

ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

- d) Building design to ensure that higher elements of the facility such as spires, etc. does not interfere with views from sites lying to the west of the development. Exterior building finishes should relate with the park-like setting of the area and should therefore utilize appropriate materials such as brick, cedar and stone etc.
  - e) Mature trees situated within the subject site should be preserved wherever possible.
  - f) The use of the P5 zoning guidelines should be applied in this development in association with the development criteria outlined in the Central Administrative Area Development Concept. As such, a maximum site coverage of 30 - 40% will be permitted with surface parking.
- 3.5 As outlined on the attached sketch #1, the Sunset Street road allowance runs east-west through the middle of the subject site while the road is cul-de-sac immediately adjacent to the site's eastern property line. The applicant intends to utilize this undeveloped and redundant road allowance and as a result, will be required to purchase the land and have it incorporated into the site. It is therefore appropriate for Council to authorize the introduction of a Road Closing By-Law for the redundant road allowance.

#### 4.0 CONCLUSION:

In summary, the Planning Department considers that the proposed church development provides a logical and viable use of the subject site that is consistent with the development concept for this area and complimentary to the adjacent senior citizens residential facility. Furthermore, the proposal provides an appropriate transition between the residential uses located to the north and the existing and potential community institutional development to the south and east.

#### 5.0 RECOMMENDATIONS:

- 5.1 THAT Council receive the report of the Director of Planning and authorize this Department to work with the applicant towards a suitable plan of development for this site incorporating the planning criteria outlined above, to be the subject of a further detailed report at a later time.
- 5.2 THAT Council authorize the introduction of a Road Closing By-Law for that portion of the redundant Sunset Street road allowance as outlined in Section 3.5 of this report.

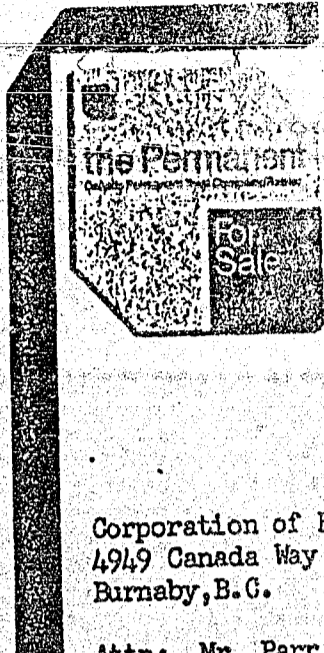


-R. Z. # 26/78

Real Estate Division

Canada Permanent Trust Company  
2629 Kingsway  
Vancouver, B.C. V5R 5H4  
Telephone 438-8161

110



ITEM	2
MANAGER'S REPORT NO.	24
COUNCIL MEETING	1979 03 26

October 31, 1978

Corporation of Burnaby  
4949 Canada Way  
Burnaby, B.C.

Attn: Mr. Parr  
Planning Dept.

Dear Sir:

- Re: 1.) 5690/92 Sprott Street  
Parcel 2 of Lot A N 117 ft., Blk. 10, D.L. 80, Plan 3626
- 2.) 3880 Douglas Road  
Lot A ex N 117 ft., Blk. 10, D.L. 80, Plan 3626
- 3.) 4862 Canada Way  
Parcel A Explanatory Plan 14745 of Lot 13, Blks. 9 & 10, D.L. 1831

Enclosed herewith find the executed application for the rezoning of the above property from R4 & C6 respectively to Comprehensive Development, together with the application fee cheque in the amount of \$ 640.00 (Ukrainian Greek-Orthodox Church of St. Peter & Paul).

Also enclosed is map of the proposed property coloured in yellow.

Since we will have to pay so much more for the service station in comparison to the other properties we trust you will give us a real consideration of the road.

The properties are under contract by Interim receipt, subject to comprehensive development zoning approval by "The Ukrainian Greek-Orthodox Church of St. Peter & Paul."

Should further information be required call me anytime at 438-8161 or 321-8174.

Your early approval will be appreciated as the church hopes to have their Cultural Centre ready for occupancy as close to July 1, 1979 as possible.

With Thanks.

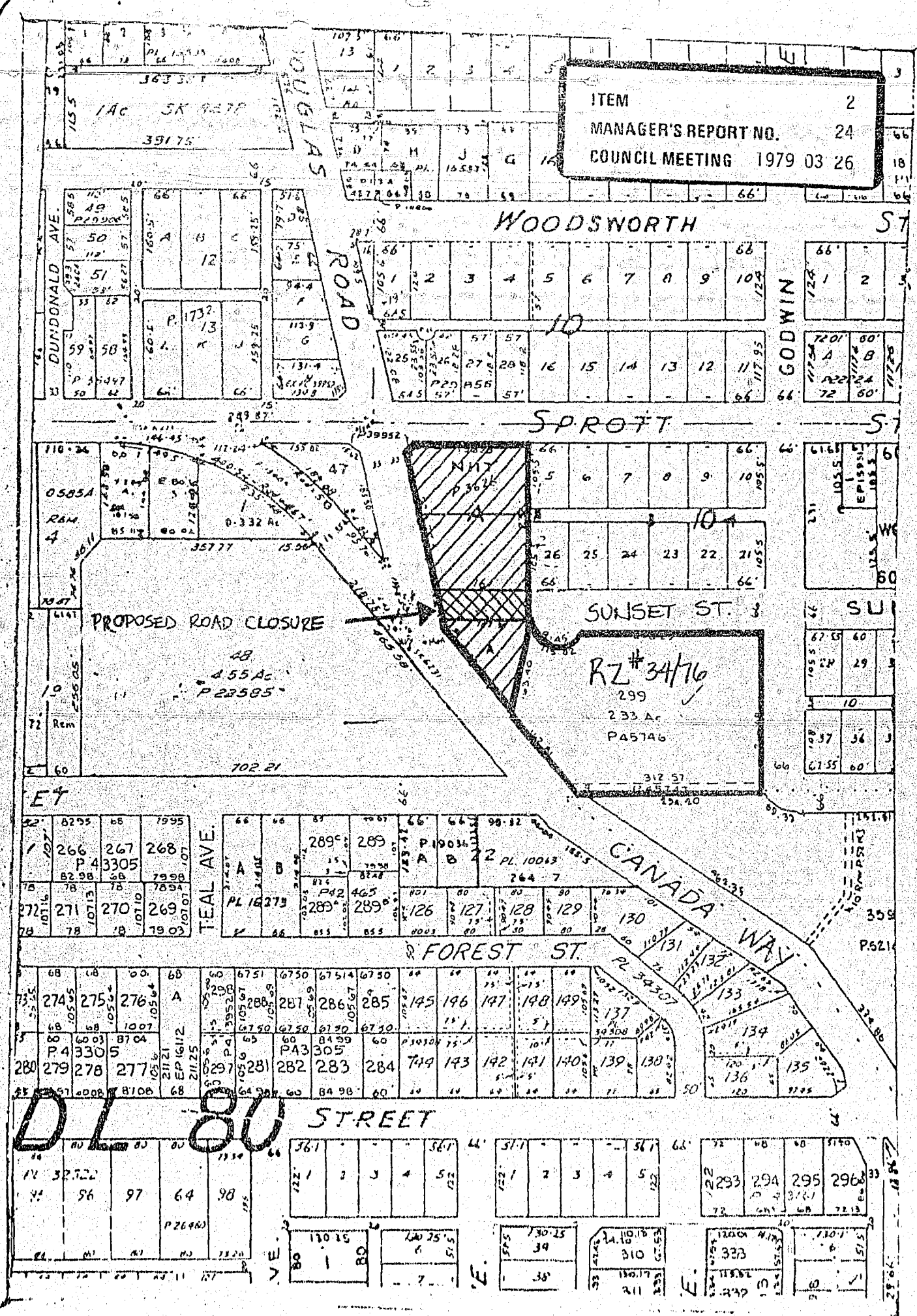
Sincerely,

Ivo A. Pelka  
I.C. & I. Counsellor

IP/em



ITEM 2  
 MANAGER'S REPORT NO. 24  
 COUNCIL MEETING 1979 03 26



Date  
 1978 NOV

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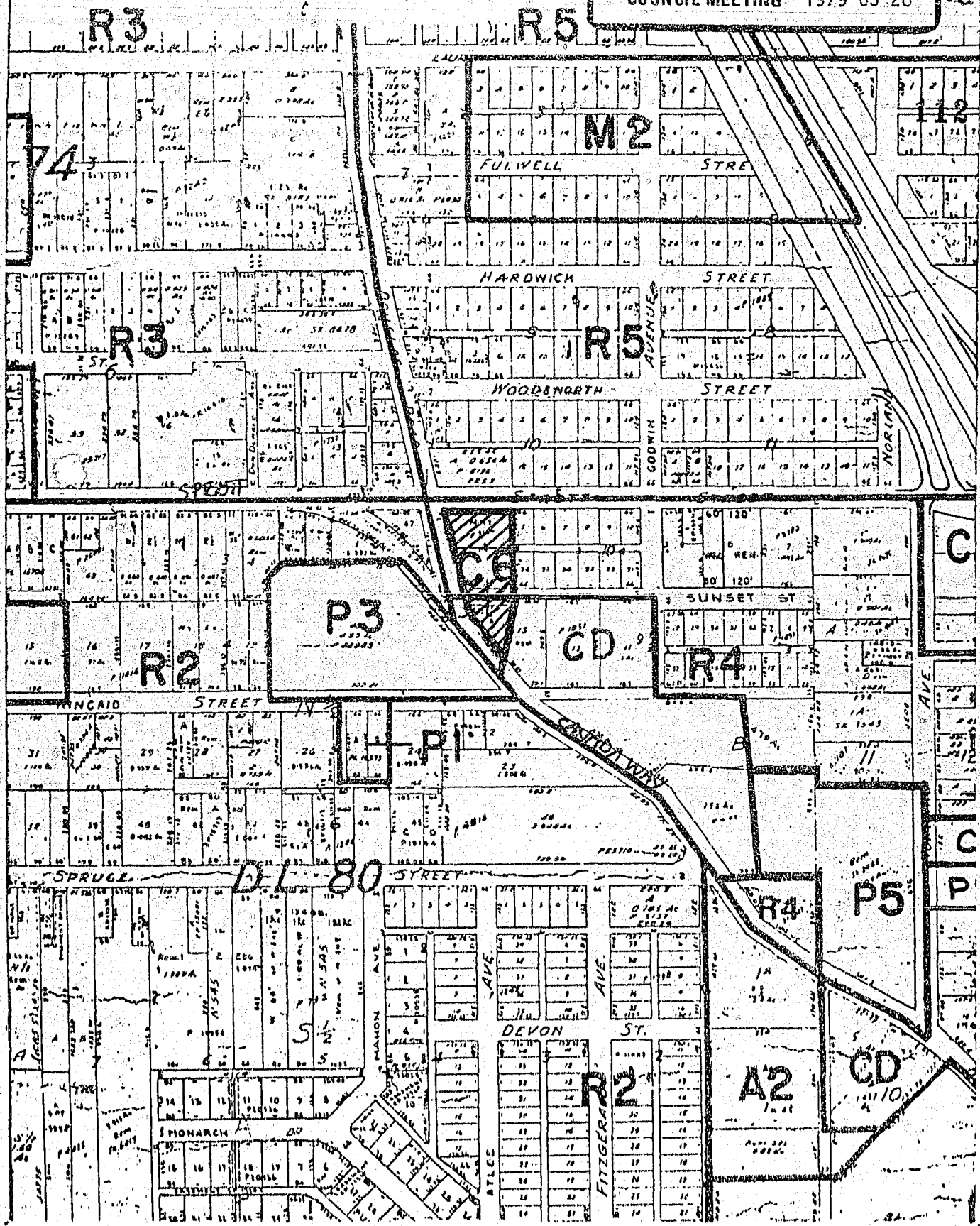
Burnaby Planning Department

REZONING REFERENCE # 26/78

111

SKETCH #1

ITEM 2  
 MANAGER'S REPORT NO. 24  
 COUNCIL MEETING 1979 03 26



Date  
 1978 NOV.

Scale  
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Drawn By



Burnaby Planning Department



SKETCH #2