

ITEM	11
MANAGER'S REPORT NO.	38
COUNCIL MEETING	1980 05 20

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
1980 MAY 14
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING APPLICATIONS

RECOMMENDATION

- 1) THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1980 June 17, except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications.

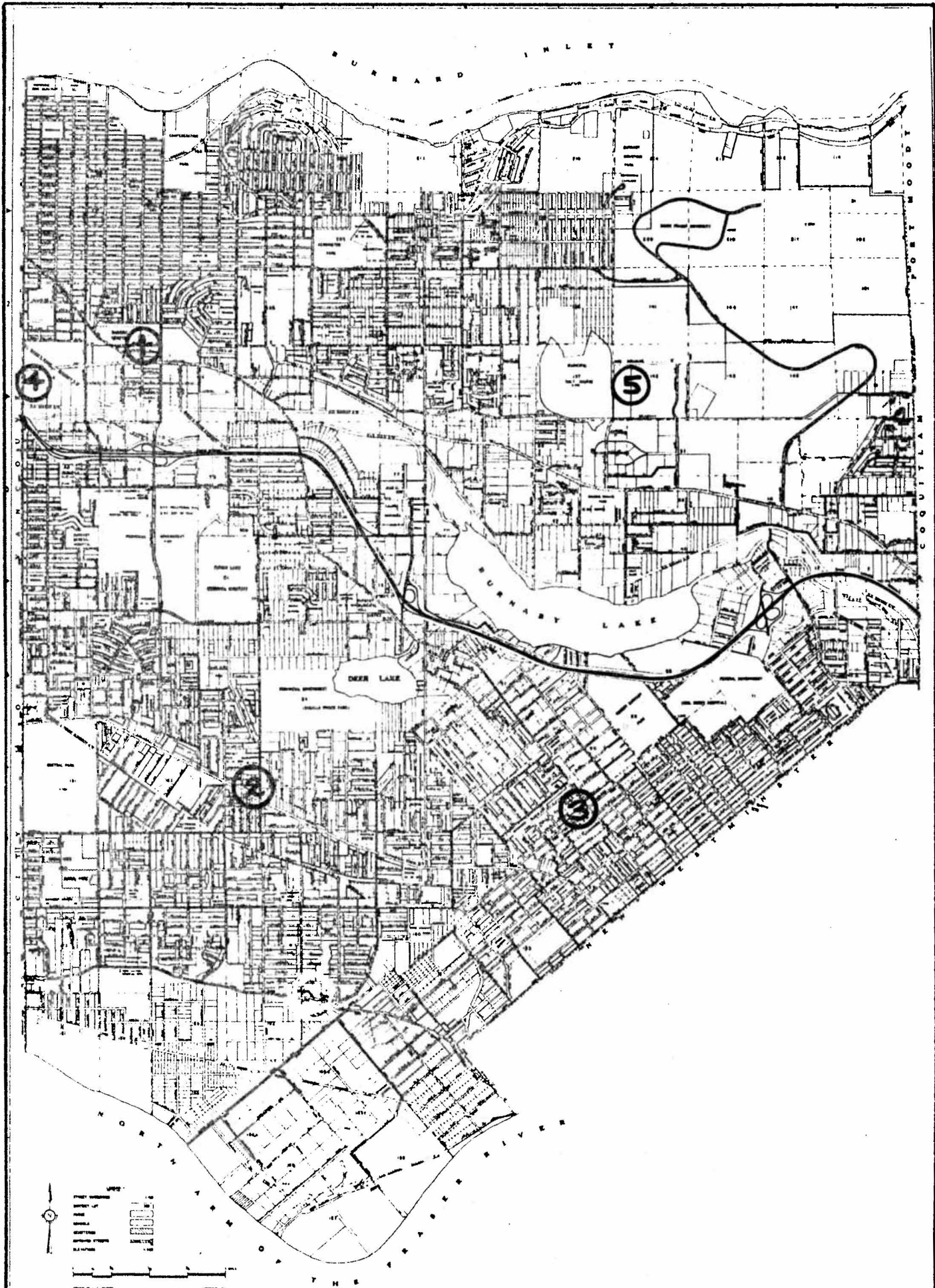
		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #1 RZ #12/80	Application for the rezoning of: Lots 6 & 7, Block 2, E½ D.L. 119 Grp. 1, NWD, Plan 2855. From: R5 - Residential District To: CD - Comprehensive Development Address: 4457 and 4469 Buchanan Street	304	306
Item #2 RZ #13/80	Lots 122 and 123, D.L. 32, Plan 34705, Lots 6 & 7, Blk. 22, D.L. 32, Pl. 1733. From: R5 - Residential District To: RM2 - Multiple Family Residential District Address: 5077, 5037 and 5019 Sanders Street and 6163 Marlborough Avenue	312	313

PLANNING DEPARTMENT
 1980 MAY 14
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	<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #3 RZ #15/80		
Application for the rezoning of: Lot 5, Exc. N. 10', D.L. 30, Blk. 22, Plan 3036	318	320
From: C4 - Service Commercial District To: P8 - Parking District		
Address: 7665 Edmonds Street		
Item #4 RZ #16/80		
Lot 1, Block "L", D.L. 118, Plan 58624	324	327
From: M5 - Light Industrial District To: M3 - Heavy Industrial District		
Address: 2250 Boundary Road		
Item #5 RZ #19/80		
Lot 1, D.L. 142, Plan 14043, Lot 2 Ex. Pt. on Bylaw 3729, D.L. 142, Pl. 14043	331	332
From: M3 - Heavy Industrial District To: R2 - Residential District and M7a - Petroleum Storage Tank District		
Address: 1274 Shellmont Street and 7675 Underhill Avenue		

/rlp


 A. L. Parr
 DIRECTOR OF PLANNING



COMPILED BY
THE PLANNING DEPARTMENT
SEPTEMBER 1966

BURNABY

DISTRICT MUNICIPALITY
BRITISH COLUMBIA

Date



Burnaby Planning Department

Scale

1" = 1 Mile

REZONING KEY MAP

1980 MAY 13

Drawn By



ITEM NUMBER

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #12/80

Item #1

1.0 GENERAL INFORMATION

- 1.1 Applicant: Mr. M. Z. Khan
M.Z. Khan Engineering Ltd.
4944 Joyce Road
Vancouver, B.C.
- 1.2 Subject: Application for the rezoning of:

Legal: Lots 6 & 7, Block 2, E $\frac{1}{2}$ D.L. 119,
Grp. 1, NWD, Plan 2855.
From: R5 - Residential District
To: CD - Comprehensive Development
- 1.3 Address: 4457 and 4469 Buchanan Street
- 1.4 Location: This site is located west of Willingdon Avenue and has frontage on both Halifax and Buchanan Streets.
- 1.5 Size: The site area is approximately 40 m (132 ft.) by 46 m (151 ft.) and has an area of 1850 m² (19,900 sq. ft.).
- 1.6 Services: The Municipal Engineer is assessing the adequacy of services to the site. The developer will also be required to contribute towards the cost of developing the pedestrian plaza area adjacent to the south property line of the project, and along a pedestrian easement along the west property line.
- 1.7 Applicant's Intentions: The applicant is requesting rezoning of the site in order to permit the construction of a two and one half storey office building with retail stores at the street level. Underground parking will be provided.

2.0 SITE OBSERVATIONS

The site is presently vacant. There is a two storey commercial office building located on the property east of the subject site while the land on the western flank of the property presently serves as a parking lot for the Brentwood House seniors/student residence tower. The land across Halifax is vacant as are the lots to the south across Buchanan Street (refer to attached Sketch 1).

The lot slopes approximately two meters from Halifax Street down to Buchanan Street.

3.0 GENERAL COMMENTS

The subject site falls within the Brentwood Town Centre Plan area. The currently adopted plan was approved by Council in 1979 April 30 (refer to attached Sketches 2 and 3).

The objectives of the plan for this area are to create a pedestrian oriented office, retail and personal service area and to enhance the pedestrian atmosphere by developing a pedestrian plaza focus at the end of the proposed Buchanan Street cul-de-sac.

The south side of this building will open onto the future plaza proposed when Buchanan Street is closed to Willingdon Avenue.

- 3.1 Vehicular access to the underground parking area will be from Buchanan Street via Rosser Avenue which connects to Halifax Street. Parking will be 100% underground.
- 3.2 The subject development will have a 4.5 m (15 ft.) wide pedestrian easement along the western property line which will have access to the retail shops on that side of the building. In the future, a similar easement will be required of the lot to the west to provide, ultimately a 9 m (30 ft.) pedestrian shopping mall/walkway between Halifax and Buchanan Streets.
- 3.3 The site will be consolidated into one legal parcel.
- 3.4 The applicant will also be required to consent to the future closure of Buchanan Street which would be closed when the development site across Buchanan is developed.
- 3.5 The applicant is responsible for all services necessary to service the site and the necessary easements must also be provided for pedestrians movement.
- 3.6 The applicant will be contributing towards the cost of creating the pedestrian mall area along the south frontage of the site through the deposit of monies in trust.

This work will include paving treatment and closure of the full 20 m (66 ft.) of the existing Buchanan Street right-of-way. Vehicular movement to the underground parking access points will cross over the plaza however, the movement will be limited to a portion of the plaza area.

- 3.7 Existing overhead power and telephone along the south side of the site are to be placed underground.
 - 3.8 This rezoning of the site will require the approval of the Ministry of Transportation and Highways.
- 4.0 DEVELOPMENT PROPOSAL

The applicant has now submitted a design proposal which is suitable for presentation to a Public Hearing.

4.1 Project Statistics

Gross Site Area:	1852 m ² (19,936.12 sq. ft.)
Dedications:	Nil
Net Site Area:	1852 m ² (19,936.12 sq. ft.)
Site Coverage Provided:	81% 1509 m ² (16,234 sq. ft.)

PLANNING DEPARTMENT
REZONING REFERENCE #12/80
PAGE THREE (3)

4.2 Total Floor Area : 3,607.5 m² (38,817 sq. ft.)
Floor Area Ratio Permitted: 2.5
Floor Area Ratio Provided: 1.95
Height of Building: three storeys (approx. 12 m or 39 sq.ft.)

4.3 Parking Ratio Required (office and commercial)
1 space per 46 m² of gross floor area 66.97 spaces
Restaurant - 1 space per 5 seats 20.00
required 87 spaces
Parking provided 87 spaces
Loading required & provided 3 spaces

4.4 Garbage collection facilities are to be provided underground.

4.5 Exterior finish and materials. The finishes on the building will include concrete and brick with metal awnings.

4.6 Energy Utilization

The applicants intend to utilize a gas hot water boiler system with an integral heat pump. Double glazing will be employed. Insulation values have not yet been established.

5.0 SUMMARY

This proposal is for a two and one-half storey building with office, retail and a restaurant space to be accommodated. The quality and design of the proposed building conform to the adopted plan for the Brentwood Town Centre area.

6.0 RECOMMENDATIONS

1) THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared, and that this rezoning be advanced to a Public Hearing on 1980 June 17, 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 and the completion of a servicing agreement covering all requisite services.

a Letter of Credit will be taken to cover the cost of the future pedestrian plaza work on the full width of the Buchanan Street roadway right-of-way along the south side of the site. All services are to be designed and constructed to the approval of the Municipal Engineer.

- 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.
- d) The consolidation of the net project site into one legal parcel.

PLANNING DEPARTMENT
REZONING REFERENCE #12/80
PAGE FOUR (4)

- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The provision of a public pedestrian walkway easement from Halifax to Buchanan Streets and the construction of a walk to the approval of the Municipal Engineer.
- h) The approval of the Ministry of Transportation, and Highways to the rezoning application.
- i) The undergrounding of all existing wiring abutting the site.
- j) A letter of agreement to permit the future closure of Buchanan Street to traffic adjacent to the property in conformity with the Brentwood Town Centre Plan.

And
BR/rlp

M. Z. KHAN ENGINEERING LTD.

Phones : 433-1859
433-3021

SHALIMAR HOUSE

4944 Joyce Road * Vancouver 16, B. C.

5 March 1980

The Corp. of the District of Burnaby
1919 Canada Way
Burnaby, B. C.

Attention: Planning Department

Dear Sirs:

Re: Proposed Rezoning of Lots 6 & 7
of Block 2, E. $\frac{1}{2}$ D.L. 119, Gr. I
N.W.D. Plan 2855

We would like to develop this property to CD from the present R5 Zoning. This property abuts CD zoning on the north, east and west property lines and we propose CD on the south property line.

The ground floor will be earmarked for retail space with a proposed pedestrian mall tying into the pedestrian oriented spaces as proposed by the City Planning Department on the south and west sides of the property.

On the second floor the project calls for retail and restaurant space. Consistent with the availability of parking spaces, we are planning to allot the third floor for office space at least on a partial basis.

Parking will possibly be provided in two levels below with provisions for loading bays, storage and mechanical rooms. Access to the floors and parking will be provided by elevators including one for freight.

The project will be enhanced with appropriate landscaping and site finishes to relate to that proposed by the City Planning Department with whom we will be holding constant discussions during the course of finalizing the plans for this project.

Thanking you.

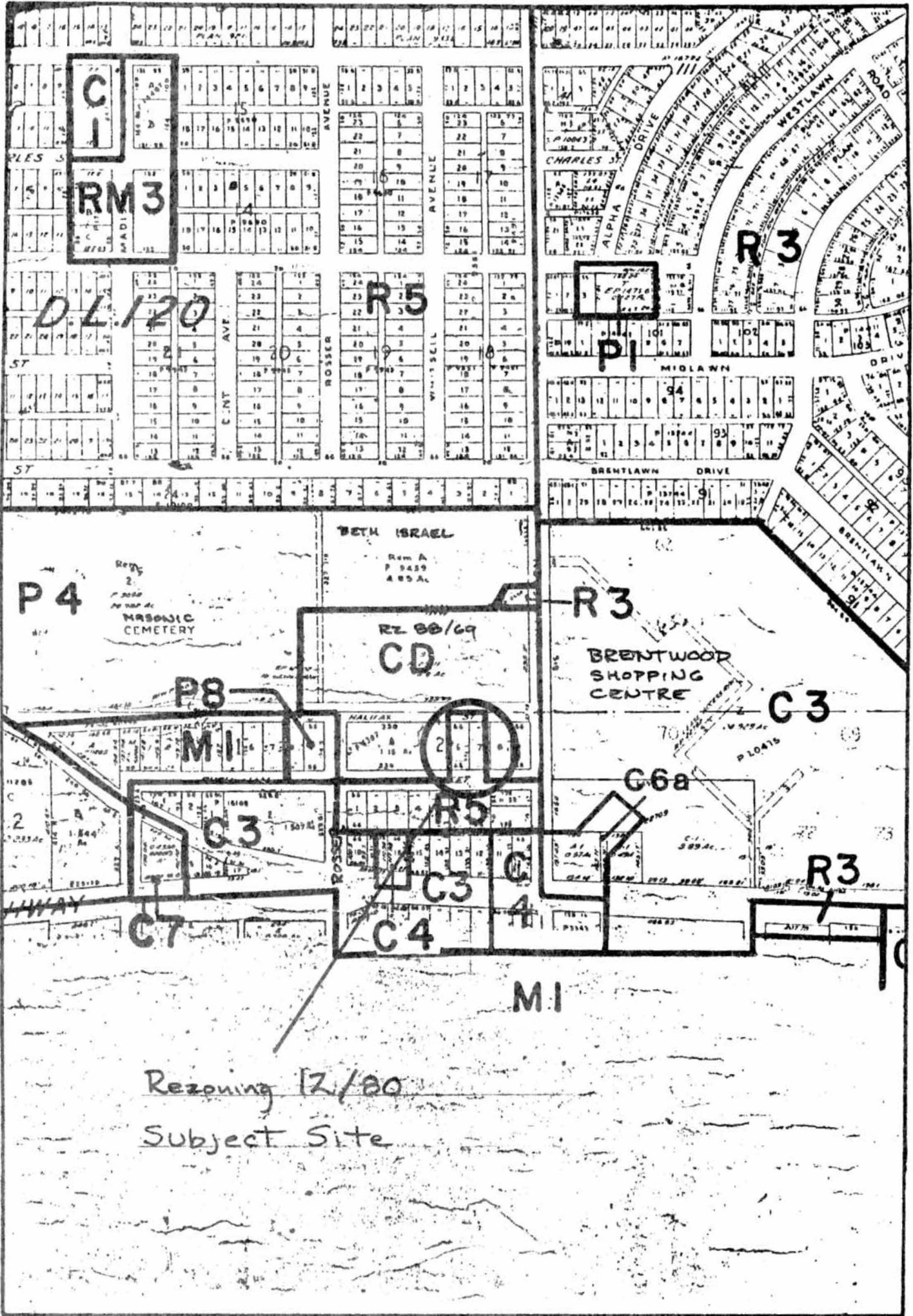
Yours truly,

M. Z. KHAN ENGINEERING LTD.

M. Z. Khan
M. Z. Khan, P. Eng.

- CONSULTING AND DESIGN ENGINEERS - *for owners*

Branch Office : 1259 Kingsway, Vancouver 10, B. C. - Phone : ~~879-4026~~



Date
1980 MAY

Scale
1:400

Drawn By



RZ 12/80
Burnaby Planning Department



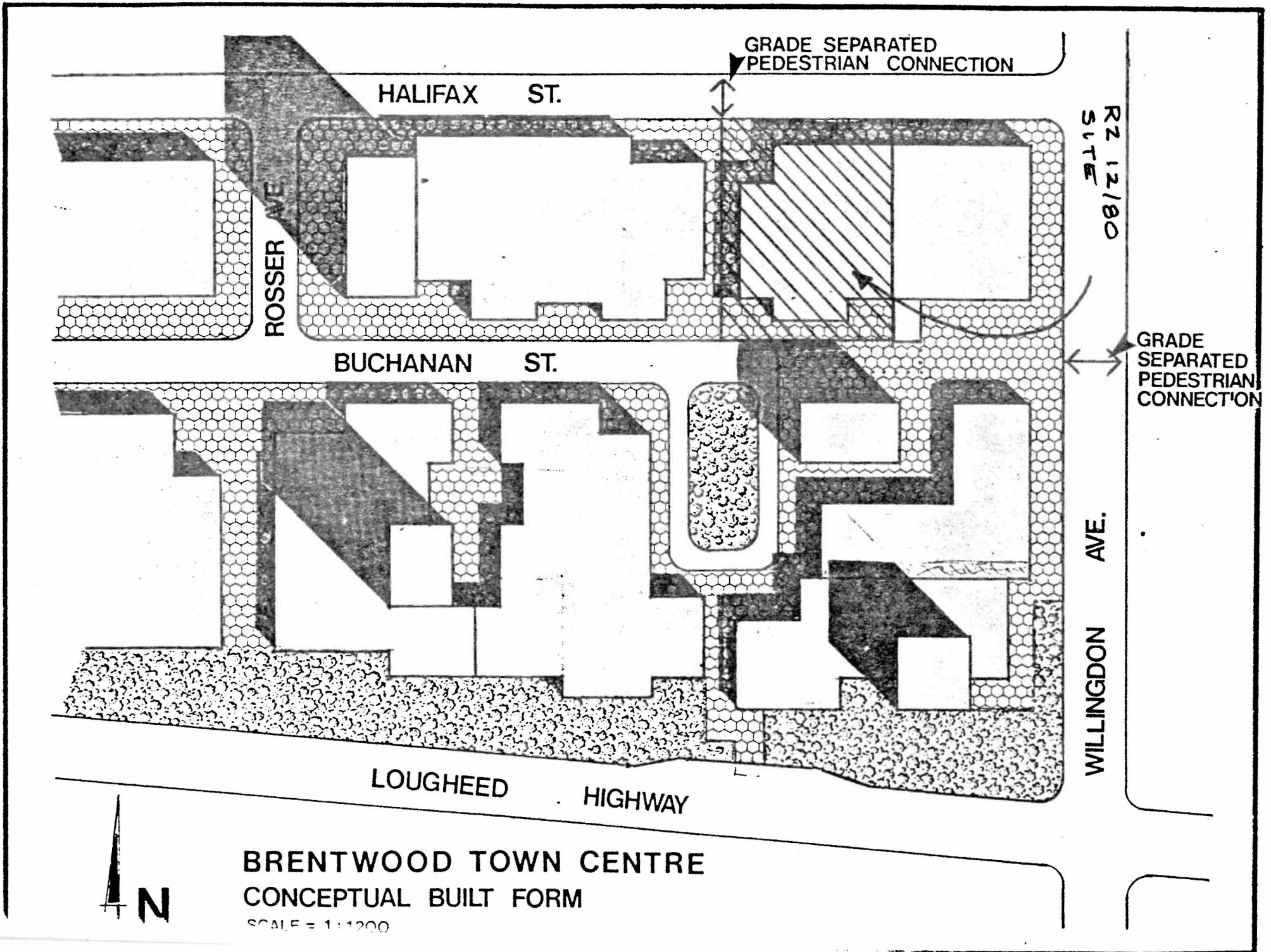
Existing Zoning

SKETCH * 1

R.Z. 12/80

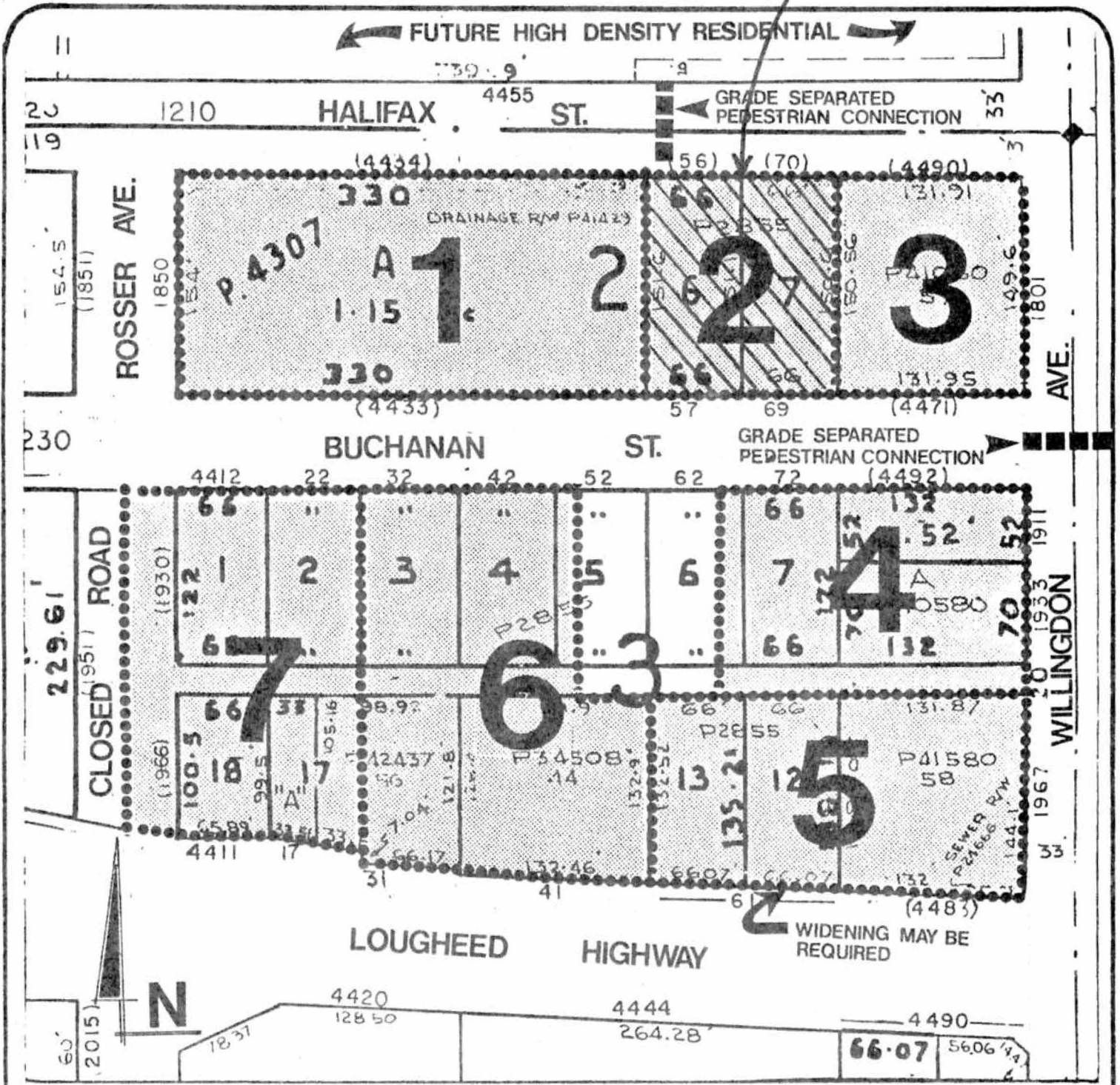
PROPOSED DEVELOPMENT SITE

SKETCH #2



BRENTWOOD TOWN CENTRE
CONCEPTUAL BUILT FORM
 SCALE = 1:1200

Subject site
RZ 12/80



Date
FEB. '79

Scale
1" = 100'

Drawn By

Burnaby Planning Department

BRENTWOOD TOWN CENTRE
 PRECINCT BOUNDED BY BUCHANAN, WILLINGDON,
 ROSSER AND LOUGHEED
PROPOSED DEVELOPMENT SITES

SKETCH # 3

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #13/80

Item # 2

1.0 GENERAL INFORMATION

- 1.1 Applicant A.L.C. Construction Ltd.
1095 Howe Street
Vancouver, B.C.
V6Z 1P9
- 1.2 Subject: Application for the rezoning of:
- Legal: Lots 122 and 123, D.L. 32, Plan
34705, Lots 6 and 7, Blk. 22,
D.L. 32, Plan 1733.
- From: R5 - Residential District
To: RM2 - Multiple Family Residential District
- 1.3 Address: 5077, 5037 and 5019 Sanders Street and
6163 Marlborough Avenue
- 1.4 Location: The subject site is located north-west of
the intersection of Sanders Street and
Marlborough Avenue (see sketches 1-3 attached).
- 1.5 Size: The subject site has a frontage of 70.79 m
(232.1 ft.), a depth of 42.33 m (138.8 ft.)
and an area of 2994.1 m² (32,194.66 sq. ft.).
- 1.6 Services: The Municipal Engineer will be requested to provide
a cost estimate for services necessary to
serve the site.
- 1.7 Applicant's
Intentions: The applicant requests rezoning in order to
construct a rental apartment building con-
forming to the Multiple Family Residential
District (RM2).

2.0 BACKGROUND

The subject site is presently occupied by four older houses. The site forms part of an area designated in Community Plan Four (sketch 3) for expansion of the Royal Oak Junior High School and Marlborough Elementary School site.

3.0 DISCUSSION

We have received some preliminary indications from the School Board that the area outlined on sketch 3 will not be required for school purposes; however, the Board wishes to study the situation in further detail. If the lots are not required for school purposes in the foreseeable future, the Planning Department will review with the Parks and Recreation Department the desirability of designating these properties in the Community Plan for future open space purposes in relation to the schools and surrounding high rises. This option will be evaluated along with the option of amending the Plan to permit RM2 apartment development. It is anticipated that this work can be completed within one month.

PLANNING DEPARTMENT
REZONING REFERENCE #13/80
PAGE TWO (2)

3.0 RECOMMENDATION

THAT Council authorize the Planning Department to pursue further study of the subject block which is described in Section 2.0 and outlined on sketch 3 of this report on the understanding that a further report will be submitted on this block of the Community Plan and this rezoning application.

Arp
CBR/rlp
Attachments

A.C.L. CONSTRUCTION LTD.
1095 HOWE STREET
VANCOUVER, B. C.
V6Z 1P9

March 19, 1980

The Corporation of the
District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: Planning Dept.

Dear Sirs:

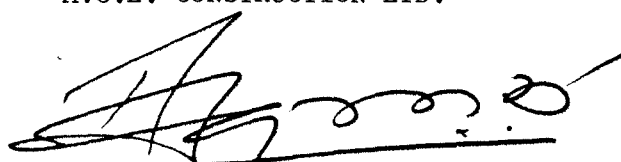
Re: Rezoning Application
5007/5037 and 5019
Sanders Street
6163 Marlborough Avenue

We are applying for a rezoning of the above-mentioned properties
from R-5 to CD RM2.

Our intention is to build a three storey apartment building for
rental purposes on this site.

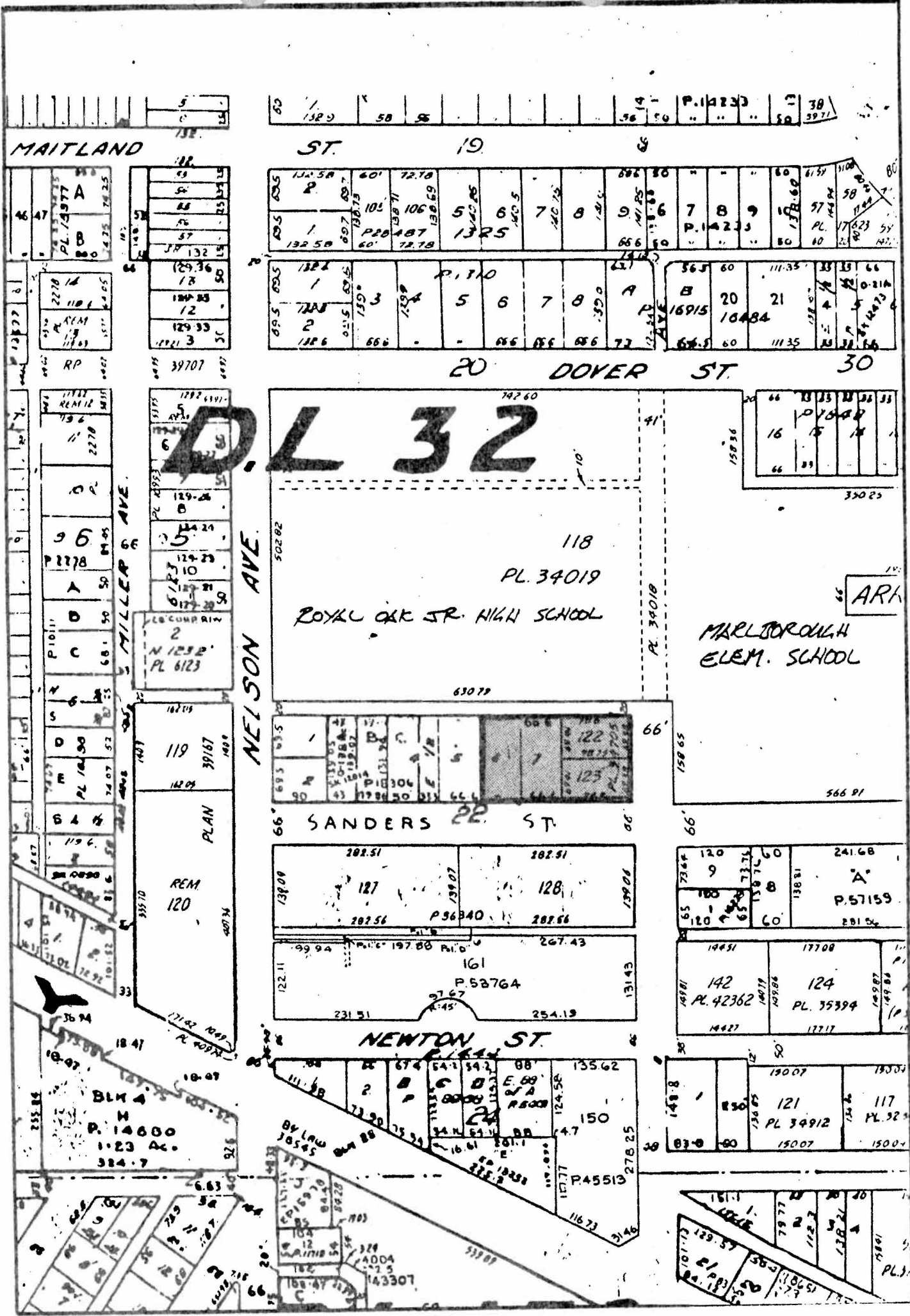
Yours truly,

A.C.L. CONSTRUCTION LTD.



ABRAHAM M. LIGUMSKY

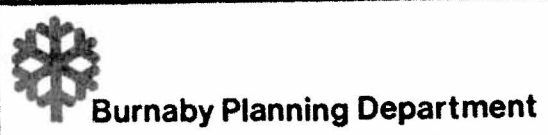
AML/jdm



Date
 MAY 1980

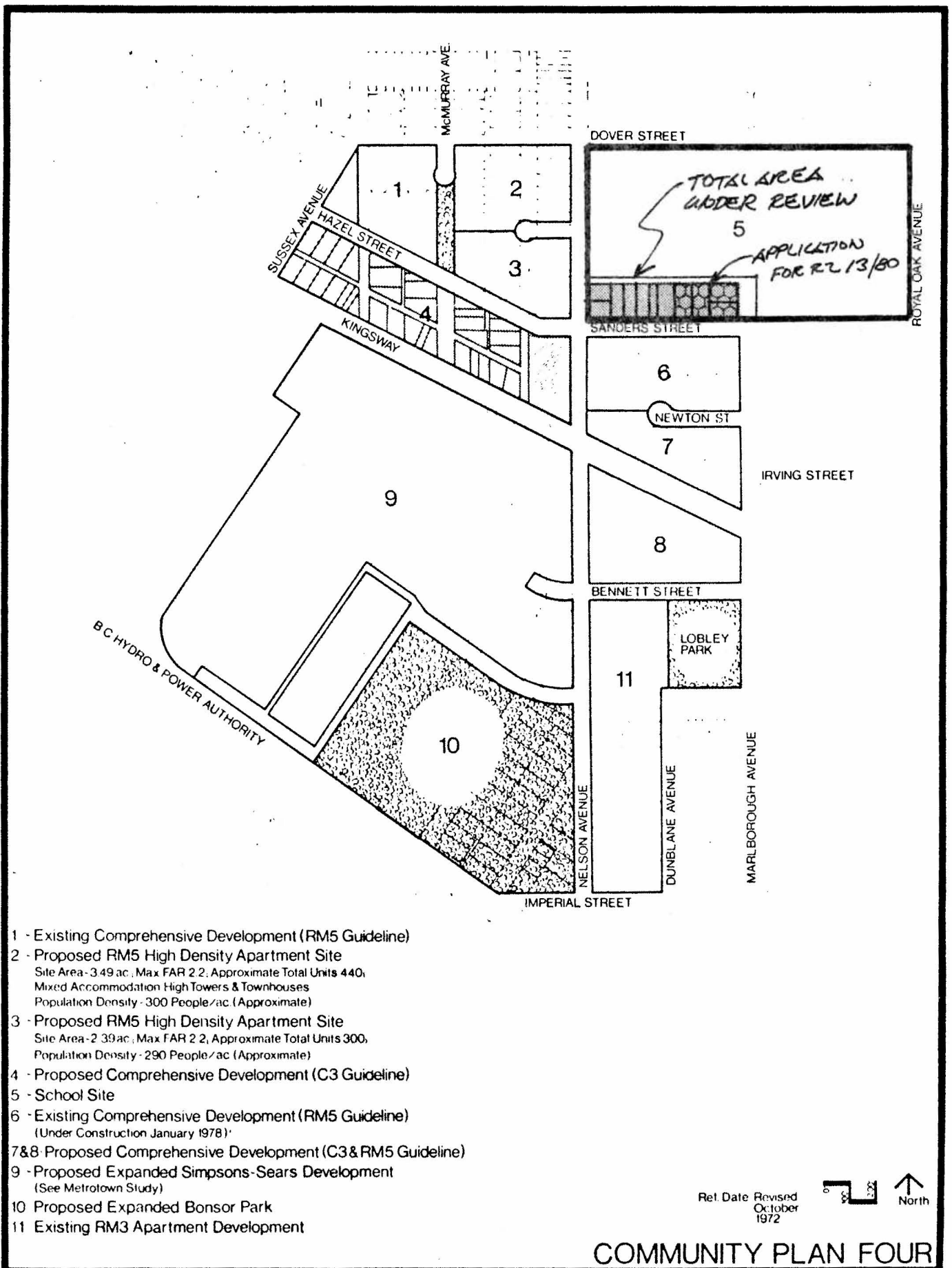
Scale
 1" = 200'

Drawn By



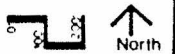
REGIONAL REFERENCE #13/80

SKETCH 1



- 1 - Existing Comprehensive Development (RM5 Guideline)
- 2 - Proposed RM5 High Density Apartment Site
Site Area - 3.49 ac., Max FAR 2.2, Approximate Total Units 440;
Mixed Accommodation High Towers & Townhouses
Population Density - 300 People/ac. (Approximate)
- 3 - Proposed RM5 High Density Apartment Site
Site Area - 2.39 ac., Max FAR 2.2, Approximate Total Units 300;
Population Density - 290 People/ac. (Approximate)
- 4 - Proposed Comprehensive Development (C3 Guideline)
- 5 - School Site
- 6 - Existing Comprehensive Development (RM5 Guideline)
(Under Construction January 1978)
- 7 & 8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
- 9 - Proposed Expanded Simpsons-Sears Development
(See Metrotown Study)
- 10 - Proposed Expanded Bonsor Park
- 11 - Existing RM3 Apartment Development

Rel. Date Revised
October
1972



COMMUNITY PLAN FOUR

SKETCH 3

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #15/80

Item # 3

1.0 GENERAL INFORMATION

- 1.1 Applicant: Mr. Peter Stabler
#916 - 736 Granville Street
Vancouver, B.C.
V6Z 1G3
- 1.2 Subject: Application for the rezoning of:

Legal: Lot 5, Exc. N. 10', Block 22,
D.L. 30, Plan 3036
From: C4 - Service Commercial District
To: P8 - Parking District
- 1.3 Address: 7665 Edmonds Street
- 1.4 Location: The subject site is located on the west side of Edmonds Street between Canada Way and New Vista Place (refer to sketches 1 and 2).
- 1.5 Size: The site is rectangular in shape with an area of 931 m² (10,012 sq. ft.), a width of 20.3 m (66 ft.) and a depth of 46.3 m (151.7 ft.).
- 1.6 Services: The Municipal Engineer has been requested to provide all relevant servicing information.
- 1.7 Applicant's Intentions: Rezoning has been requested for the purpose of providing additional parking for the expansion of Little Billy's Restaurant.

2.0 SITE OBSERVATIONS

The site is occupied by an older poorly maintained one and one half storey residential building with a surrounding partially paved parking area which is presently reserved for the visitors of the Grandview Lodge senior citizens complex. Modest commercial buildings are located to the immediate north and south fronting Edmonds Street. To the east of the site across Edmonds Street lies the Edmonds Street Elementary and Junior High School and to the west across a paved lane lies the Grandview Lodge complex. Vehicular access to the site is presently from the rear lane.

3.0 GENERAL DISCUSSION

- 3.1 A variety of service commercial facilities flank Edmonds Street between Kingsway and Canada Way which conveniently serve the needs of the area residents, many of which are senior citizens who reside nearby. In this regard, several of whom small shopping facilities such as the Vista Plaza located at Edmonds Street and Mary Avenue have been established during the 1970's. In addition, the Eastburn Community Centre was recently constructed on Edmonds Street between Fulton Avenue and Humphries Avenue.

The Planning Department has continued to encourage the development of commercial facilities in this immediate area and to promote development standards which will enhance the visual quality of Edmonds Street and provide convenient services to the community.

- 3.2 The applicant has requested this rezoning on behalf of Little Billy's Restaurant who wish to expand their existing operation located at 7623/25/27 Edmonds Street to 185 seats from their present licensed capacity of 65. In order to do so, it is necessary that the restaurant be provided with a total of 37 off-street parking stalls in order to satisfy the Zoning Bylaw requirements. Since the site on which they presently operate does not have sufficient parking spaces to satisfy this requirement, rezoning the subject site to P8 has been initiated.
- 3.3 For Council's information, several commercial tenants situated on Edmonds Street and particularly restaurant facilities have experienced difficulty in providing additional off-street parking facilities required to accommodate business expansion. In this regard, the sites they occupy were not initially designed to accommodate such growth and expansion. As a result, numerous businesses have been able to provide additional off-street parking on nearby sites utilizing Section 800.5(2) of the Zoning Bylaw which essentially accepts such parking arrangements provided that the parking area is located within 400' from the building or use required to be served.

The Planning Department considers that this course of action does not necessarily provide the most appropriate long term solution to this specific problem since these associated parking facilities often present a visual liability to the area in which they are located and represent an underutilization of land. Furthermore, as these surface parking areas become developed for higher and better uses, the tenant is once again rendered with insufficient parking to support his business. The Planning Department recognizes that this problem could be logically overcome by the property developer accounting for business growth through the initial design of the building. However, these types of considerations are difficult to incorporate in a speculative development venture that is most often sought.

- 3.4 The Planning Department considers that the subject rezoning proposal is also an inappropriate means of satisfying the expansion requirements of Little Billy's Restaurant. In this regard, the site is situated on Edmonds Street which given the physical characteristics of parking lots, represents an aesthetic liability to the intended upgrading of the Edmonds Street commercial area. The parking facility through its associated vehicle movements may become a physical liability to the large number of senior citizen pedestrians in the immediate area and will also pre-empt the appropriate commercial development of this valuable land. Furthermore, rezoning the site to P8 will set an unwarranted precedent for spot zoning requests on other valuable land fronting Edmonds Street thereby providing unsuitable short term solutions to similar problems experienced in the area.

4.0 CONCLUSIONS


- 4.1 In view of the foregoing, the Planning Department cannot support the subject rezoning request since spot zoning the subject site does not represent an appropriate long term solution to the problem of providing sufficient off-street parking. Approval of this rezoning will present a visual and potentially a physical liability to the area and set an unwarranted precedent for further rezoning requests of a similar nature.

PLANNING DEPARTMENT
REZONING REFERENCE #15/80
PAGE THREE (3)

4.2 The Planning Department recognizes that the lack of off-street parking facilities is an on-going problem for the merchants of the Edmonds Street commercial area and that an appropriate long term solution must be found. It would therefore be appropriate to encourage the establishment of one or perhaps two strategically located parking facilities within the immediate area that could be developed collectively by the merchants in the area and used by their patrons. This concept would allow an abundance of off-street parking to satisfy long term needs of the commercial community without pre-empting an undue number of valuable properties and presumably minimizing any potential aesthetic concerns through suitable design, location and landscaping. In this regard, the Planning Department would be available to assist in determining suitable location(s) for such facilities.

5.0 RECOMMENDATION

THAT Council not give favourable consideration to this rezoning.

 PDS/r1p

PETER J. STABLER, B.A., LL.B.

BARRISTER & SOLICITOR

TELEPHONE: (604) 687-3706

916-736 GRANVILLE STREET
VANCOUVER, BRITISH COLUMBIA
CANADA
V6Z 1G3

April 14, 1980

Mr. J. Hudson
Municipal Clerk
Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.

RE: REZONING APPLICATION

Please find enclosed rezoning application for 7665 Edmonds Street, Burnaby along with

1. Copy of Title
2. Survey
3. Appointment of Agent
4. Fee of \$580.00

The rezoning is sought to change the use of the land to a parking lot (P8) so that extra parking is available for Little Billy's Restaurant (1977) Ltd. to expand its restaurant premises at 7623 - 7625 - 7627 Edmonds Street, Burnaby.

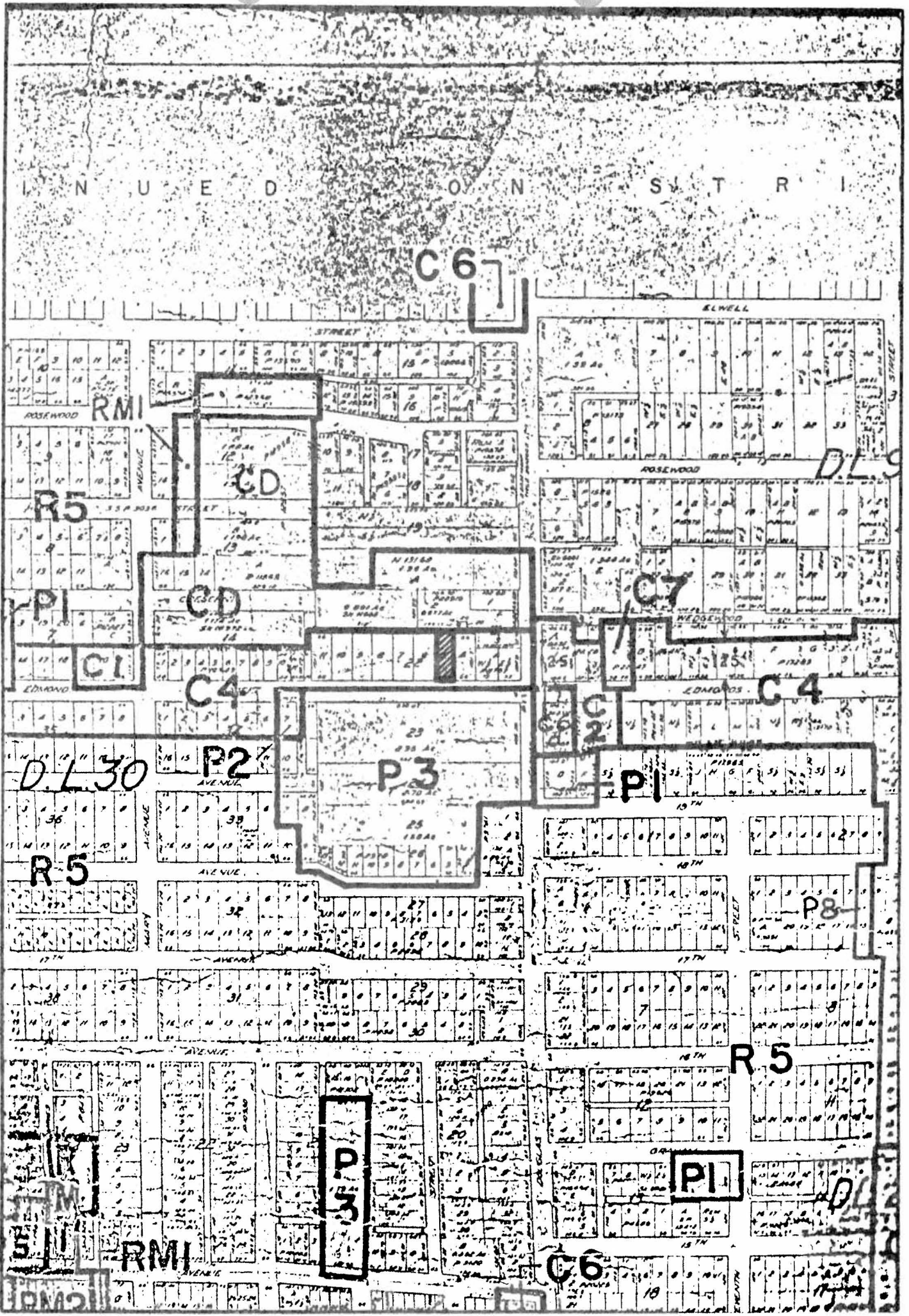
Yours truly,



PETER J. STABLER

PJS/sen

Enclosure



Date

1980/MAY



Burnaby Planning Department



Scale

1:4800

REZONING REFERENCE # 15/80

Drawn By

SKETCH #2

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #16/80

Item # 4

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Toby, Russell, Buckwell Partners, Architects
1650 Alberni Street
Vancouver, B.C.
V6G 1B1
- 1.2 Subject: Application for the rezoning of:

Lot 1, Block 1, D.L. 118, Plan 58624

From: M5 - Light Industrial District
To: M3 - Heavy Industrial District
- 1.3 Address: 2250 Boundary Road
- 1.4 Location: The subject site is located at the southeast corner of Boundary Road/Lougheed Highway intersection (see attached sketches #1 and #2).
- 1.5 Size: The subject site is irregular in shape with an area of .89 hectares (2.2 acres), a 101 m (337 ft.) frontage on Boundary Road and a 83 m (277 ft.) frontage on Lougheed Highway.
- 1.6 Services: All Municipal services are available and adequate to serve the subject site.
- 1.7 Applicant's Intentions: Rezoning has been requested in order to establish an automobile dealership facility.

2.0 SITE OBSERVATIONS

The subject site is relatively flat and is occupied by a two-storey office building, landscaping and related parking area. Located to the north of the site beyond the Lougheed Highway is the B.C. Hydro and Power Authority facility which includes several office buildings and storage sheds. A service station and the Sunbeam Bakery facilities are located to the west of the site across Boundary Road in Vancouver. Located to the south and east are a number of large industrial properties owned by B.C. Hydro which are presently occupied by a variety of industrial buildings and related outdoor storage. Access to the site is via Boundary Road and the Lougheed Highway.

3.0 BACKGROUND INFORMATION

- 3.1 Historically, the subject site was owned by Dominion Bridge Company Ltd. and represented part of their major land holdings bounded by Lougheed Highway, Gilmore Avenue, the Burlington Northern Railway Right-of-way and Boundary Road. Subsequently, these large holdings were purchased by B.C. Hydro. On 1979 November 19 Final Adoption was given to Rezoning Reference #29/78 which involved rezoning and subdividing the subject 2.2 acre site from M3 to M5 in order to reutilize the existing office building. This rezoning was initiated by Highfield Developments Ltd. and subsequently completed by Intercon Management Ltd. who presently own the site as a separate legal parcel.

- 3.2 Prior to rezoning and subdivision approval of the subject site, Intercon sought to resell or lease the property for appropriate utilization pursuant to the M5 regulations. Through numerous ensuing discussion and meetings with the Planning Department, regarding the potential utilization of the site, Intercon formally in a letter dated 1979 October 31 confirmed their understanding that car dealerships, "Ikea Type" facilities or other similar highway oriented strip commercial uses were not appropriate, and requested that the Municipality proceed with the rezoning to M5 and the approval of the subdivision on this basis.
- 3.3 On 1979 November 19 Council gave Final Adoption to rezoning the site to M5 in order to allow the land and building to be used in an appropriate and desirable manner, which specifically precluded the development of highway oriented strip commercial and service uses permitted under the former M3 designation. As such, the rezoning made specific provisions for an appropriate high quality land use ideally suited to the site.
- 3.4 The Subdivision Approval was subsequently granted by the Approving Officer on 1980 January 24 based on the Council Approved M5 zoning and the acknowledgement of the owner, Intercon, that a condition of Subdivision Approval was that only M5 uses would be permitted on the site.

4.0 GENERAL DISCUSSION

- 4.1 Due to a change in staff, and contrary to their provisions written acknowledgement and understanding regarding the appropriate utilization of the site, Intercon has now inadvertently given their authorization to the subject applicant, to rezone the site back to the former M3 designation in order to establish a major automobile and truck sales and service centre.

The proposed dealership facility is intended to include the subject site and additional adjacent M3 lands presently owned by B.C. Hydro which together will comprise a site of approximately 8 acres. Relative to these additional lands, the Planning Department understands that B.C. Hydro is not prepared at this time to dispose of any more of their holdings in this area, and that no commitments have been made in this regard. Furthermore, Hydro has indicated that the original sale of the subject site to Intercon was strictly on the basis of future office use and that the sale would not have taken place had it been proposed to be utilized by a car dealership.

- 4.2 The site occupies an extremely prominent and highly visible location within the Municipality since it is situated at the intersection of two important arterials, Boundary Road and the Lougheed Highway. Furthermore, the site plays an important geographical role as a major entrance or gateway to Burnaby. It is therefore essential to ensure that an appropriate image of the Municipality is projected through the manner in which this site is utilized.

Upon assessment of the recent rezoning of the site to M5 it was considered that the proposed reutilization of the existing office building would provide a viable and attractive use of this strategically located land. The M5 bylaw regulations encourage a high

3.3 Continued

standard of development with respect to building design and associated landscaping. Most importantly, the previous office complex proposal would provide a quality use of the property.

- 4.4 A continuing goal of Burnaby Council's over the past two decades has been to foster the creation of viable, centralized commercial centres and to prevent the evolution of commercial ribbons along major arterials as has been the case for example in past years along the King George Highway through the Whalley area of Surrey or along Kingsway.
- 4.5 Preliminary site plan sketches submitted by the rezoning applicant illustrate extensive asphalt parking areas immediately around the existing office building and additional expansive outside vehicle storage areas which together will total an area of approximately 4.5 acres of the proposed 8 acre site.
- 4.6 The Planning Department submits that the utilization of this visually important, key site within the clearly identified industrial belt, for a low-intensity, auto-oriented commercial use such as a car dealership to include acres of highly visible vehicle display areas and the inevitable high profile advertising promotion devices (signage, banners etc.) would not project a true or progressive image of the Municipality's land use and urban design policies. Rather, the site should be utilized for high-quality office development, as contemplated under the adopted M5 zoning, which would provide both a functional and visual asset to the area.
- 4.7 An auto dealership facility, represents a highway-oriented strip commercial use that should be located within established commercial areas where similar auto-oriented commercial and complementary service-commercial uses are found and where such activities may be appropriately concentrated to conveniently serve the needs of the public within a readily identifiable commercial area. In this regard, there may be other more appropriate areas in the Municipality where such facilities should be encouraged to locate.

5.0 CONCLUSIONS

- 5.1 A zoning change of the type requested by the applicant would clearly be a regressive step in terms of consistently implementing the existing positive land use policies used in this Municipality and would directly contradict the M5 zoning of the site recently adopted by Council, which provides for utilization of the existing office building for more visually and conceptually appropriate purposes.
- 5.2 The consent to rezone the site to M3 Heavy Industrial District represents a complete reversal (although inadvertent) of the owner's (Intercon's) previous position and is in direct conflict with their earlier written statements of understanding and agreement upon which the previous rezoning and subsequent subdivision approval was based.

- 5.3 In view of the foregoing, the Planning Department considers that the proposed automobile dealership facility is an unacceptable use of the subject site, which, if approved, would present a negative image of the Municipality by utilizing this prominent property in an inappropriate fashion.
- 5.4 Council should therefore confirm its previous support for utilizing the subject site for office uses under M5 zoning, and the applicant should be encouraged to find another more suitable site to establish the auto dealership where other related uses are located in close proximity. In this regard, the Planning Department would be available to assist the applicant wherever possible.

6.0 RECOMMENDATIONS

It is recommended:

- a) THAT Council not give favourable consideration to the subject rezoning request.
- b) THAT Council authorize the Planning Department to work with the applicant towards finding another more suitable site within the Municipality to establish the proposed automobile dealership.

Ad
PDS/rlp
Attachments

TOBY RUSSELL BUCKWELL & partners architects

March 31, 1980

Our ref: 80-704

Corporation of Burnaby,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Re: 2300 BOUNDARY RD. AT LOUGHEED HWY.
Lot 1, Block L, District Lot 118
Plan 58624

Dear Sirs,

This letter will serve as our application for rezoning for the above noted property from M5 to M3.

The rezoning is requested to permit our Client, Wolfe Chevrolet-Oldsmobile Ltd., to consolidate the property with adjacent properties presently zoned M3 and thereby enable them to establish an automobile dealership including service and collision repair facilities on the combined site.

The subject property is presently owned by Intercom Management Limited who have accepted an offer to purchase from Wolfe Chev-Olds, which is conditional to rezoning. The adjacent properties referred to are owned by B.C. Hydro with whom Wolfe Chev-Olds is having discussions regarding aquisition.

We have had meetings with Mr. Sanderson of the Planning Department and he is fully informed regarding the proposed development.

We attach forms #9539 "Application for Rezoning" and #6917 "Owners' Consent" duly completed as required.

Yours truly,

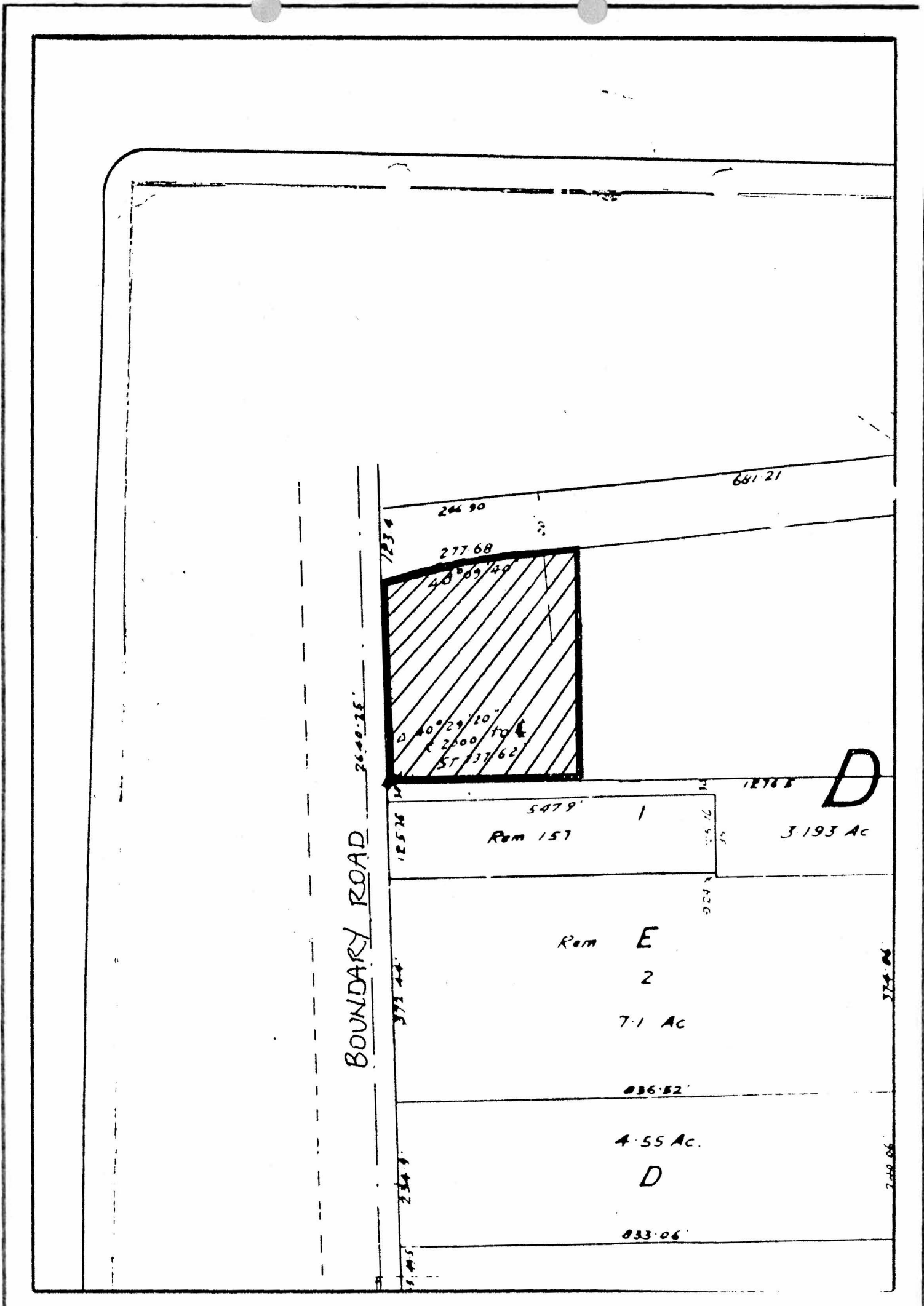
TOBY RUSSELL BUCKWELL & PARTNERS

per 

D. K. Melville

DKM/cs

Encl.



Date
1980/MAY

Scale
1:2400

Drawn By



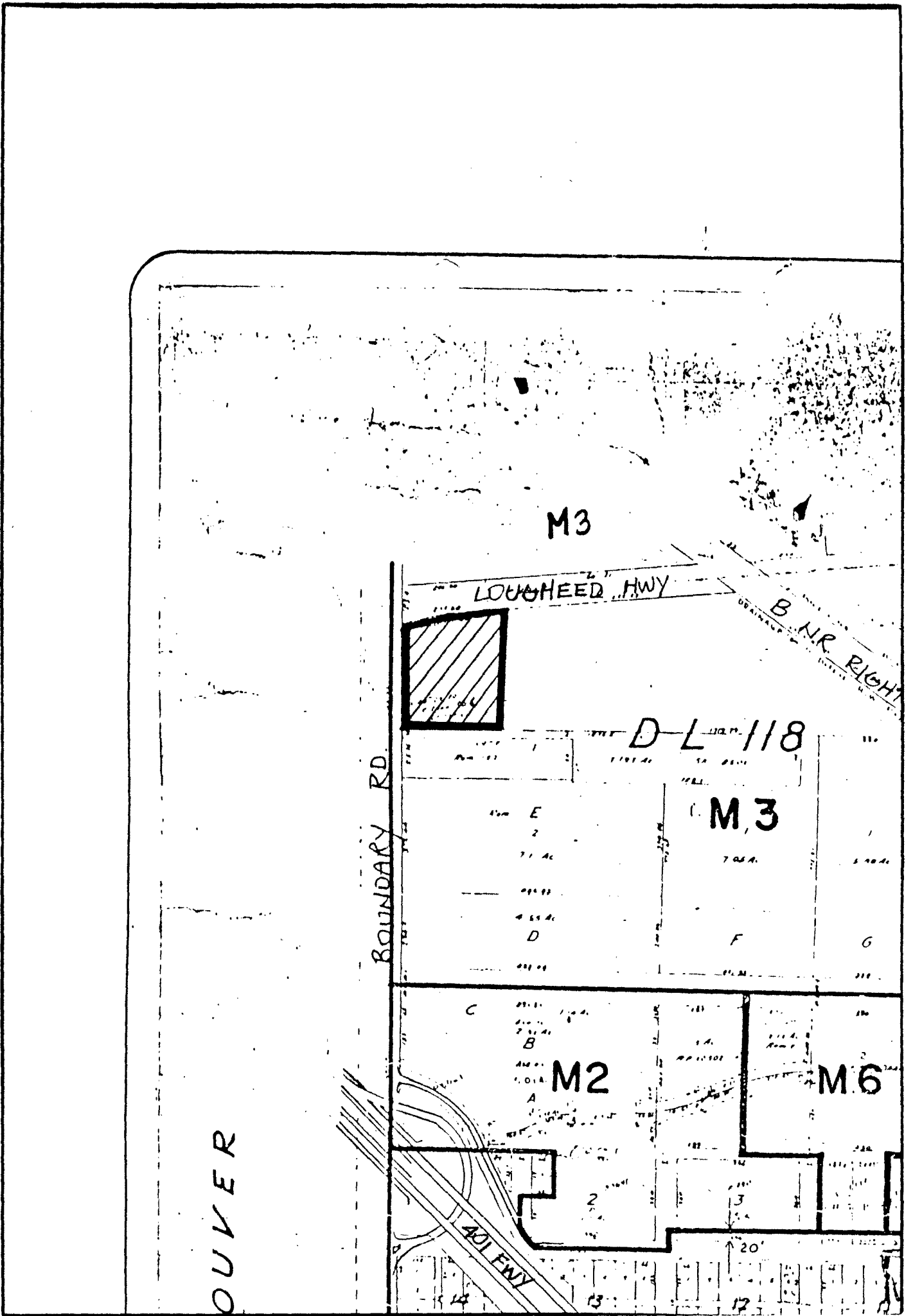
Burnaby Planning Department



REZONING REFERENCE # 16/80

SKETCH #1

229



Date

1980/MAY



Burnaby Planning Department



Scale

1:4800

REZONING REFERENCE #16/80

Drawn By

SKETCH #2

30

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #19/80

Item # 5

1.0 GENERAL INFORMATION

- 1.1 Applicant: Mr. Craig Waddell
IBI Group
1132 Hamilton Street
Vancouver, B.C.
V6B 2S2
- 1.2 Subject: Application for the rezoning of:

Legal: Lot 1 of D.L. 142, Plan 14043,
Lot 2 Ex Pt. on Bylaw 3729, D.L.
142, Plan 14043.

From: M3 - Heavy Industrial District
To: R2 - Residential District and
M7a- Petroleum Storage Tank District
- 1.3 Address: 1274 Shellmont Street and 7675 Underhill
Avenue
- 1.4 Location: The subject site is located north of Broadway
immediately east of the Burnaby Mountain
Golf Course (see attached sketch).
- 1.5 Size: The site has an area of approximately 37.471 ha
(92.52 acres) with a frontage of approximately
650.27 m (2133.43 ft.) on both Broadway and
Shellmont and a depth of approximately 567.84
m (1863 ft.).
- 1.6 Services: The Municipal Engineer has been requested to
provide information regarding the necessary
servicing.
- 1.7 Applicant's
Intentions: The applicant has requested rezoning of the
west portion of this site for R2 in order
that a residential subdivision can occur in
that sector. For this rezoning to proceed
it is necessary that the easterly portion
be rezoned to M7a in order that the existing
tank farm area reflect a compatible zoning
designation.

2.0 SITE OBSERVATIONS

The subject site is heavily treed with natural vegetation, and slopes from the north-east corner down to the west and to the south. Access is presently via Broadway which is constructed to an interim standard. Arden Avenue is unconstructed and Shellmont Avenue is gravelled. To the north lies the Transmountain tank farm and to the south is the Lake City Industrial area. The Burnaby Mountain Golf Course is located immediately west and a portion of undeveloped land is located to the immediate east. However, it should be noted that residential development is proposed at this location in accordance with the Burnaby 200 plan.

3.0 GENERAL OBSERVATIONS

- 3.1 The development of an R2 Residential Area on an approximately 18 ha (45 acre) site is considered to be appropriate on the basis that:
- a) Broadway is considered the boundary in this area between residential and conservation area uses to the north and the Lake City Industrial park to the south. It is noted that the Burnaby 200 residential area is located north of Broadway between Underhill Avenue and Gaglardi Way.
 - b) An R2 Residential development will benefit from its proximity to the natural open space and trees of the Burnaby Mountain Golf Course. Therefore, the Burnaby Mountain Golf Course precinct would be bounded by R2 development on three sides - the Camrose area to the south, the subject proposed R2 area to the east, and the Aubrey area to the north.
- 3.2 This proposal to pursue a R2 zoning designation and residential development necessitates the removal of the existing M3 zoning designation because heavy industrial use would be incompatible with adjacent residential development. The rezoning of the Burmount Tank Farm facilities to the M7a zoning category recognizes it as essentially passive existing use within the residentially and recreationally oriented uses north of Broadway. For information, the existing Transmountain Tank Farm north of Shellmont Street is currently zoned to the M7a category within the context of the designated Burnaby Mountain Conservation Area precinct.
- 3.3 The rezoning of the western portion of the overall site to the R2 Residential District will permit the applicant to pursue a subdivision application in accordance with standard procedures. All required services, right-of-way dedications, buffer areas and neighbourhood parkland will be provided at that time.

4.0 SUMMARY

The Planning Department supports this rezoning of the vacant western portion of the tank farm site to R2 Residential District subject to the rezoning of the eastern part in order to accommodate the existing and possible future tank farm facilities to the M7a, petroleum products storage category, in accordance with the attached guideline layout (sketch #2).

5.0 RECOMMENDATION

It is recommended:

THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared, and that the rezoning be advanced to a Public Hearing on 1980 June 17 at 19:30 h.

AP
CM:KI/r1p
Attachments

E D O N S T R I P M

A2

M7a

SHELLMONT

D.L. 142

PROPOSED
R2

PROPOSED
M7a

M3

ARDEN

UNDERMILL AVE

SUBJECT
SITE

Date
1980 MAY

Scale
1" = 400'

Drawn By
C.M.



Burnaby Planning Department

REZONING REFERENCE # 19/80



SHELLMONT

150'
FUTURE

150'
FUTURE

BUFFER AREA

UNDERHILL

804

805

110'
FUTURE

806

110'
FUTURE



BROADWAY

BURMOUNT
SCALE: NTS.

TANK FARM

SKETCH #2

333A