

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

Re: REZONING REFERENCE #42/79
 5583 and 5549 KINGSWAY
DISPOSITION OF AN UNDEVELOPED LANE ALLOWANCE

Following is a report from the Director of Planning regarding Rezoning Reference #42/79.

RECOMMENDATION:

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

* * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1980 FEBRUARY 20
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #42/79
 Lot 6 Exc. Pt. on Pl. with Bylaw 30078, D.L. 94C,
 Plan 440; Lot 5 Exc. Pt. on Pl. with Bylaw 30078,
 D.L. 94C, Plan 7663
 5583 and 5549 Kingsway

RECOMMENDATIONS:

- 1) THAT By-Law No. 7470 being Burnaby Zoning By-Law 1965, Amendment By-Law No. 4, 1980 be brought forward.
- 2) THAT a copy of this report be sent to Mr. Wallin, of 6538 Denbigh Avenue, Burnaby, B.C.

1.0 INTRODUCTION

In view of concerns expressed at the 1980 February 19 Public Hearing, the Planning Department was requested to provide further information regarding the disposition of the 20 foot undeveloped lane allowance located to the immediate north of the subject site that runs from Denbigh Avenue through to Elgin Avenue.

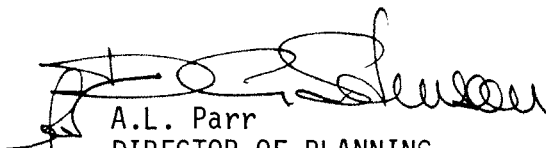
2.0 GENERAL DISCUSSION

2.1 As outlined in the attached rezoning report, consideration has been given to the impact the proposed facility will have on the adjacent residences to the north of the development site. In this regard, the applicant will be required to incorporate a number of design criteria (outlined in Section 3.5) into the suitable plan of development, one of which precludes vehicular access to the lane situated to the immediate north of the site.

PLANNING DEPARTMENT
REZONING REFERENCE #42/79
1980 FEBRUARY 20 - PAGE TWO (2)

141

- 2.2 In view of the lane access restriction, Mr. D. Wallin who lives at 6538 Denbigh Avenue (refer to sketch #3) proposed in a letter dated 1980 February 5 to purchase a portion of the undeveloped lane allowance adjacent to his property in order to provide a greater buffer between his land and the proposed commercial development. The Planning Department responded by stating that this request could not be supported since the lane would be required in the future for vehicular circulation purposes for the commercially developed properties fronting Kingsway. Mr. Wallin subsequently reiterated his request as a delegation at the 1980 February 19 Public Hearing.
- 2.3 The Planning Department has reviewed the situation and confirms that the lane will be required in the future to provide general circulation within the immediate area to serve the residents situated north of the lane as well as the commercial properties fronting Kingsway. In this regard commercial patrons will avoid travelling through the residential area when destined for the commercial properties fronting Kingsway. Similarly, residentially bound traffic will be able to utilize the future lane in order to avoid Kingsway. However, notwithstanding this ultimate circulation pattern, construction of this lane is not required at this time.
- 2.4 In view of the foregoing, the Planning Department considers that the lane allowance should be maintained in order to satisfy the future internal vehicular requirements for this immediate area. Furthermore, the proposed commercial development will provide appropriate interface with the adjacent residences by including landscaping and fencing adjacent to the north property line and by precluding direct vehicular access to the lane when it is constructed in the future.


A.L. Parr
DIRECTOR OF PLANNING

PDS/rlp
Attach.

cc: Municipal Engineer

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
Rezoning Reference #42/79
1980 January 21

Item #3

1.0 GENERAL INFORMATION

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

- 1.1 Applicant: Mr. R. C. Lee
Ledingham Construction Ltd.
1758 "A" West Eighth Avenue
Vancouver, B.C. V6J 1V6
- 1.2 Subject: Application for the rezoning of:

Lot 6 Exc. Pt. on Pl. with B/L 30078, D.L.94C,
Plan 440; Lot 5 exc. pt. on Pl. with B/L 30078,
D.L.94C, Plan 7663.
- From: C4 Service Commercial District and
R5 Residential District
- To: C4 Service Commercial District, C2 Community
Commercial District and P8 Parking District.
- 1.3 Address: 5583 and 5549 Kingsway
- 1.4 Location: The subject site is located on the northwest
corner of Kingsway and Elgin Avenue (refer
to attached Sketches #1 and #2).
- 1.5 Size: The site is irregular in shape with an area
of approximately 8 965 m² (2.213 acres), a
width of 73.2 m (240 ft.) and an average
depth of 108.9 m (357 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 in order to
develop a Canadian Tire Retail facility and
a retail/office complex (refer to attached
letter of intent).

2.0 SITE OBSERVATIONS

The subject site is presently occupied by Luxor Auto Wrecking Ltd., Purves Ritchie Ltd., a construction equipment rental company, and a well-maintained single family residence which fronts Elgin Avenue. Both the auto wrecking and the construction equipment operations include small industrial/office facilities with the majority of their respective sites being utilized for outdoor storage. Vehicular access is presently from Kingsway which is constructed to full standards and Elgin Avenue which is to interim standards on the west side. Located to the west of the site is a relatively new two-storey commercial building with surface parking to the rear and three well-maintained single family residences fronting Denbigh Avenue. Several commercial facilities are located to the south across Kingsway and single family residences of varying age and condition are located to the north fronting Elgin Avenue and Denbigh Avenue. To the east lies the Imperial Place commercial complex which comprises retail/office/restaurant facilities adjacent to Kingsway with a large surface parking area located to the rear.

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

3.0 GENERAL DISCUSSION

- 3.1 The subject site is located on the north side of Kingsway in an area which can best be characterized as an automobile-oriented service commercial strip. Development in this area is dependent upon high visual exposure, good vehicular access and relatively large sites which permit abundant off-street parking facilities. Service Commercial outlets, such as the Beaver Home Centre, Canada Safeway and Imperial Place are typical of the larger facilities found in the immediate area; whereas, many automotive specialty shops (such as Speedy Muffler), restaurants, etc., represent the smaller commercial facilities of this kind. 43
- 3.2 This commercial area of Kingsway is also located approximately three blocks east of the eastern boundary of Metrotown in which higher concentrations of pedestrian-oriented retail, commercial, office and residential uses are intended to be developed. The Kingsway/Edmonds area centre which is also intended to have higher concentrations of development is located approximately 1.5 kilometres to the east. As such, those Kingsway-fronting properties situated between these proposed commercial/residential core areas (excluding Apartment Area "N") are intended to provide low intensity convenient commercial services to the nearby residents located on the north and south sides of Kingsway and to compliment the existing and future office/commercial uses found in the Metrotown and Kingsway/Edmonds areas.
- 3.3 For Council's reference, Imperial Place, a fairly new commercial complex developed as per Rezoning Reference #59/72 is located immediately east of the subject site between Elgin Avenue and Dufferin Avenue (refer to sketch #2 attached). This facility extends approximately 97 metres (318 feet) north of Kingsway and includes two individual single storey buildings which accommodate a number of offices, retail outlets and restaurants with abundant surface parking facilities. The buildings are located adjacent to Kingsway with the parking surface to the rear (north). The southerly two-thirds of the site is zoned C2 Community Commercial District and the northerly one-third P8 Parking District. The P8 designation was utilized in part to restrict commercial activities from infringing upon the adjacent residential uses. This complex is regarded as being quite successful from a planning perspective and in many ways illustrates some of the concepts intended to be used in the subject proposal. This facility also represents the recent trend of commercial development on this immediate area that involves larger parcels which extend approximately 350 feet north of Kingsway.
- 3.4 The applicant proposes to construct three separate buildings on the two lots which are intended to be maintained under separate ownership. The buildings and parking surfaces will be designed and sited so that they will function as one integrated complex. Lot 5 (the easterly of the lots) is proposed to be zoned C2 and will accommodate two separate buildings; the larger building located adjacent to Kingsway and the other near the north property line with surface parking between. These buildings are intended to be occupied by a combination of retail and office uses. The westerly Lot 6 is intended to be zoned C4 to accommodate the Canadian Tire facility and P8 to cover the surface parking area located within the northern portion of the lot (refer to sketch #3). The P8 designation will preclude commercial expansion of Canadian Tire in a northerly direction which could have a negative impact on the adjacent homes. Vehicular access will be from Kingsway and from Elgin Avenue only. Access from Kingsway is subject to the approval of the Ministry of Transportation, Communications and Highways.

3.0 General Discussion - cont'd.

- 3.5 A landscape buffer will be provided adjacent the west and south property lines where existing single family residences are located. The Canadian Tire facility proposes to locate their automobile service bays on the east side of their building where visibility from Kingsway and adjacent residences will be negligible. The northerly building proposed for Lot 5 is situated near the north property line which will also assist in screening much of the commercial activity and parking from the adjacent homes. However, in order to ensure that a high development standard is achieved in this proposal, the Planning Department would recommend that the applicant be required to incorporate the following design criteria into the suitable plan of development:
- a) The facilities should be designed as one integrated complex with a consistent architectural theme throughout. Exterior building materials and architectural features should reflect the site's urban setting without supergraphics and other advertising techniques often associated with suburban strip commercial developments.
 - b) Commercial activities should be primarily oriented towards Kingsway and the northerly building proposed for Lot 5 must present a passive interface with the residences to north.
 - c) No vehicular access will be permitted from the lane which is situated to the immediate north and presently undeveloped.
 - d) Landscape buffering around the perimeter of the site must provide an effective screening element for the adjacent single family residences.
- 3.6 The applicant will be required to **complete** Elgin Avenue adjacent the site to full Municipal Standards (the east half has been previously upgraded via R.Z.#59/72).
- 3.7 The applicant will be required to register a reciprocal access and parking easement over the two sites in order to ensure that the project functions as an integrated complex.

4.0 CONCLUSIONS

The Planning Department considers that the subject proposal furthers the land use objectives of the immediate area and is consistent with the redevelopment trends that have recently taken place along Kingsway. The proposed facilities will provide useful service facilities to the residential population in the area and will effectively compliment the existing and future commercial activities on Kingsway and in Metrotown. The proposal will also result in the significant upgrading of the site which should present a suitable interface with the adjacent residences.

Item #3
Rezoning Reference #42/79
1980 January 21 - Page 4

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

5.0 RECOMMENDATION:

5.1 THAT Council request that a rezoning bylaw be prepared and advanced to a Public Hearing on 1980 February 19 at 19:30 h, and the following be established as prerequisites to the completion of rezoning:

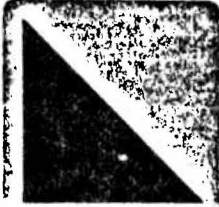
145

- a) The submission of a suitable plan of development incorporating the design criteria outlined in Section 3.5 of this report.
- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site including the upgrading of Elgin Avenue to full Municipal Standards as outlined in Section 3.6. 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.
- 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 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 dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary easements.
- g) The registration of a reciprocal access easement for parking and access purposes as described in Section 3.7.

PDS:1f

Attachments

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25



LEDINGHAM

January 3rd, 1980

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

Dear Sir:

Re: Rezoning Application # 42/79

Further to our application for rezoning of:

5583 Kingsway - Block 5 of Lot 94 Gp. 1 Plan 7663 N.W.D. - to C-2

and

5549 Kingsway - Lot 6 of Lot 94 Gp. 1 Plan 440, except
part thereof shown on Plan with Bylaw
30078 N.W.D. - to C-4

We wish to confirm our intent for the property should the rezoning application be approved.

The two properties would be developed individually but with an overall comprehensive plan orientated to vehicular access. The Westerly property is proposed for a Canadian Tire Retail outlet of approximately 12,000 square feet and ancillary parking. Canadian Tire is a large national retailer who engages in the retail sales and installation of automotive components; and the retail sales of hardware, plumbing and electrical supplies, tools, home improvement and related products, small appliances and some sporting goods. A complete product list has been submitted to the planning department for their analysis. Canadian Tire is currently expanding into British Columbia and this store will be the first in Burnaby. Their warehousing facility which will service all lower mainland stores is under construction in Burnaby. If required, further history and background on Canadian Tire or their operation is available upon request.

A multi-tenant retail complex is proposed for the Easterly property. The development would contain approximately 18,000 square feet of single story retail, together with the necessary code parking. Although no firm commitments have been received, discussions are under way with a number of prospective tenants fitting into Burnaby's C-2

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LEDINGHAM CONSTRUCTION LTD. / 1758 "A" West Eighth Ave. / Vancouver, Canada V6J 1V6 / (604) 736-3373

ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

147

LEDINGHAM

-2-
Municipal Clerk
Corporation of Burnaby

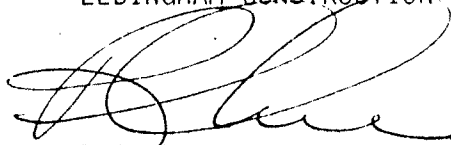
zoning.

It is our intent to work closely with the Burnaby Planning Department to create an acceptable project. To this end we will be discussing the layout and completing the conceptual design during the rezoning procedure to allow them to fully assess this application.

We trust that this gives you the information you require to process the application. If you require anything further please contact the writer at your convenience.

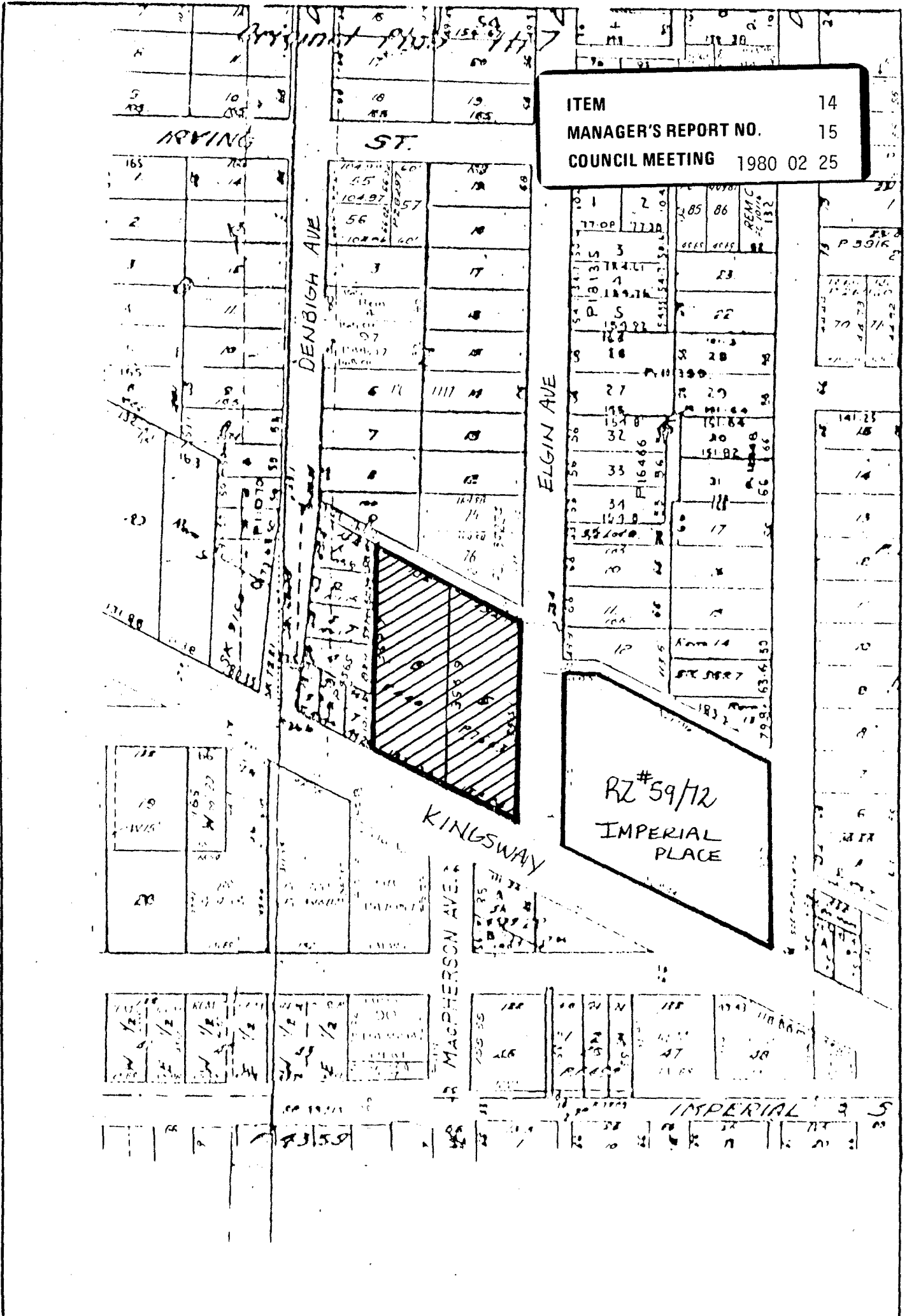
Yours truly,

LEDINGHAM CONSTRUCTION LTD.



R.C. Lee,
Project Manager

RCL/ns



Date
1980 JAN



Burnaby Planning Department



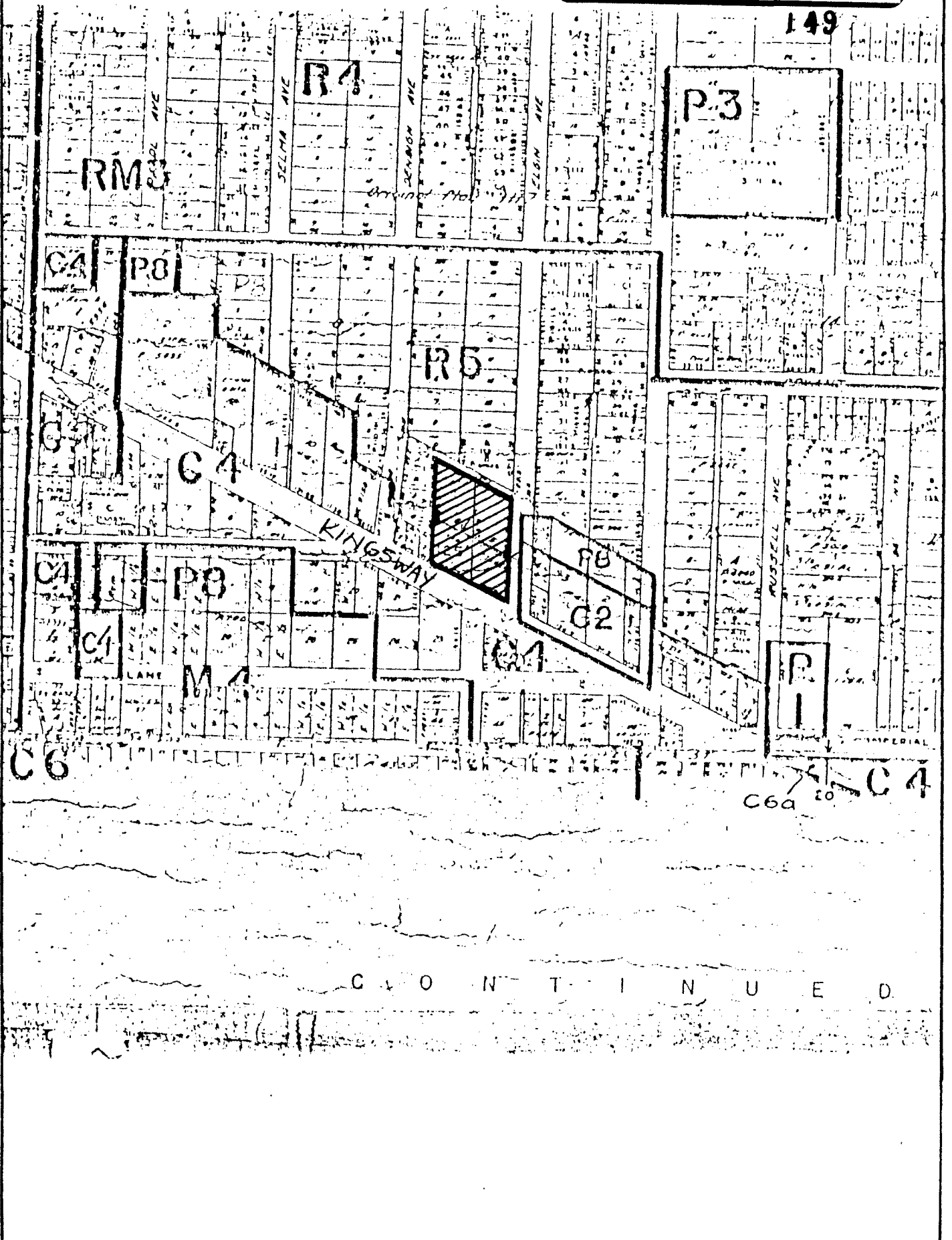
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SKETCH #1 RZ REF # 42/79

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ITEM 14
 MANAGER'S REPORT NO. 15
 COUNCIL MEETING 1980 02 25

149



Date

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Burnaby Planning Department



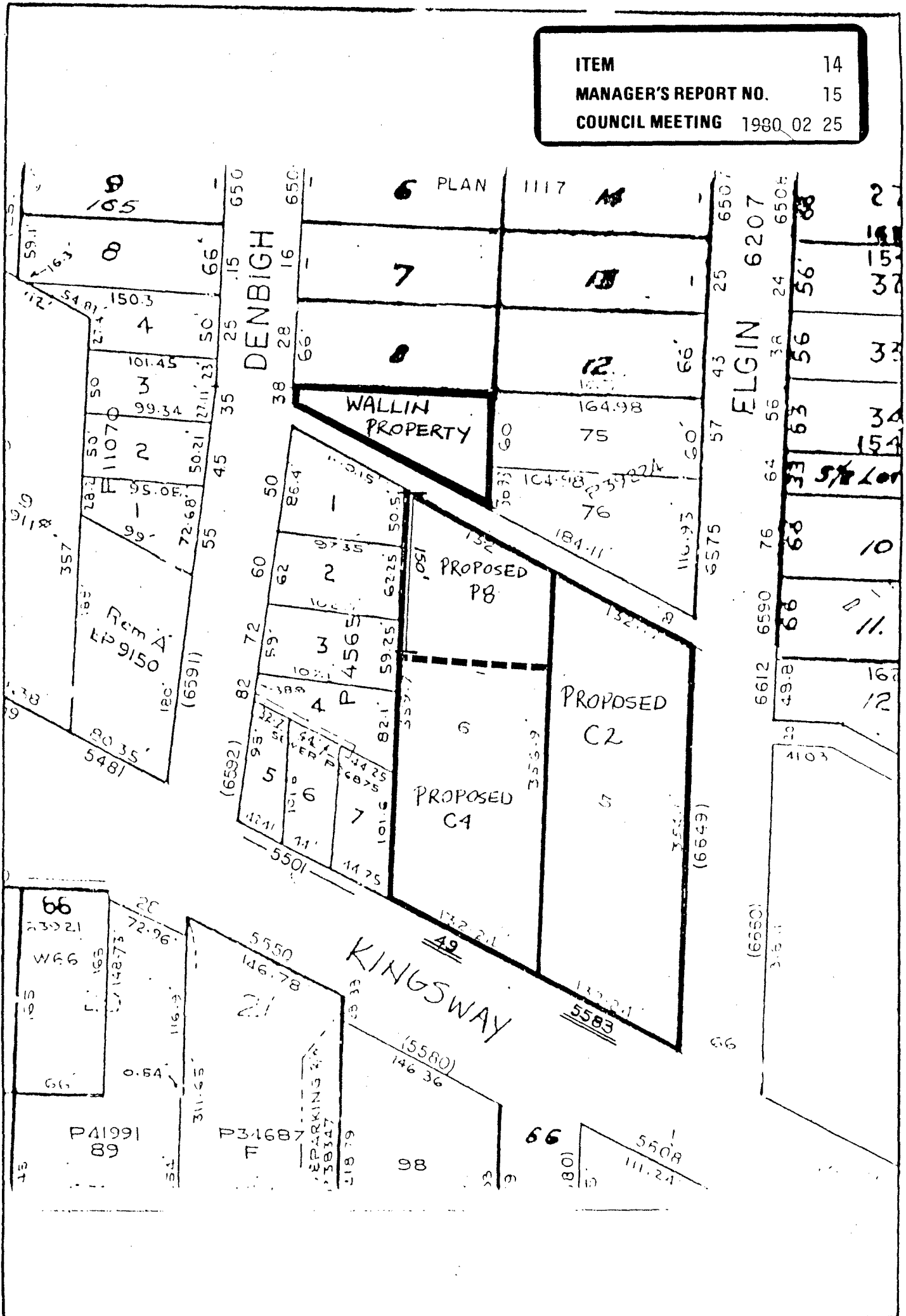
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ZONING SKETCH #2

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ITEM	14
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25



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Burnaby Planning Department



SKETCH #3

