

RE: REZONING REFERENCE #7/75

ITEM	12
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1981 05 25

Following is a report from the Director of Planning on Rezoning Reference #7/75.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 MAY 15
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #7/75
LOT 1 of LOT 2, BLK B OF LOT 10, D.L. 10, PL. 12317
8765 GOVERNMENT ROAD (REFER TO ATTACHED SKETCHES 1 & 2)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 June 15 and to a Public Hearing on 1981 June 23 at 19:30 h, 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. 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - g) The retention of as many existing mature trees as possible on the site.

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REPORT

Applicant: Mr. H. Jonker,
New Life Community Church,
c/o 5155 Sperling Avenue,
Burnaby, B.C.

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1.0 SHORT DESCRIPTION OF THE PROJECT

The applicant proposes to construct the first phase of a church facility on the subject site.

2.0 BACKGROUND INFORMATION

- 2.1 Council on 1975 May 17 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date. (Refer to attached report).
- 2.2 Although a considerable amount of time has elapsed since Council's initial consideration of this application, the applicant has continually expressed an interest in pursuing his proposal and has now prepared development plans that are suitable for presentation to a Public Hearing.

3.0 SITE OBSERVATIONS

The subject site is presently occupied by a well maintained two storey home approximately 35 years old which is situated at the rear of the site. Naturally wooded, vacant properties lie to the north and west of the site. Located to the east is the spur-line of the Burlington Northern Railway that runs to the Lake City Industrial Park. To the south, across Government Road is a large agriculturally utilized parcel. The property has a slight north to south slope. Vehicular access is from Government Road which is developed to interim standards.

4.0 GENERAL COMMENTS

- 4.1 In terms of general land use, the subject site lies to the east of the Winston Street industrial area, west of Community Plan Areas #5 and #10 (Lougheed North Road Town Centre), north of the Brunette River Park System and south of the Lougheed Highway and Lake City Industrial Park. The site is thus considered to be a transitional area between industrial, residential and park/open space land uses. In this regard, the proposed church is considered to be an appropriate transitional land use that will well serve the residential component of the adjacent Lougheed Town Centre.

- 4.2 The subject development is being rezoned

From: R1 Residential District
To: CD Comprehensive Development District utilizing the P5,
Community Institutional District regulations as guidelines.

The Planning Department advises that utilizing the P5 District regulations reverses the P2 District as originally proposed as suited to this location.

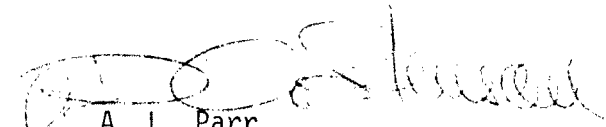
- 4.3 The subject proposal is intended to be developed on a two phase basis; Phase I to be constructed on the subject site, Phase II to be developed in the future by expanding onto the adjacent site to the east which is presently owned by the Burlington Northern Railway. Phase I will essentially include an assembly hall with related classrooms etc. Phase II will involve the development of the church's main sanctuary which will require a further rezoning application and consolidation of additional land.

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- 4.4 The applicant will be responsible for providing all services necessary to serve the subject site to include the upgrading of Government Road adjacent to the site to full Municipal standards. A small dedication of land adjacent to the south property line will be required to provide for a minor adjustment of the Government Road alignment.
- 4.5 The existing house located within the rear portion of the site is intended to be retained in Phase I as a residence for the caretaker of the church. Phase II expansion will require removal of this residential structure to accommodate additional required surface parking.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Gross Site Area - 4,074 m² (43,808 sq. ft.)
Net Site Area - 4,061 m² (43,671 sq. ft.)
- 5.2 Allowable Site Coverage - 40%
Provided Site Coverage - 17.7%
- 5.3 Floor Area Breakdown:
 - Main Floor - 718.9 m² (7,730 sq. ft.) - assembly hall, offices etc.
 - Basement Floor - 562.65 m² (6,050 sq. ft.) - classrooms, lounge etc.
 - Total - 1,281.55 m² (13,780 sq. ft.)
- 5.4 Parking:
 - Total Required - 42 (calculated @ 1 space for each 9 m² or 96.88 sq. ft. of assembly area without fixed seats and 1 space for each classroom.)
 - Total Provided - 45
- 5.5 Loading:
 - Required - 1
 - Provided - 1
- 5.6 Exterior Building Finishes
 - Stucco and baked aluminum roof panels.


A. L. Parr,
DIRECTOR OF PLANNING

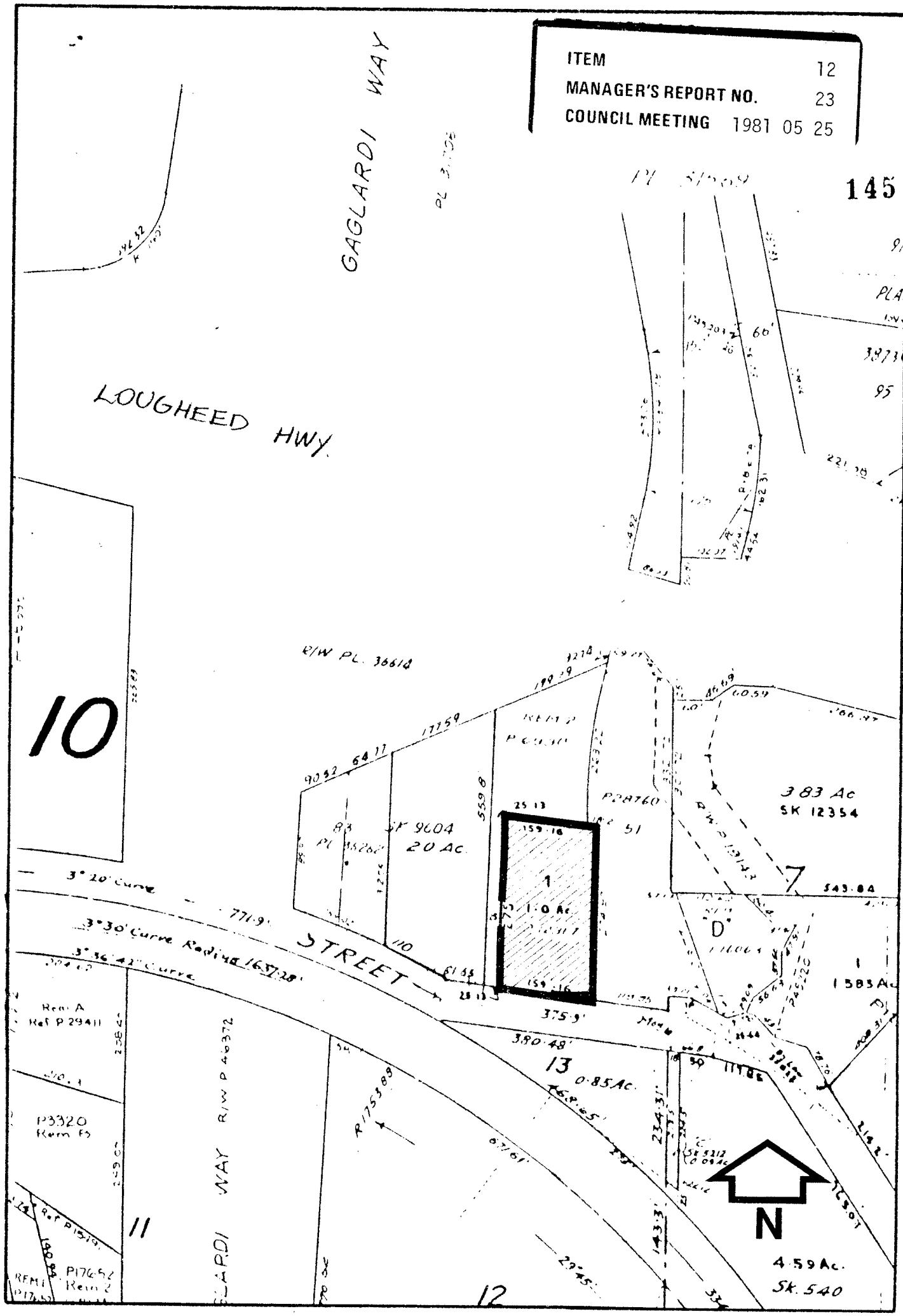
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Attachments

c.c. Parks & Recreation Administrator
Municipal Engineer

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Date
5-15-81

Scale
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Drawn By

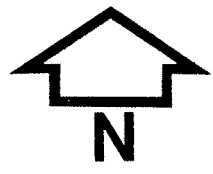
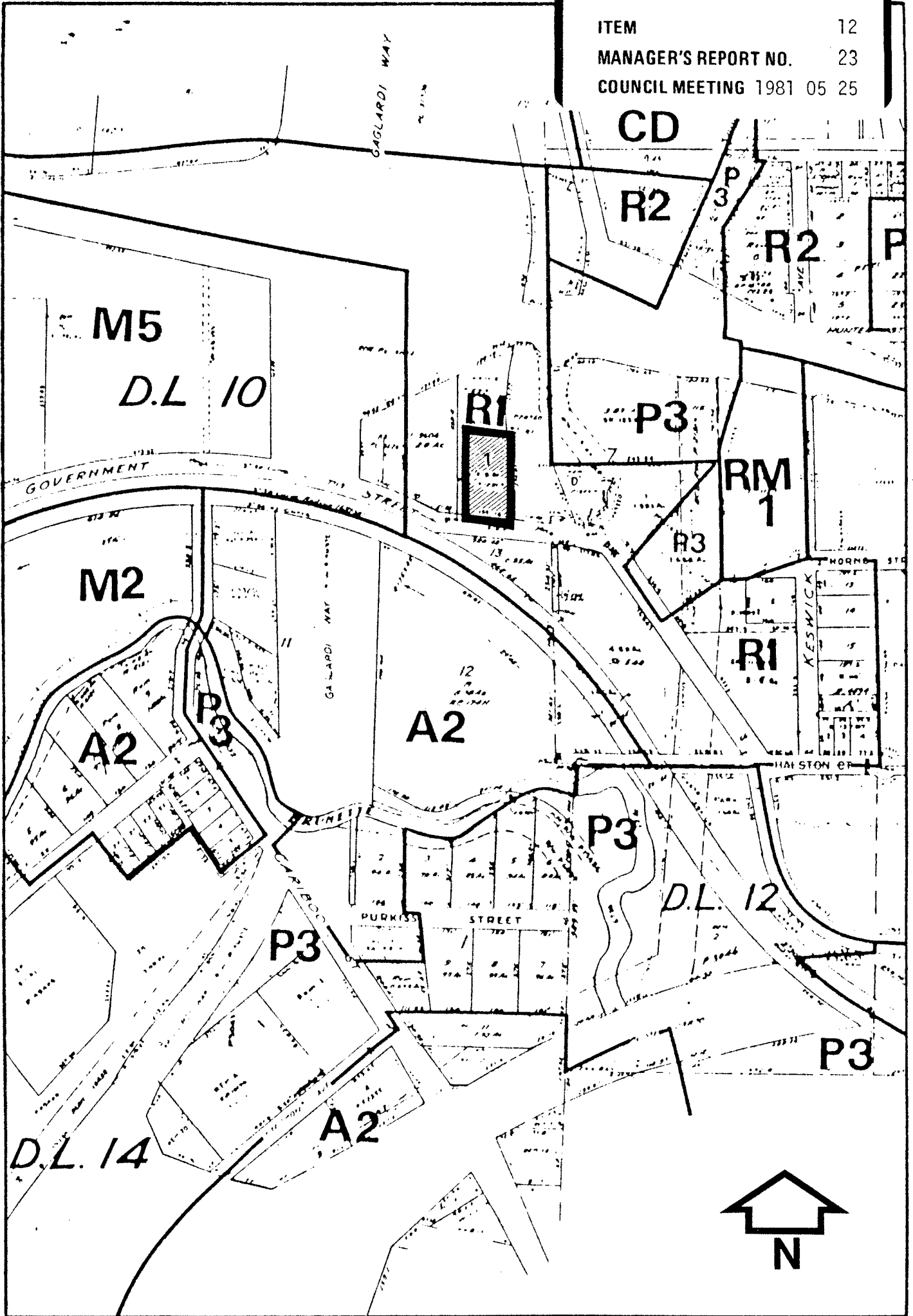


Burnaby Planning Department

RZ Ref. # 7/75

sketch # 1

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 sketch # 2

