

ITEM 15
MANAGER'S REPORT NO. 59
COUNCIL MEETING 1981 11 23

RE: REZONING REFERENCE #46/80
8720 GOVERNMENT ROAD - LOVE PROPERTY
BYLAW NO. 7623

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
RE: BYLAW NO. 7623 - REZONING REFERENCE #46/80
8720 GOVERNMENT ROAD - LOVE PROPERTY

PLANNING DEPARTMENT
1981 NOVEMBER 19

RECOMMENDATIONS:

1. THAT consideration and Third Reading of Bylaw No. 7623 be rescinded.
2. THAT Section 3(2) of Bylaw No. 7623 be deleted and that Schedule "A" be added to the Bylaw.
3. THAT the amended Bylaw No. 7623 be given consideration and Third Reading.

REPORT

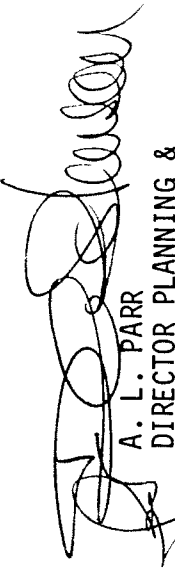
Bylaw No. 7623 is incomplete in its present form. There is a procedural requirement that the matters subject to regulation by development permit should be specified in the Bylaw, rather than in a Section 215 Covenant as originally proposed.

The defect can be corrected by deleting subsection 3(2) which now reads

"The said development permit may regulate or require any or all of the matters referred to in Section 717(2) of the Municipal Act,"

and substituting therefore the following:

"3.(2) The said development permit may regulate or require any or all of the matters referred to in Schedule "A" hereto."


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

SCHEDULE "A"

(Bylaw No. 7623)

- (a) The public or "good" face of any industrial development should face Gaglardi Way (first priority) and the Brunette River (second priority). An office face along these frontages is recommended. Development of multi or single tenant office/warehousing is considered to be appropriate in view of the sensitive environmental factors associated with this site.
- (b) Any loading and service areas should be located in the north-eastern sector of the site behind buildings which will screen these areas from Gaglardi Way and the Brunette River.
- (c) Appropriate screen landscaping and natural treed buffer areas would be required around the entire property.
- (d) Parking for visitors and employees may be appropriate between the buildings and the Gaglardi Way frontage as long as large expanses of paved areas are not emphasized and the parking areas are extensively landscaped. No loading or trucking uses should be provided along this frontage.
- (e) All vehicular access to the property would be preferably from the west at a point approximately 250 ft. north of the south property line, utilizing the existing paved access over the Gaglardi Way right-of-way.
No access should be permitted from the south property line.
- (f) Since Gaglardi Way overlooks the site from a high elevation, integral roof screening of mechanical equipment is essential.
- (g) To be compatible with the overall park environment, faceted, lower scaled buildings of a maximum two storey height (39.37 feet) should be provided. Earth tone exterior colouration and natural appearing materials would be encouraged.
- (h) All signs shall be regulated by a Comprehensive Sign Plan issued in accordance with the provisions of the Burnaby Sign Bylaw.