

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

RE: REZONING REFERENCE #90/80
6569 KINGSWAY

Following is a report from the Director of Planning regarding Rezoning Reference #90/80.

RECOMMENDATION:

1. THAT this report be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER 1981 MAY 28

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #90/80
Pc1 A Ref. Pl. 9949, S.D. 7, Blk. "C",
D.L. 96, Pl. 1349

From: Service Commercial District (C4) and
Residential District (R5)

To: Service Commercial District (C4)

Address: 6569 Kingsway

RECOMMENDATION:

THAT this report be submitted for the information of Council.

1.0 BACKGROUND INFORMATION

Arising out of discussion of the subject rezoning request at the 1981 May 26 Public Hearing, Council requested the Planning Department to prepare a report to clarify the situation regarding the development of a lane and landscape buffer area to be located at the rear of the subject site.

2.0 GENERAL DISCUSSION

- 2.1 Council may refer to the attached reports covering the two former Rezoning Applications (RZ #33/75 and #29/79) involving the subject site.
- 2.2 In response to the concerns expressed by the residents regarding RZ # 33/75, the Planning Department recommended as outlined in the report dated 1975 November 3 (Managers Report #70 Item #16) that an


ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

144

appropriate vehicular turn around facility be constructed by the applicant within the northeastern portion of the subject site to provide a suitable dead end for the existing east west lane. No vehicular access to this lane would be permitted from the subject site.

- 2.3 Consistent with Rezoning Reference #33/79, the Planning Department in consideration of a subsequent rezoning request Rezoning Reference #29/79, confirmed that the vehicular turn around facility as required with no vehicular access from the subject site was necessary. However, in addition, to resolve further concerns of the residents it would be necessary to require the installation of a 20 ft. landscape buffer and a 6 ft. fence to be located adjacent to the north property line of the subject site. Such landscaping and fencing would reflect the situation on the adjacent site to the west which is occupied by the A. & W. Drive-In Restaurant.
- 2.4 The 20 ft landscape buffer, 6 ft fence installation and vehicular turn around facility with no access from the site as outlined above have been reconfirmed as requirements of the subject rezoning application.

The Planning Department trusts this information will clarify Councils' understanding of this situation and the requirements necessary to complete the subject rezoning application.


A. L. Parr,
DIRECTOR OF PLANNING

PDS/gl

Attachments

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #33/75
SEPTEMBER 22, 1975

Item #1

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. R. E. 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,
Blk. "C", D.L. 96, Plan 1349

From: Service Commercial District (C4)
and Residential District Five (R5)
To: Service Commercial District (C4)
- 1.3 Address: 6569 Kingsway
- 1.4 Location: The subject site is located on the
north side of Kingsway just west of
the Arcola Street intersection (see
sketches #1 and #2).
- 1.5 Size: The subject site is irregularly shaped
with an approximate area of ~~13,875~~ sq.
ft., an average width of ~~75~~' and an
average depth of ~~180~~' ¹⁰⁰.
- 1.6 Services: The Engineer has been requested to
provide servicing information assoc-
iated with the subject site.
- 1.7 Applicant's Intentions: The applicant requests rezoning in
order to develop a two storey professional
office and retail commercial building.

2.0 SITE OBSERVATIONS:

The subject site is currently occupied by the Lily Motel, a 16 unit facility approximately 30 years of age in poor condition. Several attractive single family homes 10 to 15 years old are located directly north of the subject site. To the west lies the recently developed A & W Drive-In Restaurant and to the east is a trailer sales facility. To the south across Kingsway are a variety of automobile oriented service commercial facilities. Access to the site is from Kingsway.

3.0 GENERAL OBSERVATIONS:

The subject site presently experiences split zoning. The south 125' of the site parallel to Kingsway is zoned C4 Service Commercial, while the remainder of the rear portion is zoned Residential District Five (R5). The service commercial portion of the site originated from the 1948 Zoning Bylaw, and was carried forward in the current 1965 Bylaw, however it clearly does not reflect legal lot boundaries.

ITEM	13
MANAGER'S REPORT NO.	25
0 COUNCIL MEETING	1981 06 01

The site is located between Apartment Study Area "N" to the west and Area "O" to the east as outlined in the Apartment Study 1969 and has been developed as a small motel facility as part of the commercial activity found along this portion of Kingsway. The applicant has requested rezoning of that portion of the site zoned R5 in order to redevelop the site with a two storey office facility.

Council will recall R.Z. #19/71 which requested rezoning of the R5 portion of these parcels located immediately east of the subject site for the purposes of upgrading an existing trailer sales facility. At that time, the Planning Department initiated a study of the Service Commercial zoning along Kingsway east of the Kingsway Town Centre and concluded that service commercial zoning should reflect, as much as possible, the existing property lines in order to minimize the negative effect of split zoning.

In order to minimize any negative interface effects between the proposed office facility and the residential enclave to the immediate north of the site it is necessary that the existing lane located at the rear of the property which ends near the east property line, be extended across the northern portion of the site. The applicant will thus be responsible for the design and construction of the required lane. Furthermore, the subject facility should be designed to reflect a low profile office facility compatible with the abutting residential neighbourhood. This can be accomplished by the use of appropriate facade treatment, building profile, and rear landscaping.

4.0 CONCLUSION:

In summary, the subject proposal will result in a substantial upgrading of the subject site and will provide a useful addition to the commercial activity in this area. Furthermore, this request will result in a more logical zoning boundary on the subject site to reflect those concerns outlined above.

5.0 RECOMMENDATION:

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of rezoning:

- a) The submission of a suitable plan of development incorporating the design criteria mentioned above.
- b) The dedication of 20' along the rear portion of the subject site for appropriate lane development.
- c) The submission of an undertaking to remove all existing improvements on the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- d) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the design and construction of the required lane.
- e) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development and to any existing service.

Rezoning Reference #33/75

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

R. E. Collingwood
c/o 7375 Kingsway
BURNABY, B. C.

September 10, 1975

The Corporation of Burnaby
Municipal Planning Department
4949 Canada Way
BURNABY, B. C.

Attention: Mr. Sanderson

Dear Sirs:

Re: D.L. 96, Blk. "C", S.D. 7, Pcl. A,
Ref. Plan 9949, Plan 1349 --
6569 Kingsway

Please be advised that it is our intent to develop this site with a two storey professional office building.

The size of the building shall be approximately 8,000 square feet on each floor. The main floor area will be utilized primarily with commercial retail outlets. The 2nd floor will be entirely office area.

Yours truly,

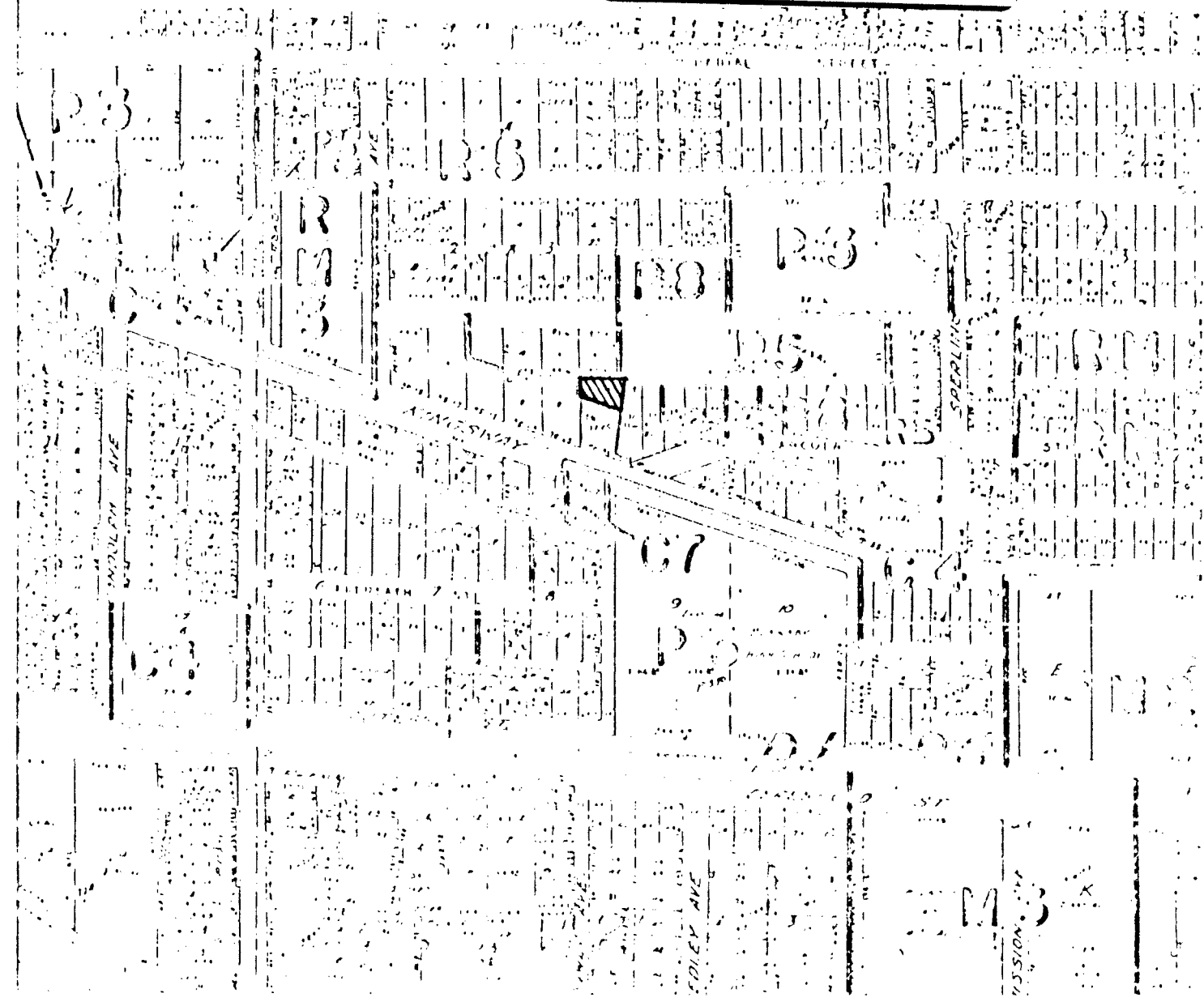


R. E. Collingwood

REC/11

ITEM 13
MANAGER'S REPORT NO. 25
COUNCIL MEETING 1981 06 01

148



Date
Sept/75

Scale
1" = 200'

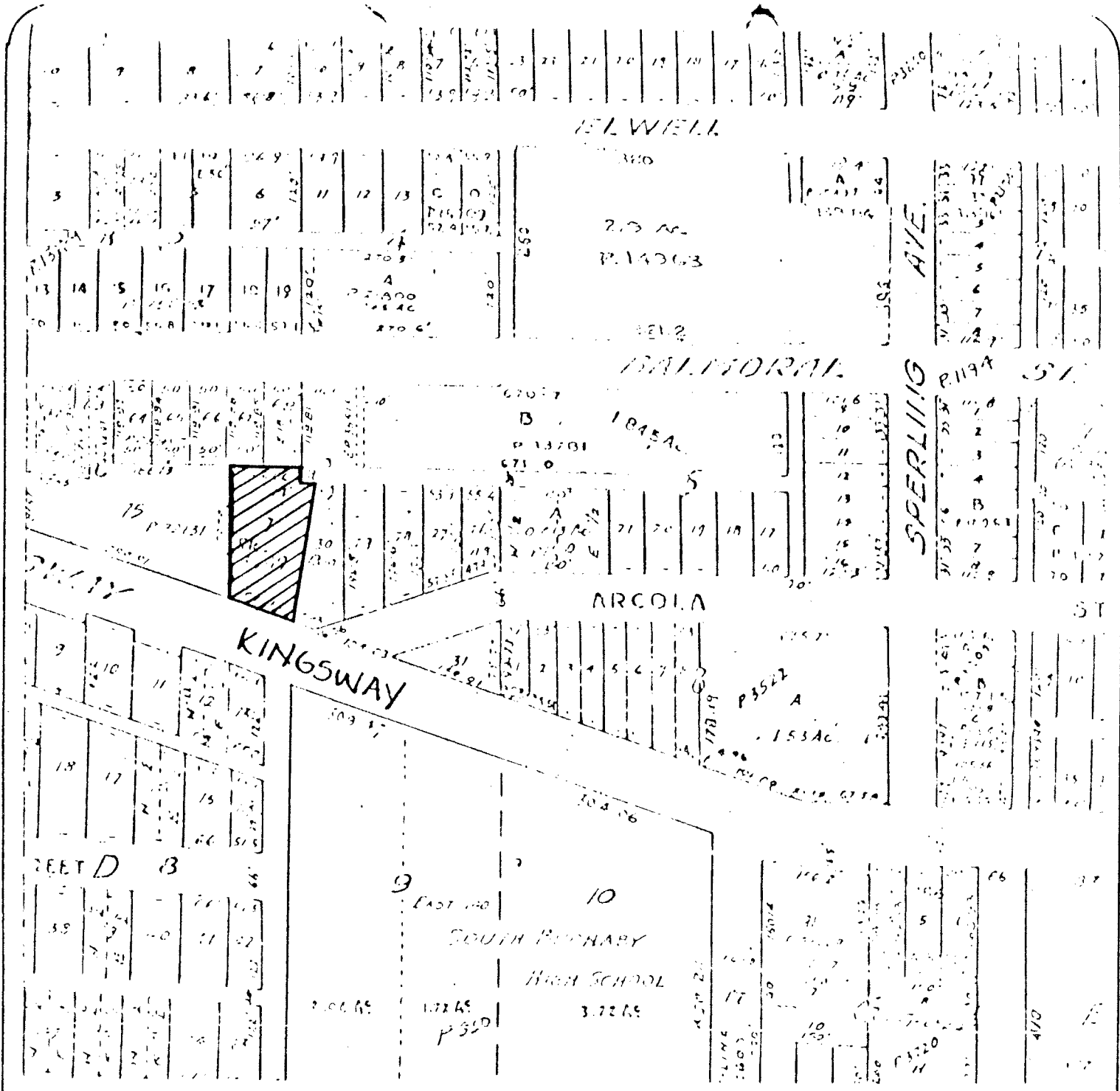
Drawn By
P.D.S.



Burnaby Planning Department

REZONING REF # 33/75

Sketch #1



Date
 Sept/75

Scale
 1:200'

Drawn By
 P.D.S.



Burnaby Planning Department

REZONING REF # 33/75

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

Sketch #2



ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

ITEM 16
MANAGER'S REPORT NO. 70
COUNCIL MEETING Nov. 3/75

Re: PROPOSED TWO STOREY PROFESSIONAL OFFICE AND RETAIL COMMERCIAL BUILDING
REZONING REFERENCE #33/75
Pcl. "A", Ref.Pl. 9949, S.D. 7, Blk. "C", D.L. 96, Plan 1349
6569 Kingsway

150

Following is a report from the Director of Planning on Rezoning Reference #33/75.

RECOMMENDATIONS:

1. THAT the subject rezoning request be forwarded to First and Second Readings of the Bylaw; and
2. THAT the following be established as further prerequisites to the completion of rezoning:
 - (a) the establishment of an appropriate vehicular turn-around facility for the adjacent lane; and
 - (b) vehicular access to the subject site be granted only from Kingsway.

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

PLANNING DEPARTMENT
OCTOBER 30, 1975.

SUBJECT: REZONING REFERENCE #33/75
PCL. "A", REF. PL. 9949, S.D. 7,
BLK. "C", D.L. 96, PLAN 1349
6569 KINGSWAY

BACKGROUND:

On September 22, 1975 the subject rezoning request to develop a two storey professional office and retail commercial building received favourable consideration by Council and was forwarded to a Public Hearing on October 21, 1975. Numerous concerns regarding the development and possible commercial access use of a lane at the rear of the subject property were voiced at the Public Hearing and Council agreed that this matter should be referred back to the Planning Department for further study on ways and means for resolving the potential problems prior to the Bylaw coming forward for initial readings. The Planning Department has reviewed this matter and submits the following information.

GENERAL OBSERVATIONS:

The Planning Department recognizes the concerns expressed by those directly affected by the subject rezoning request and specifically the potential problems associated with commercial access use of the lane as it relates to abutting land uses. At the present time, the subject lane which dead-ends near the east property line of the site runs adjacent to an institutional property located to the immediate north. As a result, vehicular movement uses the parking lot associated with the Saint Francis De Sales Church as a manoeuvring facility as well as a short-cut through to Balmoral Street. Consequently, a potentially hazardous situation has been created for school children in the immediate area. Further development of the lane with

Page 2
R.Z. REF. #33/75
October 30, 1975

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

ITEM 16
MANAGER'S REPORT NO. 70
COUNCIL MEETING Nov. 3/75

rear access to the subject commercial/office facility will tend to generate an increase in commercial vehicular movement and therefore intensify the existing hazardous situation. Furthermore, should a rear access be granted to the subject site, traffic may use the site as a short-cut through to Kingsway.

At the present time, the A and W site located to the immediate west is fully developed and contains a steep landscaped bank which exists on the alignment of a lane connection. Should the lane connection be developed, an appropriate lane allowance would need to be acquired by the Municipality whereby the existing landscape buffer would require removal and replacement by a major retaining wall. Furthermore, the introduction of commercial access to the lane from the A and W could not be supported by this Department.

The Planning Department submits that these problems can be most effectively resolved through the development of a turn-around facility at the northeast portion of the subject site excluding vehicular access (see attached sketch #1). Construction of the turn-around will be the responsibility of the applicant and will be appropriately reflected in a suitable plan of development which can be effectively implemented through the development and building permits. Development of this facility will provide a suitable manoeuvring capability for vehicular movement using the lane thereby resolving the use of adjacent parking and school yard sites for this purpose. Moreover, increased use of the subject lane for commercial traffic will be prohibited since rear access to the site will not be granted.

In summary, development of a turn-around facility at the northeast portion of the subject site will resolve the potential problems as outlined above. Vehicular access to the subject site is proposed to be granted only from Kingsway, as a condition of the suitable plan of development for this project.

RECOMMENDATION:

It is recommended that the subject rezoning request be forwarded to First and Second Readings of the Bylaw and that the following be established as further prerequisites to the completion of rezoning:

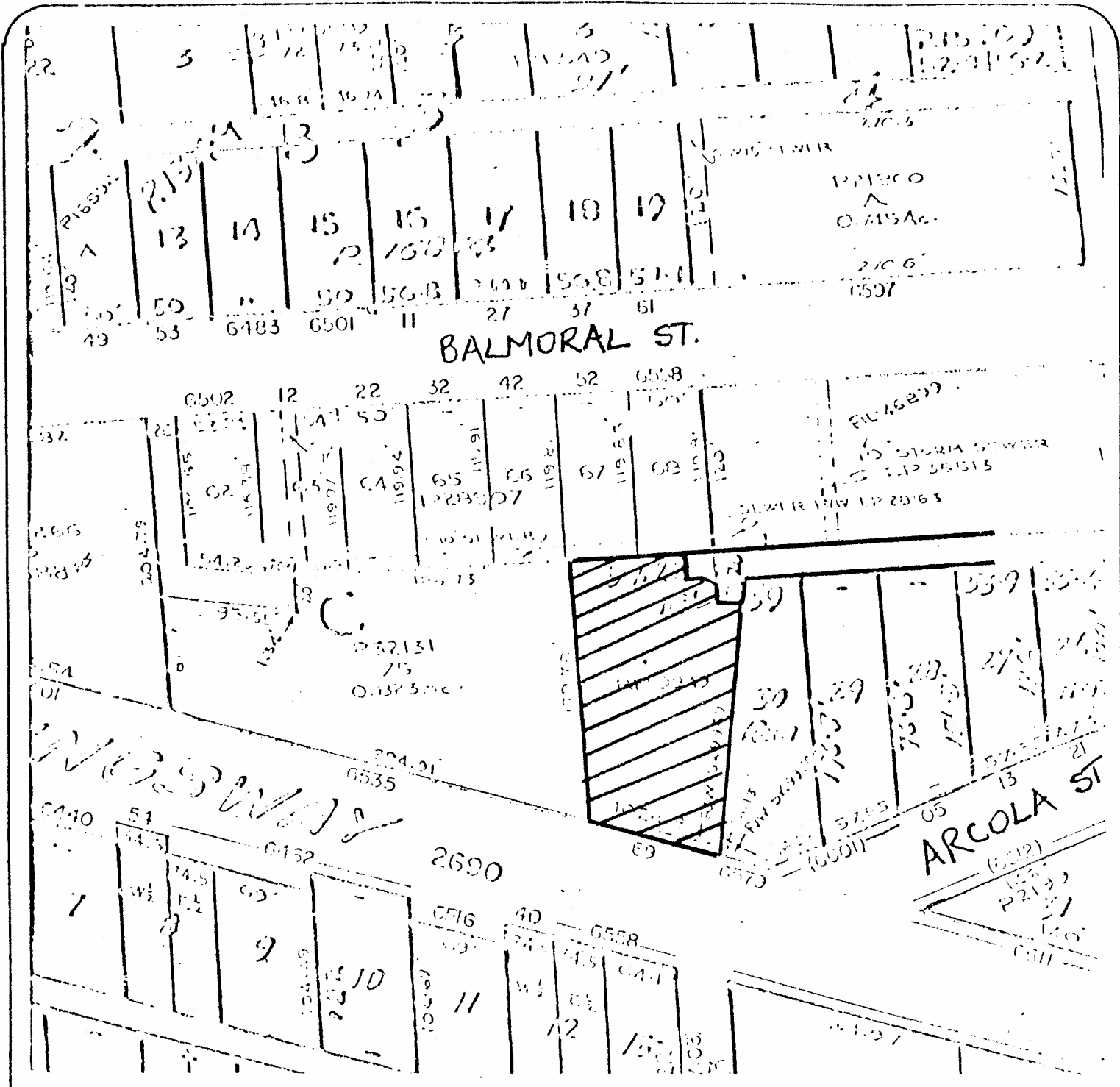
- e) the establishment of an appropriate vehicular turn-around facility for the adjacent lane.
- f) vehicular access to the subject site be granted only from Kingsway.

AP
PDS:bp
Attach.

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

ITEM 13
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING 1981 06 01

ITEM 16
 MANAGER'S REPORT NO. 70
 COUNCIL MEETING Nov. 3/75



Date
 OCT/75

Scale
 1:200

Drawn By
 P.D.S.



Burnaby Planning Department



REZONING REF # 33/75

Sketch #1

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 m² (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.

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

154

PLANNING DEPARTMENT
REZONING REFERENCE #29/79
1979 September 17 - Page 2

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.

PLANNING DEPARTMENT
 REZONING REFERENCE #29/79
 1979 September 17 - Page 3

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 east 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.

9 PDS:lf

Attachments

ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

R27 # 29/79

August 31st, 1979

Municipality of Burnaby
4949 Canada Way
Burnaby, B.C.
V5C 1M2

Attention: Mr. Phil Sanderson

Dear Sir:

RE: REZONING REFERENCE NO.33/75 - 6569 KINGSWAY, BURNABY

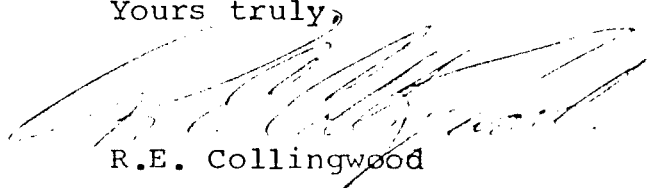
Please be advised that we no longer wish to pursue the rezoning of this site to C-4 Commercial. Our intent now is to apply for C-7 zoning for the purpose of a drive-in restaurant.

It is our opinion the proposed drive-in restaurant represents the most suitable and economic use at this time. Our original proposal for a rental office building is definitely not a viable use of this site in this location.

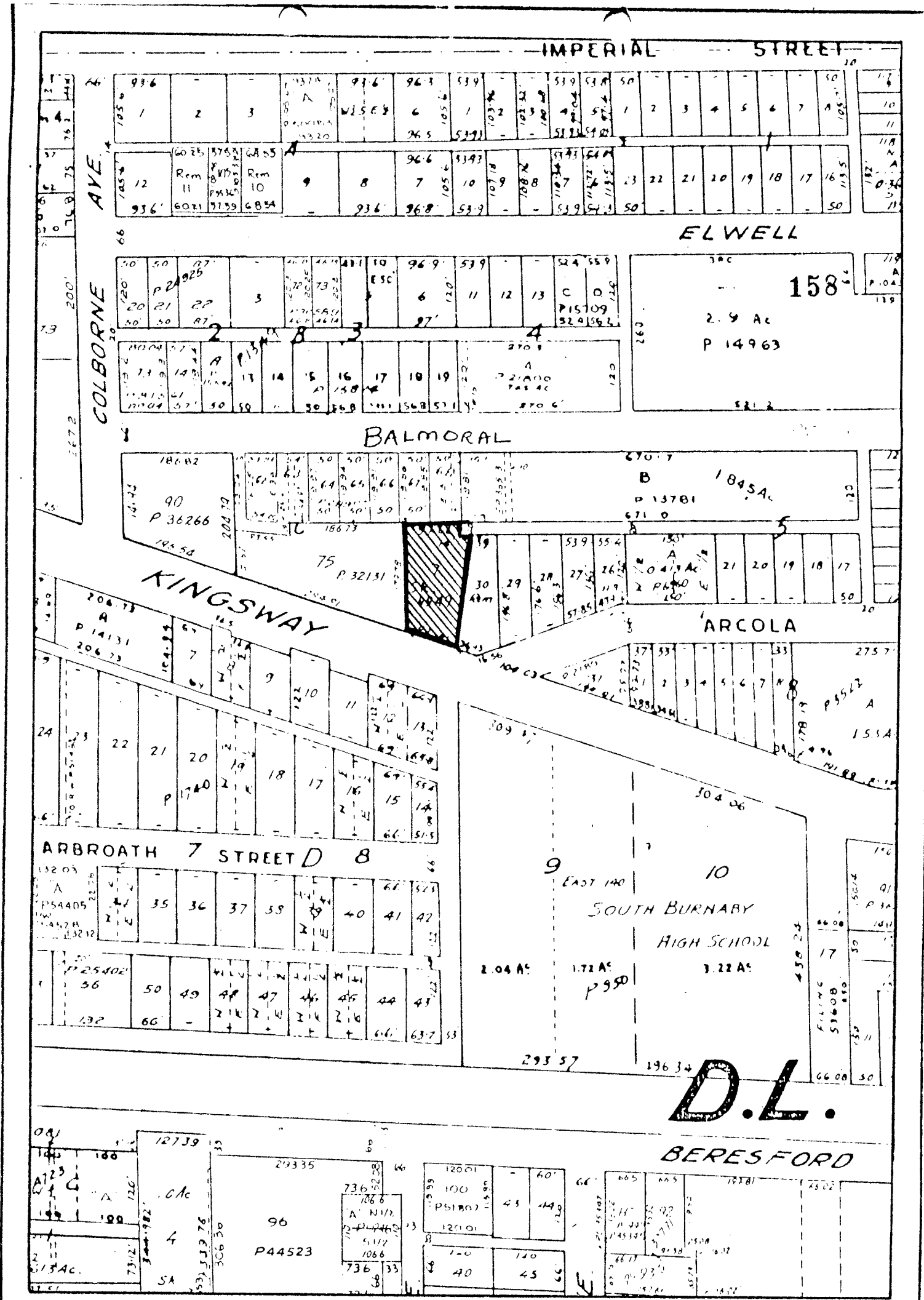
A drive-in restaurant would be compatible to this area as there are existing type operations as well as a new Wendy's Restaurant two blocks west of the site.

Your consideration regarding this application would be appreciated.

Yours truly,


R.E. Collingwood

REC/so



Date
SEPT 79

Scale
1:2400

Drawn By



Burnaby Planning Department

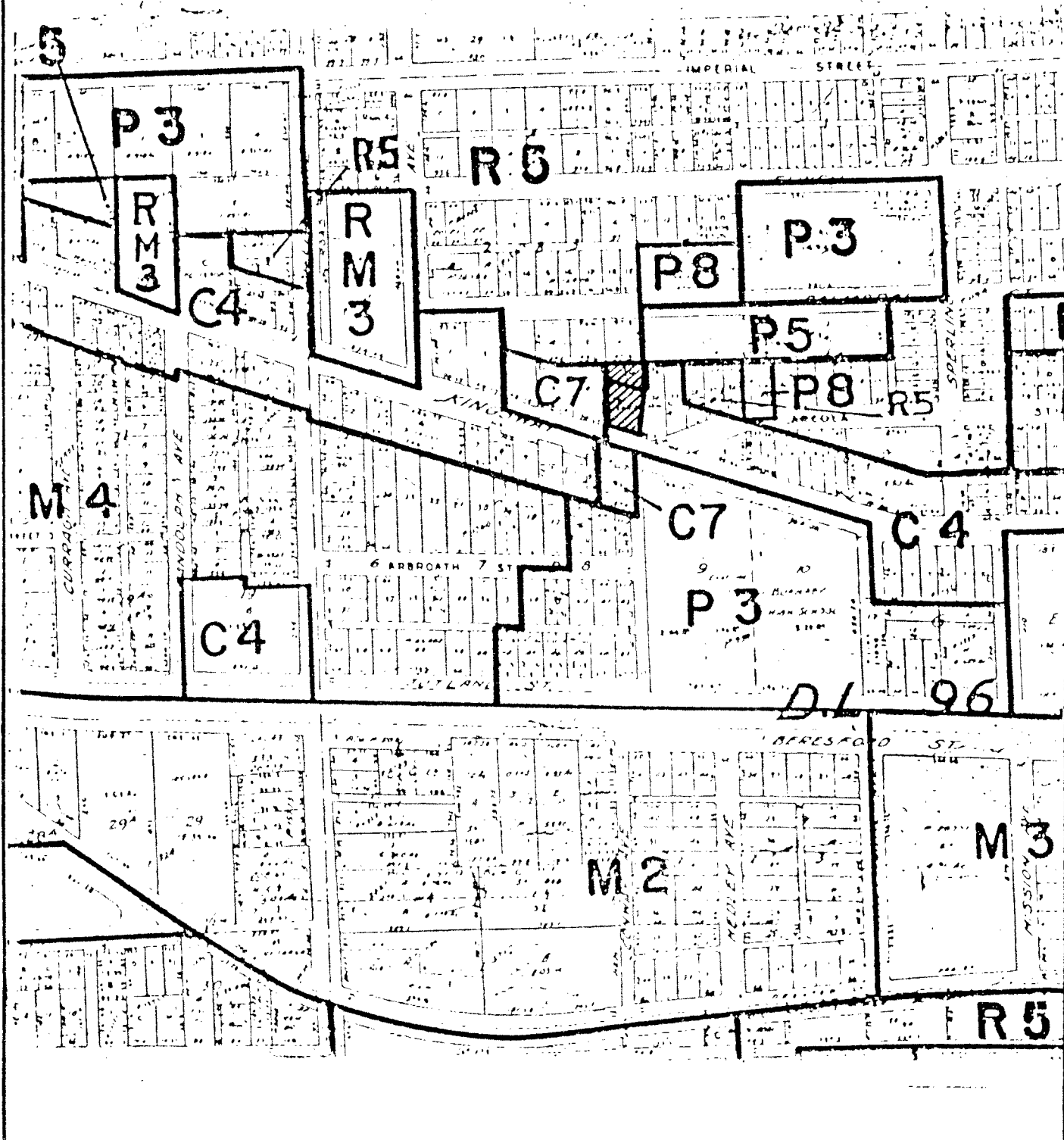
ITEM 13
MANAGER'S REPORT NO. 25
COUNCIL MEETING 1981 06 01



RZ REFERENCE # 29/79

SKETCH # 1

ITEM 13
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING 1981 06 01



Date
 SEPT 79

Scale
 1:4800

Drawn By

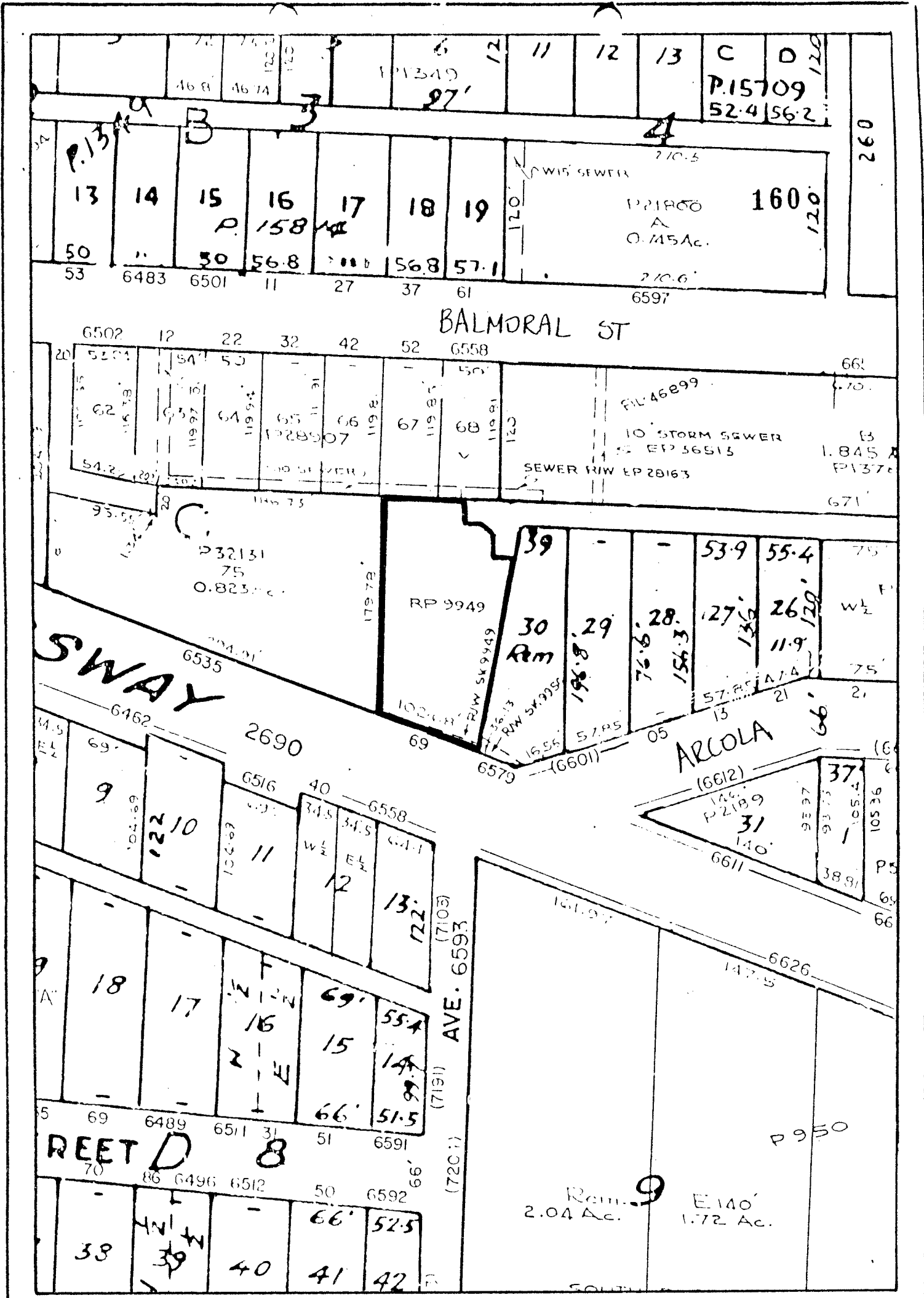


Burnaby Planning Department



RZ REFERENCE #29/79

SKETCH #2



Date
 SEPT 79

Scale
 1:1200

Drawn By



ITEM	13
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

RZ REFERENCE # 29/19

SKETCH # 3