

ITEM	21
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1981 07 27

RE: REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1981 JULY 22
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING APPLICATIONS

RECOMMENDATION:

1. THAT Council set a Public Hearing for this group of rezonings on Wednesday, 1981 September 09, except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications.

Page	Recommend.
No.	Page No.

Item #1 Application for the rezoning of: 304 305
 RZ #72/81

Lots 13 & 14, Blk. 9, P1. 7662, D.L. 32;
 Lot 12, Blk. 9, P1. 2250; Lots 11 & 10 Exc.
 Ref. P1. 39707, Blk. 9, D.L. 32, P1. 2260
 Plus lane.

From: CD Comprehensive Development District &
 R5 Residential District
 To: Amended CD Comprehensive Development District
 utilizing the C3 District as a guideline.

Address: 4759/63 Kingsway and 6150/70 Mckercher St.

ITEM 21
MANAGER'S REPORT NO. 35
COUNCIL MEETING 1981 07 27

Item #2
RZ #90/81

Application for the rezoning of:

Lot 18, Blks 27 & 28, D.L. 98,
Plan 3294

310 311

From: R5 Residential District
To: C2 Community Commercial District

Address: 5249 Rumble Street

Item #3
RZ #94/81

Application for the rezoning of:

Blk. 6 NE Pt. of Sk. 6889, Ex P1s. 9102 & 9141,
D.L. 59/136/137, P1. 3050; Lot C of D.L. 59 &
136, P1. 21974; Lot B, Blk. 6, D.L. 59 & 136,
P1. 21974; Lot 6 of Sk. 11457, D.L. 59, 136 & 137,
P1. 3050; Pcl. 1, Expl. P1. 9102, Exc. Parcel
"A", Expl. P1. 9141 and Ex. Pcl. 2 Expl. P1. 11457,
Blk. 6, D.L. 59 & 136, P1. 3050

315 316

From: A2 Small Holdings District
To: R2 Residential District

Address: 2661 Phillips Avenue and
7312, 7342, 7366 & 7384 Broadway

Item #4
RZ #96/81

Application for the rezoning of:

Pcl. "A" Ref. P1. 55081, D.L. 97, P1. 55081;
Lot 4 of Lot "A", Blk. 12, D.L. 97, P1. 7976

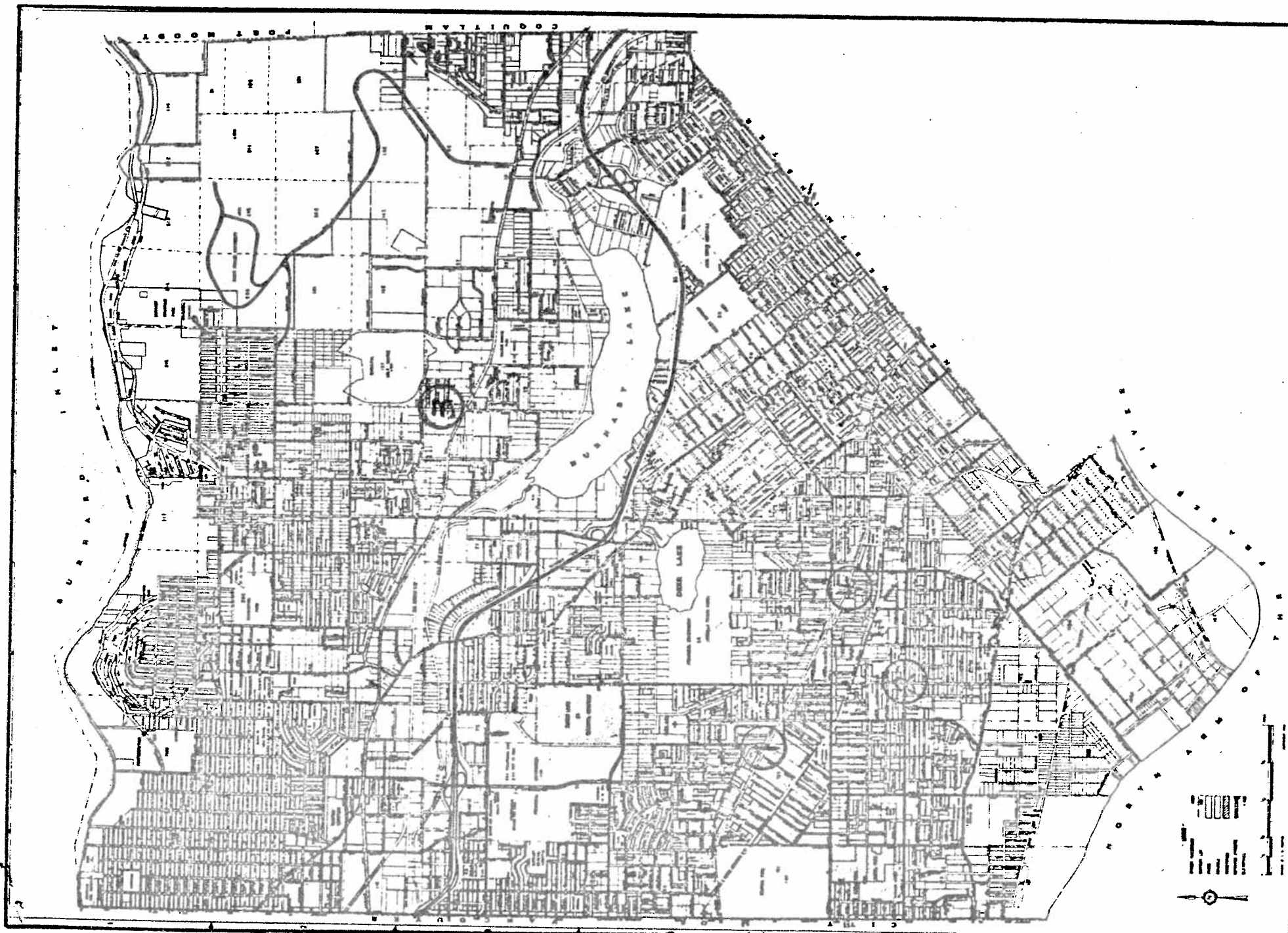
321 322 & 323

From: C4 Service Commercial District &
M4 Special Industrial District
To: C7 Drive-In Restaurant District

Address: 6212 Kingsway and 7038 Randolph Street



A. L. Parr,
DIRECTOR OF PLANNING



THE PLANNING DEPARTMENT
 SEPTEMBER 1981

B U R N A B Y

DISTRICT MUNICIPALITY
 BRITISH COLUMBIA

Date
 81 07 22

Scale
 1" = 1 MILE

Drawn By
 G.L.



Burnaby Planning Department

REZONING KEY MAP

1981 JULY 22



Item Number

THE CORPORATION OF THE DISTRICT OF
BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #72/81
1981 July 27

Item # 1

1.0 GENERAL INFORMATION:

1.1 Applicant:

Hanson & Erb Architects,
673 Homer Street,
Vancouver, B.C.

1.2 Subject:

Application for the rezoning of:

Legal Lots 13 & 14 B1k. 9, Pl.7662 D.L.32; Lot
12 B1k.9 Pl. 2250; Lots 11 & 10 Exc.Ref. Pl.
39707, B1k.9 D.L. 32 Pl. 2260 Plus Lane

From: C.D. Comprehensive Development &
R5 Residential District

To: Amended C.D. Comprehensive Development
District utilizing the C3 District as a
guideline

1.3 Address:

4759/63 Kingsway and 6150/70 McKercher St.

1.4 Location:

The site is located on the east side of McKercher
Street between Hazel St. and Kingsway (refer to
attached sketches 1 & 2).

1.5 Size:

The site is irregular in shape with an area of
3637 m² (39,150 sq. ft.), a width of 41.14 m
(135 ft.) and a depth of 88.4 m (290 ft.).

1.6 Services:

The Municipal Engineer has been requested to
provide all relevant servicing information.

1.6 Rezoning
Intention:

The intent of the proposed rezoning bylaw is to
permit the development of an Office and Medical
Dental Tower with retail/commercial space at
the ground levels.

2.0 SITE OBSERVATIONS:

The subject site is presently vacant with a number of large trees and
shrubs situated within the northerly half. Across Hazel Street to
the north lie two 19 storey apartment buildings and to the south
across Kingsway lies Simpson Sears. To the west of the site across
McKercher Avenue lie several single and two storey commercial buildings
fronting Kingsway and a surface parking lot fronting Hazel Street.
To the east of the site lie similar two storey commercial buildings
fronting Kingsway and an old boarded up residential structure front-
ing Hazel St. McKercher Ave. is developed to an interim standard
and Hazel St. is constructed to full Municipal standards.

3.0 GENERAL OBSERVATIONS:

3.1 The subject site is located within the core of sub-area I of the
Burnaby Metrotown which is intended to be the centre of primary
concentration of commercial development within the municipality.
Related to the subject site, developers have been encouraged to
assemble the relatively small, complete block bounded by
McKercher, Hazel, McMurray and Kingsway for the development of
a single comprehensively developed and designed commercial
proposal. Early discussions with this developer's architect
indicated that this integral block size development could be
achieved. There is no objection to a staged proposal within
this framework.

Therefore, the Planning Department will continue to work with
the developer towards a rezoning proposal covering the complete
block. However, should the complete block proposal not be

achievable, it may be possible to develop a proposal on the west half of the development within the context of an approved conceptual guideplan covering the entire block ensuring an overall high quality integrated design permitting an equitable development density on each half of the block. The site configuration will be resolved in conjunction with the submission of a further detailed rezoning report progressing towards the submission of a proposal to a Public Hearing.

3.2 The proposed site would be rezoned to the Comprehensive Development District (CD) utilizing the C3 zone as a guideline. Developers have been advised not to assume that the maximum Floor Area Ratios outlined in the C3 zone can necessarily be achieved. Proposals would generally start from a base density figure of approximately 2.5 FAR with any increase beyond this figure being conditional upon a high quality and environmentally appropriate design approach and, in particular, the creation of a pedestrian oriented strong podium development with continuous covered pedestrian arcades and well designed public use plazas and landscaped areas.

3.3 Other development parameters which apply to the subject proposal include the following:

- a) Metrotown Public Open Space Charge of \$0.50 per square foot.
- b) 100% underground parking with parking ratios in compliance with the Burnaby Zoning Bylaw.
- c) All vehicular access is restricted to Hazel Street. No vehicular access would be permitted off Kingsway and McKercher Ave.
- d) The proposal will take into consideration the future closure of McKercher Ave. as a public pedestrian landscaped walkway. Landscaping and pedestrian paving will be provided within this right-of-way on the east side as a first stage measure.
- e) The development on this block will take into consideration the provision of a future pedestrian overpass of Kingsway tying into future redevelopment of the Simpson-Sears property.

4.0 RECOMMENDATION:

THAT Council authorize the Planning Department to continue to work with the applicant towards the development of a proposal in accordance with the information outlined in this report on the understanding that a further report will be submitted to Council when a plan of development suitable for submission to a Public Hearing has been achieved.

ArP
PDS/mdw

Attachments.

RZ # 72/81

hanson o **erb architects/planners**
673 HOMER STREET, VANCOUVER, BRITISH COLUMBIA V6B 2V8 PHONE (604) 683-3211

15 May 1981

Our File: 80600

The Corporation of the
District of Burnaby
Planning Department
3rd Floor
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: Members of Council

Re: McKercher Property, Kingsway

Dear Sirs:

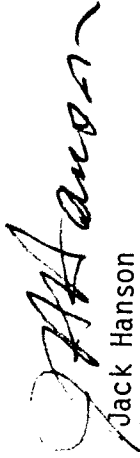
Our clients, 444 222 Holdings, wish to make application to rezone the property at McKercher & Kingsway (legal discription enclosed) from CD & R5 to CD Comprehensive Dev. Dist. based on C-3 Commercial District uses.

The proposed development will consist of:

Office & Medical Dental Tower	165,375 per sq. ft.
Commercial	47,000 per sq. ft.
Underground parking	242 cars
TOTAL	212,375 sq. ft.
SITE AREA	39,400 sq. ft.

Enclosed please find cheque for \$580.00
Yours very truly

HANSON-ERB ARCHITECTS/PLANNERS


Jack Hanson
Partner

JHH/dim

Encl.

2/1

hanson ° erb architects / planners

673 HOMER STREET, VANCOUVER, BRITISH COLUMBIA V6B 2V8 PHONE (604) 683-3211

4759 KINGSWAY
4763 KINGSWAY

LOTS 13 & 14
LOT 32

BLOCK 9 DISTRICT
PLAN 7662

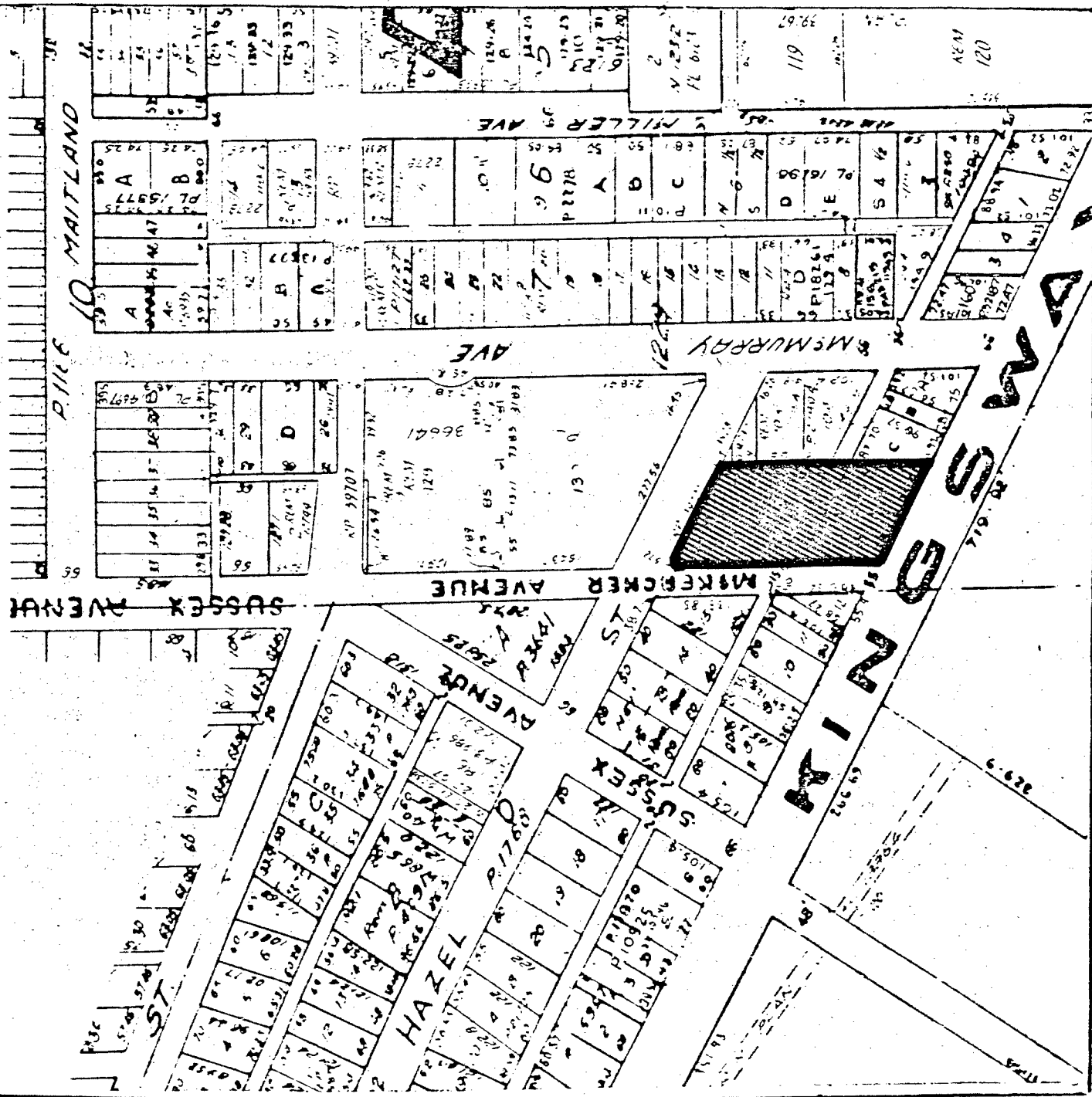
6150
6170

McKERCHER AVE. LOTS 11 & 12
McKERCHER AVE. 32

BLOCK 9 DIST. LOT
PLAN 2250

ALSO REQUEST PURCHASE OF MUNICIPAL LAND ASSUMED AS LOT 10
BLOCK 9 DIST. LOT 32 PLAN 2250.

AND THE LANE BETWEEN THESE 2 PARCELS.



Burnaby Planning Department

Date

1981 JUNE

Scale

1:2400

Drawn By

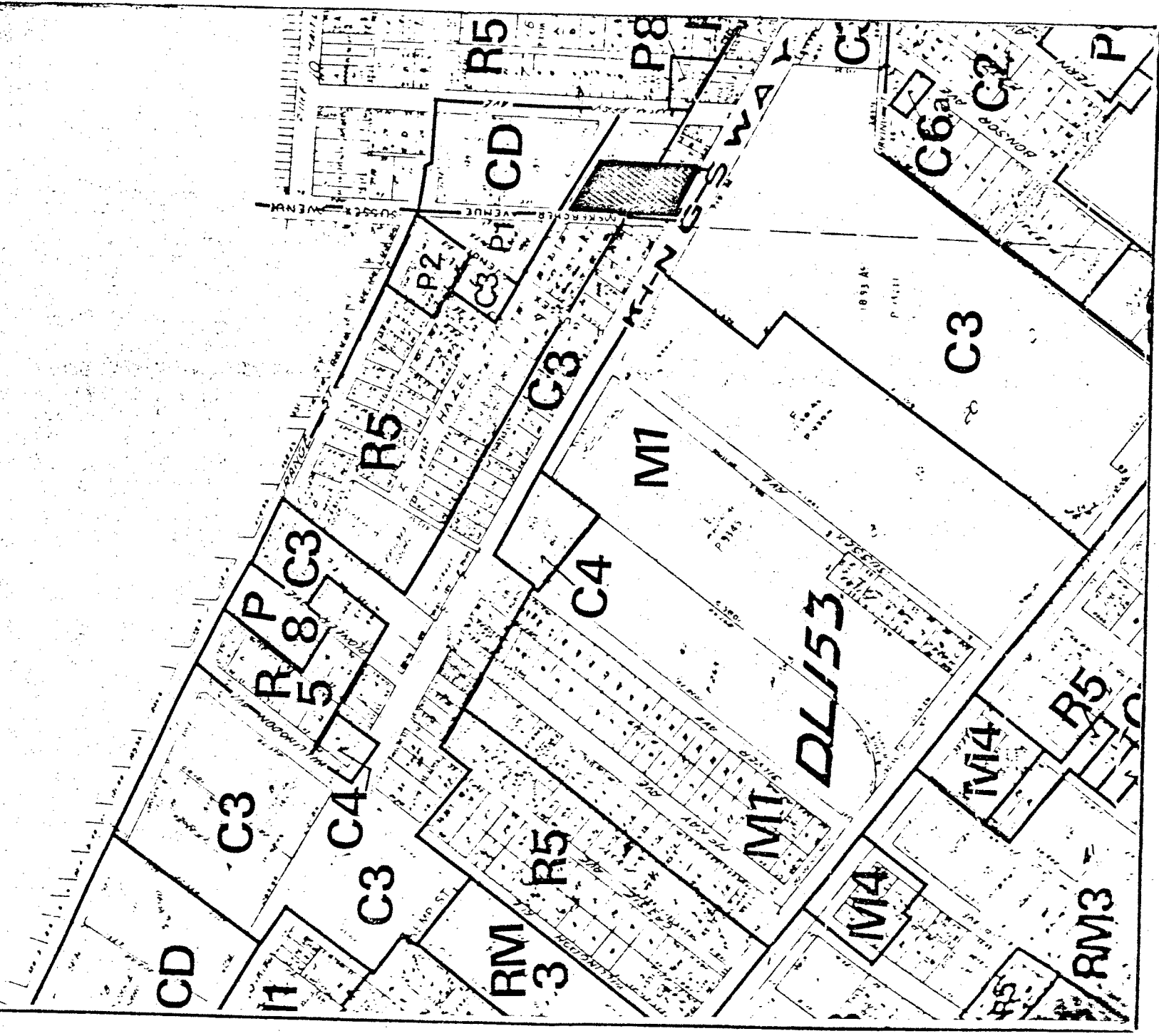
REZONING REFERENCE # 72/81



subject site

sketch #1

308



Date
1981 JUNE

Scale
1:4800

Drawn By



Burnaby Planning Department

REZONING REFERENCE # 72/81



subject site



THE CORPORATION OF THE DISTRICT OF
BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #90/81
1981 July 27

Item # 2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Beefway Holdings Inc.,
6567 Main Street,
Vancouver, B.C.
V5X 3H1
- 1.2 Subject: Application for the rezoning of:

Legal: Lot 18, Blks. 27 & 28, D.L. 98 Plan 3294

From: R5 Residential District
To: C2 Community Commercial District

1.3 Address: 5249 Rumble Street

1.4 Location: The site is located on the north side of Rumble St. east of Royal Oak Ave. (refer to attached sketches 1 & 2).

1.5 Size: The site is rectangular in shape, with an area of 575.5 m² (6,195 sq. ft.), a width of 21.3 m (70 ft.) and a depth of 26.9 m (88.5 ft.).

1.6 Services: All services are available and adequate to serve the site.

1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to permit the construction of a two storey retail commercial building.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by a modest single family dwelling approximately 45 years of age. Additional single family homes fronting Rumble Street are located to the east of the site. To the north lie additional single family homes of varying age fronting Irmin Street. To the west fronting Rumble Street are several retail-commercial businesses occupying single storey buildings. Additional service-commercial businesses occupying single and two storey buildings are located to the south of the site across Rumble St. Vehicular access to the site is from a rear lane.

3.0 GENERAL DISCUSSION:

3.1 The subject site is located immediately east of properties that are zoned C2 Community Commercial District which form part of a small retail commercial enclave that is found generally at the intersection of Rumble Street and Royal Oak Avenue. More specifically, Council will refer to the attached zoning sketch #2 which illustrates that the C2 zoning in this area extends north and south along Royal Oak from Irmin St. south to Clinton St. and along Rumble St. from a point 125 ft. west of Royal Oak Ave. generally to a point 138 ft. east of Royal Oak Ave. However, the C2 zoning does extend up to Roslyn Ave. on properties fronting the south side of Rumble Street.

3.2 This commercial enclave has provided the south slope area of the Municipality with a variety of service-commercial facilities for a number of years. However, notwithstanding the extent of commercial zoning in this enclave, there are a number of C2 zoned properties that have not experienced commercial development, particularly those that front the south side of Rumble Street between Roslyn Ave. and Royal Oak Ave. As such, this area can experience further commercial development at this time under the prevailing zoning.

3.3 Council is advised that in 1977 consideration was given to Rezoning Reference #20/77, requesting rezoning of 5157, 5171 and 5179 Rumble Street to the C2 and P8 Parking Districts in order to expand the existing drugstore and medical offices (refer to sketch #1). On that occasion, Council agreed to advance the bylaw to a Public Hearing which was subsequently defeated since the proposal was concluded to represent an inappropriate intrusion of commercial uses into a residential area.

3.4 The applicant has requested rezoning of the subject site in order to construct a two storey commercial building that will house a wholesale/retail meat market. The Planning Department is of the opinion that the expansion of commercial zoning is inappropriate in this case since, not unlike Rezoning Reference #20/77 referenced above, the proposed commercial development will represent an unwarranted intrusion within the adjacent residential area. As such, the rezoning request would disrupt the character of this residential area located between the existing C2 zoning boundary fronting Royal Oak Ave. and Rumble St. and the McPherson Junior High School to the east. In addition, the rezoning would lead to the unnecessary expansion of commercial zoning and development beyond those boundaries which have already been established and which appear to satisfy the existing service-commercial needs of the area demonstrated by the existence of C2 zoned properties that are not commercially developed at this time.

4.0 SUMMARY:

In summary, Council is advised that the subject rezoning request would lead to the unwarranted intrusion of non-residential uses into an established residential area contrary to the logical physical boundary that presently exists. In addition, there appears to be no need for commercial expansion beyond the present zoning boundaries for this immediate area since the existing commercial facilities appear to adequately serve the surrounding neighbourhood. Further commercial development if warranted can be established in the area on lands that already possess the appropriate commercial zoning. As such, the applicant should be encouraged to pursue his development proposal on those lands that can experience commercial development under the prevailing C2 zoning.

5.0 RECOMMENDATION:

THAT Council not give favourable consideration to this rezoning request.

APL
PDS/mdw

Attach.

R.Z. #90/81

Beefway Holdings Inc.,
6567 Main Street,
Vancouver, B. C.
V5X 3H1. Tel. 327-5929.

June 10, 1981.

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

Attention: Mr. J. Hudson,
Municipal Clerk.

Dear Sir:

Please accept our request for the rezoning of property located at 5249 Rumble Street. At the present time there exists a 750 square foot dwelling, approximately 40 years old which is not in the best condition. The property is situated immediately east and north of a number of commercial buildings.

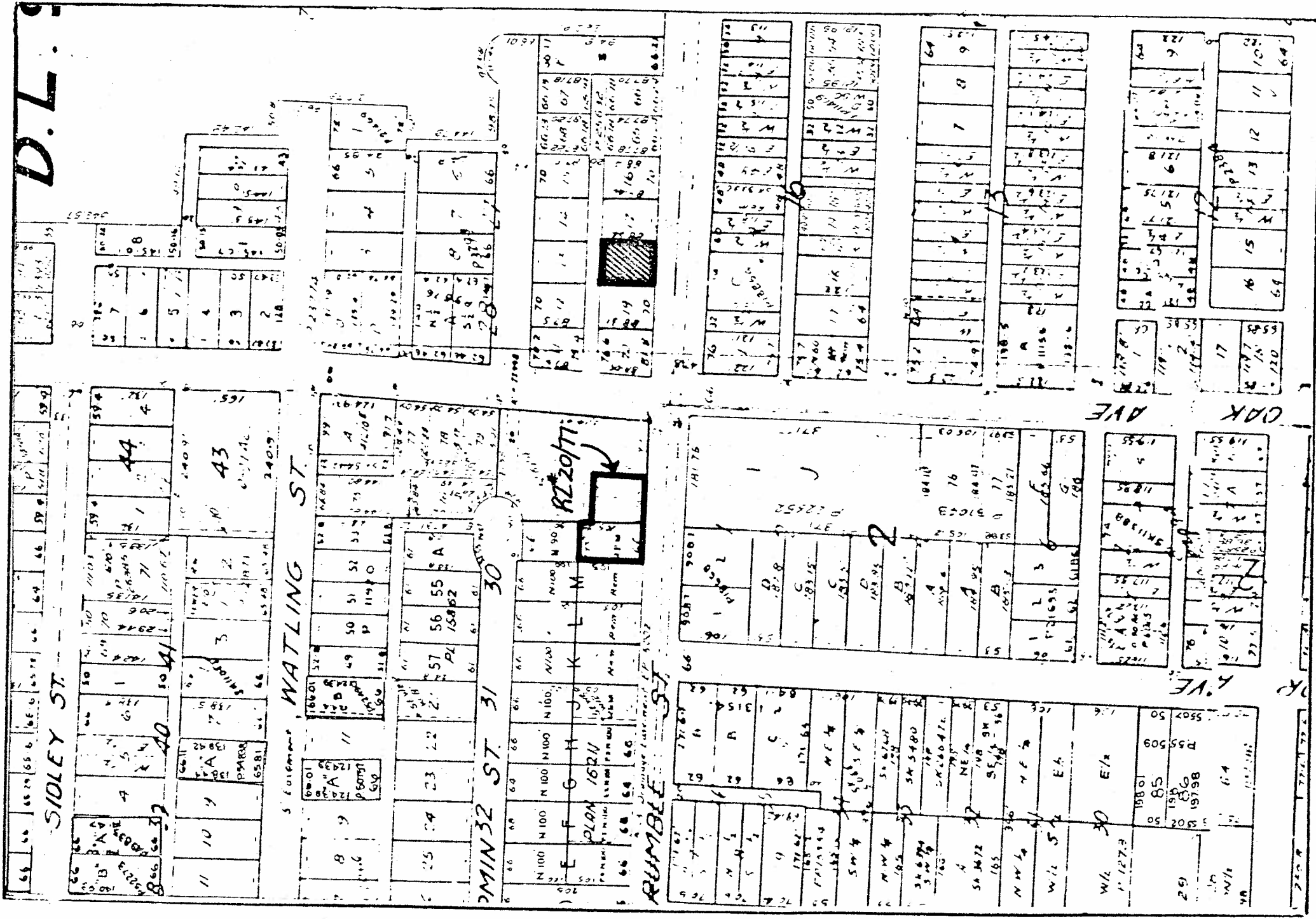
Our plans for the property when rezoning is approved is to construct a first class two storey building which will house only our own existing business which is a wholesale retail meat market, Beefway Meats Ltd. We are a 13 year old well established business with ten employees, a number of whom live in Burnaby.

We will comply with all existing and future bylaws, building coes etc. We hope this application meets with your approval. For any additional information, please do not hesitate to call.

Yours truly,

Bill Jensen

Bill Jensen, Sec. Treas.
Beefway Holdings Inc.,



D.L.

Date

1981 JUNE

Scale

1:2400

Drawn By



Burnaby Planning Department

REZONING REFERENCE #90/81

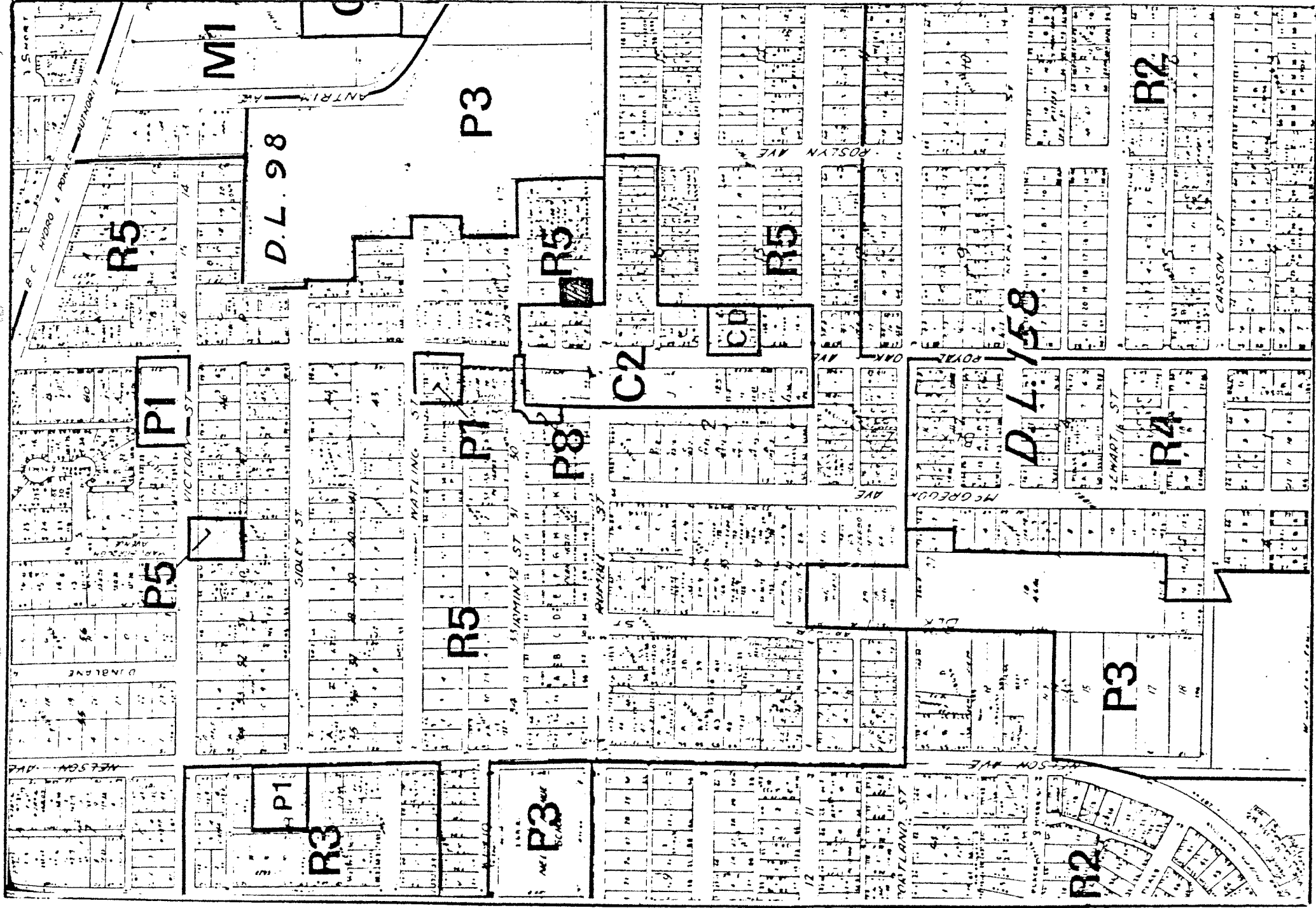


subject site



313

sketch #1



Date

1981 JUNE

Scale


1:4800

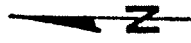
Drawn By



Burnaby Planning Department

REZONING REFERENCE #90/81

 subject site



314

sketch # 2

THE CORPORATION OF THE DISTRICT OF
BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #94/81
1981 July 27

Item # 3

1.0 GENERAL INFORMATION:

1.1 Applicant:

Mr. I. Stubson Sr.,
Burnaby Housing Enterprises Ltd.,
5416 Buckingham Ave.,
Burnaby, B.C.
V5E 2A1

and the Corporation of the District of Burnaby.

1.2 Subject: Application for the rezoning of:

Legal:
Blk. 6 NE Pt. of SK. 6883, Ex Pts. 9102 & 9141,
D.L. 59/136/137, Pt. 3050; Lot C of D. L. 59 &
136, Pt. 21974; Lot B, Blk. 6, D. L. 59 & 136,
Pt. 21974; Lot 6 of SK. 11457, D. L. 59, 136 &
137, Pt. 3050; Pct. 1, Expl. Pt. 9102, Exc. Parcel
"A", Expl. Pt. 9141 and Ex.Pct. 2 Expl. Pt. 11457,
Blk. 6, D. L. 59 & 136, Pt. 3050

From: A2 Small Holdings District

To: R2 Residential District

1.3 Address:

2661 Phillips Ave. and
7312, 7342, 7366 & 7384 Broadway

1.4 Location:

The site is located at the southwest corner of
Broadway and Phillips Ave. (refer to attached
sketches 1 & 2)

1.5 Size:

The site is irregular in shape with an area of
approximately 1.88 hectares (4.64 acres), a
134.8 m (442.4 ft.) frontage on E. Broadway
and a 143.3 m (470.13 ft.) frontage on Phillips
Ave.

1.6 Services:

The Municipal Engineer has been requested to pro-
vide all relevant servicing information.

1.7 Rezoning
Intention:

The intent of the proposed rezoning bylaw is to
permit the subdivision of the site into single
family residential lots based on the R2
Residential District.

2.0 SITE OBSERVATIONS:

The site has a moderate slope from the north to the south and for the
most part is undeveloped with abundant natural vegetation. However,
there are five single family dwellings situated on the site; four
fronting E. Broadway and one fronting Phillips Ave. Additional
single family homes occupying relatively large parcels fronting
Phillips Ave. are located to the north, east and west of the site.
A large undeveloped parcel lies to the south. Access to the site
is from Phillips Ave. and from E. Broadway which are both developed
to an interim standard.

3.0 GENERAL DISCUSSION:

3.1 The subject site is situated within the northeasterly portion
of an A2 (Small Holdings District) zoned area found generally
between Broadway, The Lougheed Highway, Phillips Ave. and Cliff
Ave. (refer to sketch #2). This A2 enclave is also located north
and east of Apartment Area "F" which has been developed for
townhouse uses and south and west of established single family
areas zoned R2. As such, the remaining A2 zoned lands in this
area are intended to be rezoned and subdivided for single
family development based on the R2 designation when appropriate

land assemblies can be achieved. In this regard, The Planning Department has prepared a subdivision guide plan for this area based on the R2 designation. (refer to sketch #3)

3.2 Rezoning of 2661 Phillips Ave., the large parcel forming the southerly portion of the subject site has been initiated by Burnaby Housing Enterprises Ltd., whereas the four parcels fronting E. Broadway has been initiated by the Corporation as an area rezoning pursuant to the subdivision guide plan for this area. The Planning Department advises that the Corporation initiated rezoning will be of no consequence to these four parcels since they are presently utilized for single family residential uses, will comply with the R2 regulations and will not be affected by any further subdivision pursuant to the guideplan.

3.3 In view of the foregoing, the Planning Department advises that the subject rezoning will implement the single family development objectives for this immediate area of the Municipality and should therefore be given favourable consideration by Council. The usual prerequisite conditions of rezoning can be effectively satisfied through the normal procedure associated with an application for subdivision.

4.0 RECOMMENDATION:

THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 August 10 and to a Public Hearing on 1981 Sept. 09 at 19:30 h, and that the following be established as prerequisites to the completion of rezoning:

- a) The satisfaction of all conditions necessary to obtain subdivision approval.

AP
PDS/midw

Attachment.

Burnaby Housing Enterprises Ltd.

5416 BUCKINGHAM AVENUE

BURNABY, B.C. V5E 2A1

June 1, 1981.

Mr. J. Hudson,
Municipal Clerk,
Corporation of Burnaby.

Dear Sir;

Re: Application for rezoning of 2661 Phillips, Burnaby, B.C.

We feel the rezoning of the above property from A-2 to R-2 will continue the existing single family development pattern and therefore will complement the status of nearby homes.

If this application is approved as requested, we will be the developer of the property as well as the builder of new homes on newly created lots. As you can see from letters accompanying this application, we have spoken with our Broadway neighbours and have found that they are in favour of our application and, indeed, should your response to us be favourable, they would like to continue subdivision of the area onto their own properties.

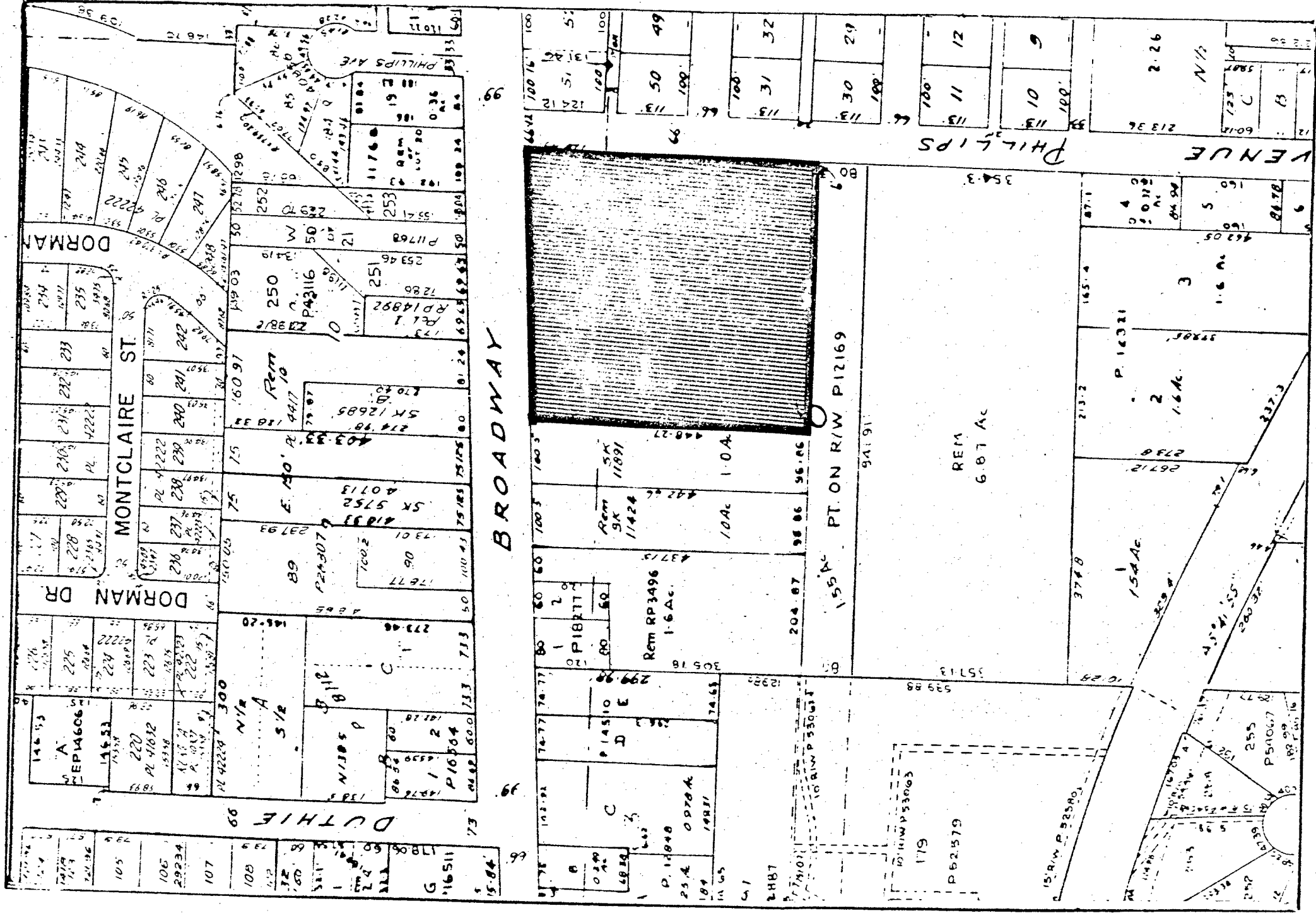
We trust that this information together with that on Form 9539 will clarify our position and interest in the above property.

Sincerely yours,

BURNABY HOUSING ENTERPRISES LTD.



IVAR STUBBSON SR.



Date

1981 JUNE

Scale

1:2400

Drawn By



Burnaby Planning Department

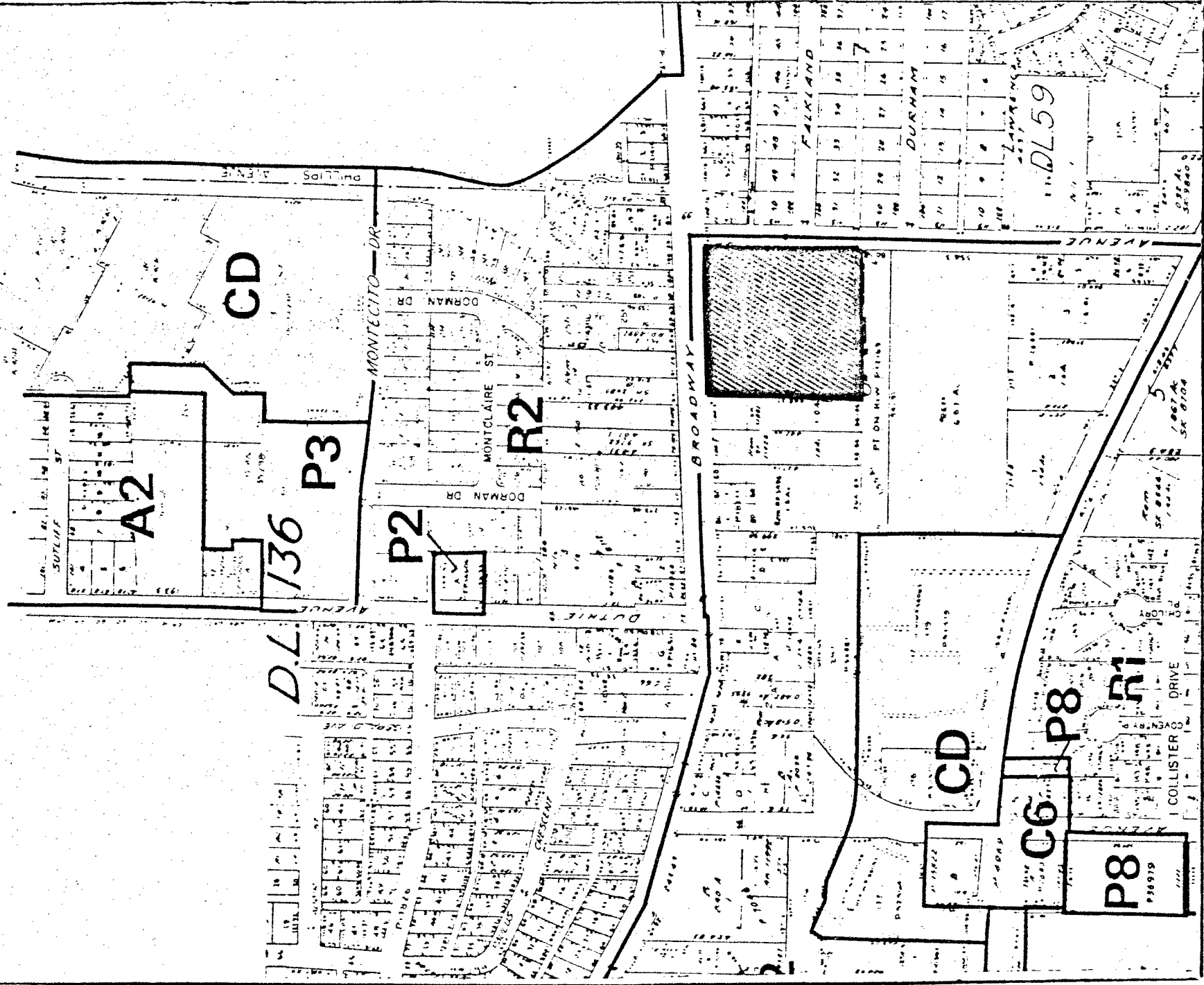
REZONING REFERENCE #94/81



subject site

sketch #1

318



Date

1981 JUNE



Burnaby Planning Department

Scale

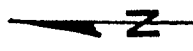
1:4800

REZONING REFERENCE #94/81

Drawn By

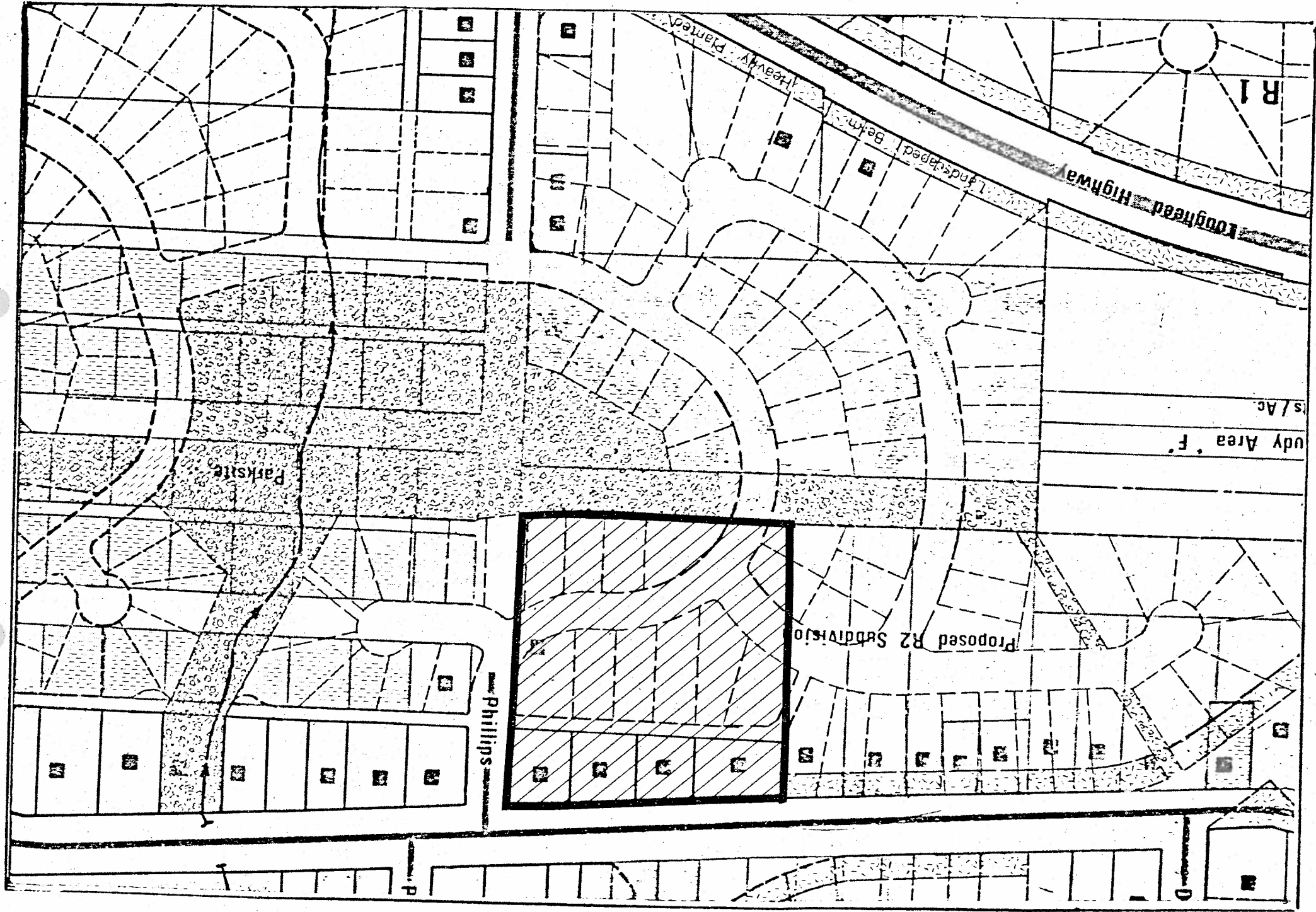


subject site




319


sketch #2



Date	1981 JUNE
Scale	1:2400
Drawn By	


 Burnaby Planning Department

REZONING REFERENCE #94/81


 subject site

320

sketch #3



THE CORPORATION OF THE DISTRICT OF
BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #96/81
1981 July 27

Item # 4

1.0 GENERAL INFORMATION:

1.1 Applicant:

Mr. Glen Whiteley,
Burger King Canada Inc.,
10691 Shellbridge Way, Suite 130,
Richmond, B.C.
V6X 2W8

1.2 Subject:

Application for the rezoning of:

Legal Pcl. "A" Ref. Pl. 55081 D.L. 97 Pl.
55081; Lot 4 of Lot "A" Blk. 12 D.L. 97
Pl. 7976

From: C4 Service Commercial District &
M4 Special Industrial District

To: C7 Drive-in Restaurant District

1.3 Address:

6212 Kingsway and 7038 Randolph Street.

1.4 Location:

The site is located at the southeast corner of
Kingsway and Randolph Ave. (refer to attached
sketches 1 & 2).

1.5 Size:

The site is irregular in shape with an area of
approximately 2145.5 m² (23,095 sq. ft.), a
width of 40.3 m (132.35 ft.) and an average
depth of 53.2 m (174.5 ft.).

1.6 Services:

The Municipal Engineer has been requested to
provide all relevant servicing information.

1.7 Rezoning
Intention:

The intent of the proposed rezoning bylaw is to
permit the establishment of a Burger King Drive-
In Restaurant on the subject site.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by an older concrete block
building fronting Kingsway and an older single family residential
building. Located to the north of the site across Kingsway is a motel,
a newer three storey apartment building and office-display facilities
for Lindel Cedar Homes Ltd. To the east lies a Speedy Muffler Outlet
and an industrial building which fronts Gilley Ave. To the west
across Randolph Ave. lies a two storey commercial building fronting
Kingsway and an industrial facility fronting Randolph Ave. To the
south lies a new two storey industrial building. Access to the site
is from Randolph Ave. which is constructed to an interim standard.

3.0 GENERAL DISCUSSION:

3.1 The subject site is located along that portion of Kingsway that
is occupied by a variety of low profile, automobile oriented
service-commercial uses, the majority of which possess a C4,
Service Commercial designation and where several drive-in
restaurants possessing C7 zoning have been established. The
density and nature of these uses provide a logical transition
and complimentary service function related to the Apartment
Study Areas to the north and east (Area "N" & "O" and the Metrotown Area
to the west which are intended to provide more intensive and
diversified urban activities.

3.2 The applicant has requested rezoning in order to establish a
Burger King Drive-In Restaurant facility. The site appears to
offer a suitable location for this facility due to its high
degree of exposure and accessibility offered by its Kingsway
location. The Planning Department is of the opinion that the

proposed use is consistent with the land use objectives for this immediate area and would provide suitable upgrading of the site. Council will recall that a Wendy's Drive-In Restaurant was recently established two blocks to the west of the subject site at the corner of Waltham Ave. and Kingsway.

- 3.3 It is important to note that the subject facility will generate considerable traffic movements at this location and will require abundant off-street parking. As a result, it will be extremely important for the applicant to take considerable care in siting vehicular access and parking in order to minimize any potential problems. Council is also advised that a dedication of 4.95 m (16.5 ft.) along Kingsway adjacent to the subject site will be required for road widening purposes. The applicant will also be required to upgrade Randolph Ave. adjacent to the site to a full Municipal standard.
- 3.4 The Planning Department advises that the existing lane located to the immediate east of the site which intersects with Kingsway presents a hazard to the Kingsway traffic flow in this area. As such, it is desirable to eliminate lanes that intersect with Kingsway and provide wherever possible another means of secondary access to those properties fronting Kingsway. Council may refer to sketch #1 which illustrates that the majority of properties fronting the south side of Kingsway in the general area of the site obtain secondary access via a rear lane to the south. In view of this situation, it would be appropriate for a portion of the existing north-south lane to be closed and consolidated with the site in exchange for the dedication and construction of a 20 ft. lane adjacent to the south property lane. (refer to sketch #3) This can be accomplished through the introduction of a Road Exchange Bylaw. The closure of the lane will occur as far south as possible adjacent to the site without eliminating existing lane access to those properties fronting Gilley Ave. to the east. Lane traffic will therefore be directed west towards Randolph Ave. as opposed to Kingsway.

4.0

CONCLUSION:

The Planning Department considers that the proposed drive-in restaurant provides an appropriate commercial use of the site which will suitably serve the needs of the surrounding residential and commercial population and complements the existing variety of commercial and industrial uses in the immediate area. The site offers excellent exposure and access in support of this type of business and is not likely to present an interface problem with its adjacent land uses. This Department therefore recommends that this rezoning be favourably considered by Council.

5.0

RECOMMENDATIONS:

- 5.1 THAT Council authorize the introduction of a Road Exchange By-law according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
- 5.2 THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 August 10 and to a Public Hearing on 1981 September 09 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 reflecting the concerns outlined in Section 3.3.
 - 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. All services are to be designed and constructed to the approval of the Municipal Engineer to include the upgrading on Randolph Ave. adjacent to the site. One of the condi-

- tions 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 to include the 16.5 ft. dedication adjacent to Kingsway for future road widening.
 - f) 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 By-law. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
 - g) The consolidation of the net project site into one legal parcel.
 - h) The completion of the requisite Road Exchange Bylaw as outlined in Section 3.4 of this report.

mdw
PDS/mdw

Attachments.

BURGER KING CANADA INC./10691 SHELLBRIDGE WAY, SUITE 130, RICHMOND, B.C. V6X2W8 TEL. (604)278-9318

June 9th, 1981

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

Attention: Mr. P. Sanderson,
Planning Department

Re: Rezoning Application
6212 Kingsway & 7038 Randolph St.

Dear Mr. Sanderson:

Please consider the enclosed application for the rezoning of the subject properties to C7 in order to permit the operation of a drive-in Burger King restaurant, complete with a drive-thru.

As requested, the enclosed documentation includes two copies each of the following:

- Preliminary Site Plan, Drawing #SK4
- Building Elevations, Drawing #A2-9, coloured.
- Building Perspective, coloured rendering
- Rezoning Application, your form #9539
- Deputized agent letter, your form #6917

I would greatly appreciate your consideration of this application at your earliest convenience.

Please forward a receipt for the enclosed \$580.00, application fee payment.

If you require further information, please contact the writer by phone.

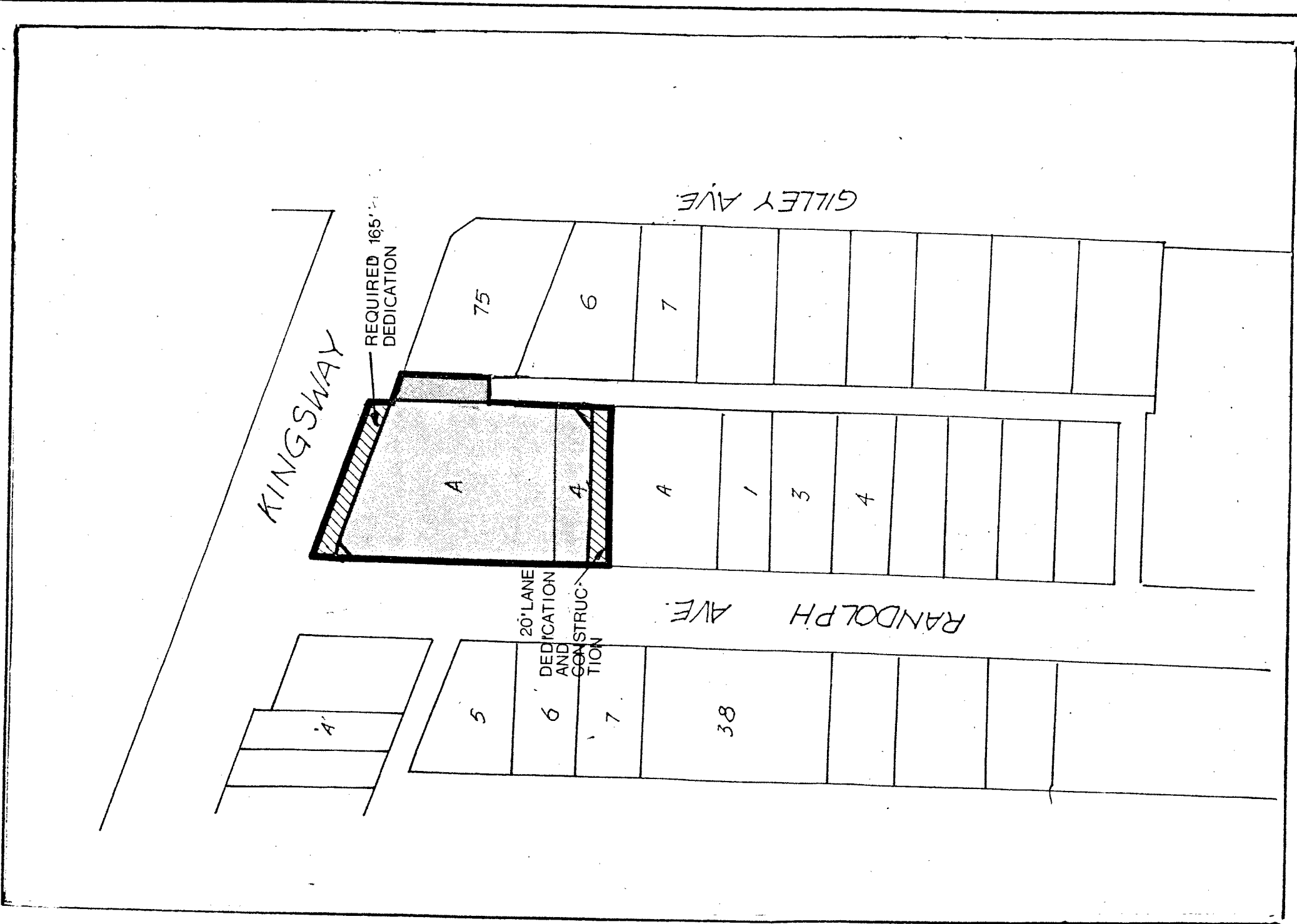
Yours truly,

BURGER KING CANADA INC.

Glenn Whiteley
Glenn Whiteley,
Site Engineer

c.c.: P. Calore
D. Koster
G. Mullan

GW/sm
Enc.



Date

1981 JUNE

Scale

1" = 100'

Drawn By



Burnaby Planning Department

REZONING REFERENCE #96/81



lane closure



subject site



327

sketch # 3