

RE: REZONING REFERENCE #46/83
LOT 7, D.L. 80, PLAN 3780
5976 SPROTT STREET

ITEM	5
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1983 09 19

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 SEPT. 13

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #46/83
LOT 7, D.L. 80, PLAN 3780

FROM: R4 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE P5 INSTITUTIONAL DISTRICT USE
AND DENSITY).

ADDRESS: 5976 SPROTT STREET (ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1983 October 03 and to a Public Hearing on 1983 October 18 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 Director Engineering. 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. 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.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The retention of as many existing mature trees as possible on the site.
 - h) The approval of the Ministry of Transportation and Highways to the rezoning application.
2. THAT staff be authorized to bring forward a report on the matter of the Municipality sharing in the cost of constructing approximately 143 m (467 ft.) of the presently unconstructed portion of Sunset Street from Godwin Avenue eastward to a cul-de-sac.

SUMMARY:

The applicant has now submitted a conceptual design for a Kingdom Hall Church building to accommodate three hundred and ten people. A plan of development suitable for presentation to a Public Hearing has now been prepared.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of a Kingdom Hall Church building with a capacity of three hundred and ten people.

2.0 BACKGROUND:

2.1 On 1983 July 26 Council adopted a recommendation authorizing the Planning & Building Inspection Department to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing. A suitable design has now been prepared.

2.2 This site falls within an area designated for Community Institutional uses in the Central Administrative Area Plan. The development of a church in this location is consistent with the Plan for the area which was adopted in 1974.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned from R4 (Residential District to CD (Comprehensive Development District) based on the P5 District use. (See attached Sketch #1).

3.2 The subject property is located at the eastern edge of the single and two family residential area on Spratt Street. The lands to the east along Spratt have been developed with the Calvary Church and beyond Norland with office uses.

- 3.3 Servicing requirements include the design and construction of Sunset Street from Godwin Avenue to the subject site. This will provide access from a local street rather than Sprott Street which is designated as a primary arterial roadway in the Conceptual Transportation Plan. Access from Sunset will minimize traffic conflicts on Sprott and provides safe access to the site. The Municipality presently owns the block of land along the south side of Sunset Street and the construction costs of the roadway might be considered for cost sharing with the developer. These presently undeveloped Municipal lands are .92 ha (2.28 acres) in size with a 142 m (467 ft.) frontage on Sunset. The lands are designated in the area plan for institutional use. The frontage of the applicant's site on Sunset is 50 m (165 ft.) while the frontage of the Municipal site is much larger. There would be a benefit to the Municipality in preservicing our land prior to the sale or use.
- 3.4 In order to accommodate the cul-de-sac at the east end of Sunset Street a small dedication from the southeast corner of the site will be required.
- 3.5 Any necessary services easements resulting from the Engineering designs will need to be provided.
- 3.6 The Ministry of Transportation & Highways approval to this rezoning will be required.
- 3.7 The traffic from this development will be handled by Sunset, Godwin and Sprott Streets. The construction of Sunset Street will add to the road system in the area. It is anticipated that the existing roadways with the addition of Sunset will be adequate to service the needs of this development.

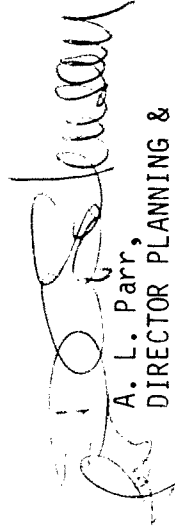
4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site - 3541 m² (38,115 sq. ft.)
Cul-de-sac dedication - approximately 82 m² (878 sq. ft.)
(Subject to a survey)
Net Site - approximately 3459 m² (37,237 sq. ft.)
(Subject to a survey)
Site Coverage Approximately 9%.
- 4.2 Parking Required: 35 stalls.
Provided: 60 stalls.
- 4.3 Exterior finishes include a tile roof, brick, wood, and stucco with a glass block element on the north side.

APL
BR/g1

Attachments

cc: Director Engineering
Director-Fire Services
Municipal Solicitor

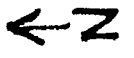
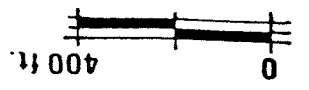

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 5
 MANAGER'S REPORT NO. 56
 COUNCIL MEETING 1983 09 19

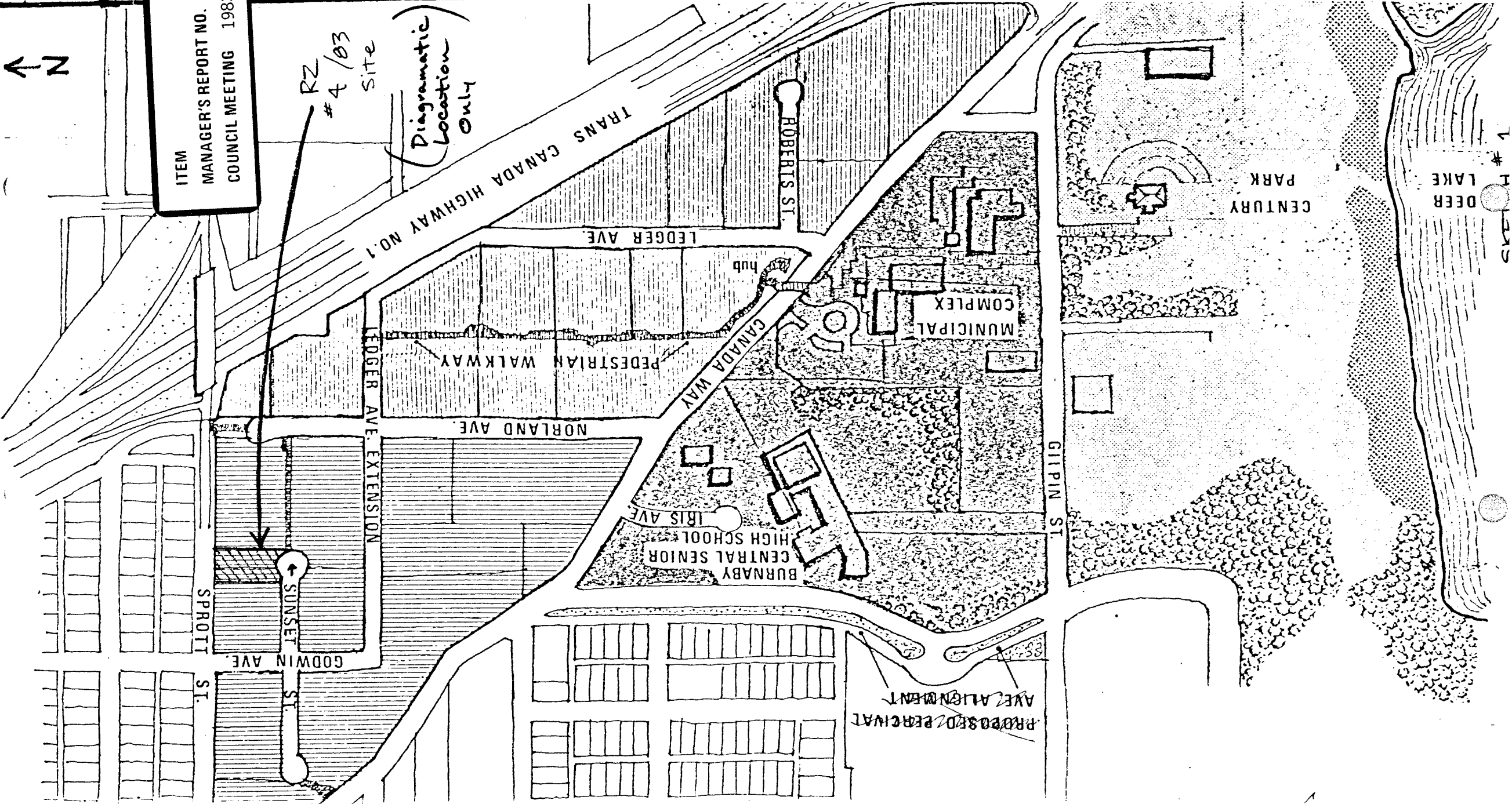
DEVELOPMENT PLAN CONCEPT

PROPOSED LAND USE

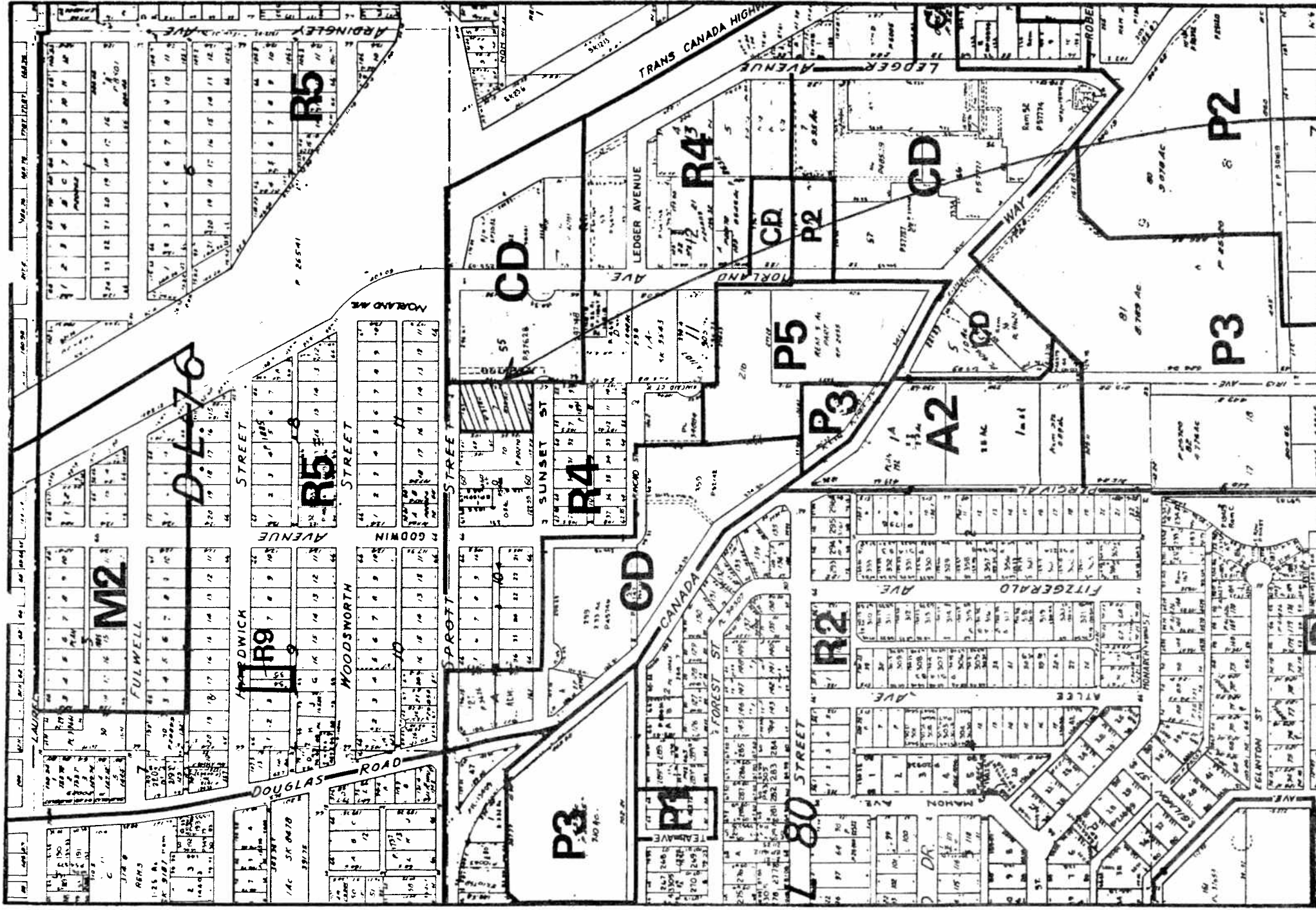
	Office - Administrative
	Community Institutional
	Parkland
	Public



RZ #4/03 site
 (Diagrammatic Location Only)



DEER LAKE #1



Date

1983 JULY

Scale

1:400

Drawn By



Burnaby Planning Department

ITEM	5
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1983 09 19

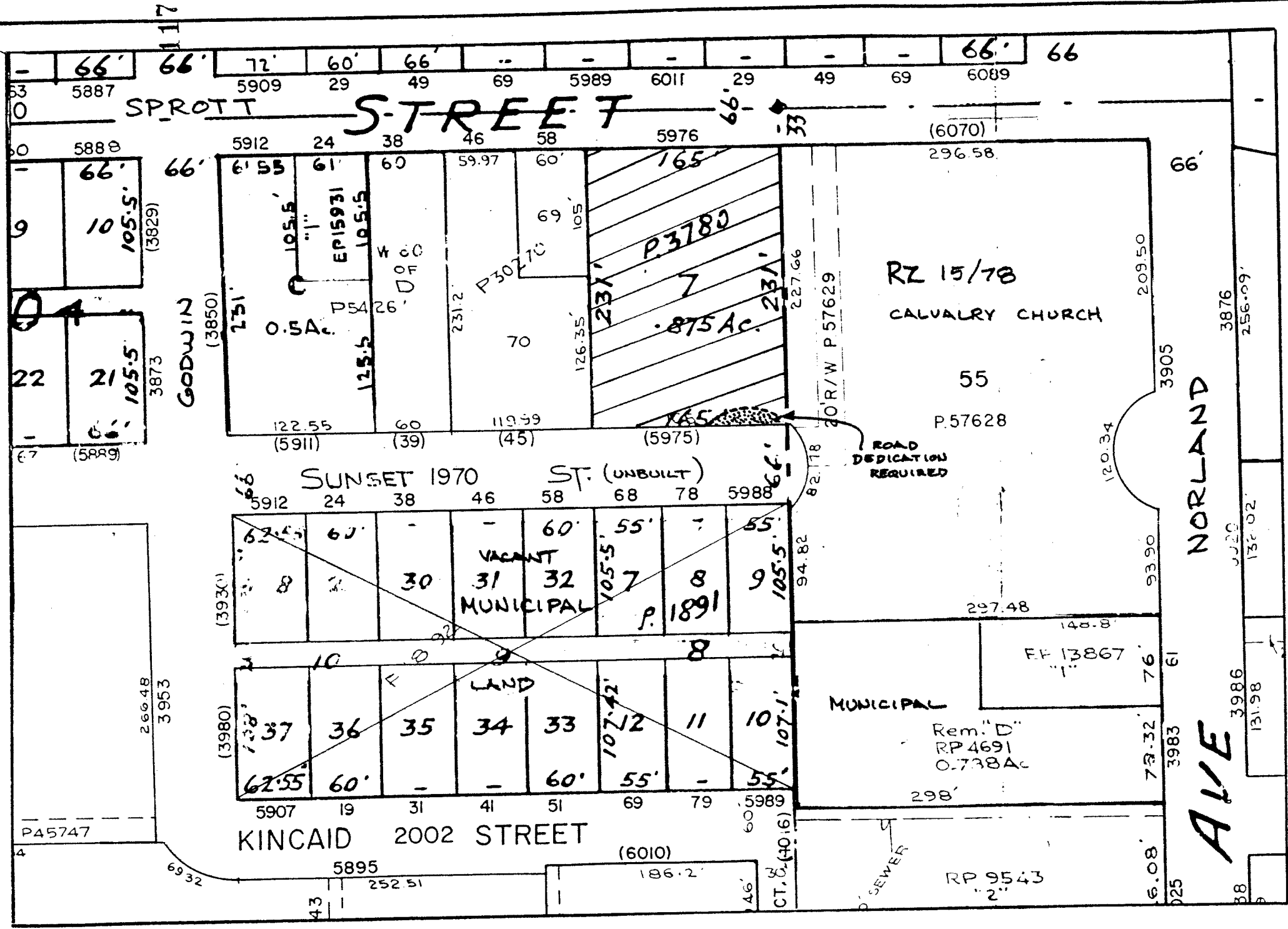
REZONING 46/83 SUBJECT SITE

116

SKETCH # 2



N



ITEM	5
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1983 09 19

← NORTH

Burnaby Planning Department

REZONING # 46/85 SITE

Date	1983 SEPTEMBER
Scale	1:100
Drawn By	

SKETCH 3