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| ITEM | 13 |
| MANAGER'S REPORT NO. | 30 |
| COUNCIL MEETING | 1983 04 25 |

RE: REZONING APPLICATION #15/83
 LOT 39, E ½, EXC. SOUTH 10 FEET AND EXC. EXPL. PLAN 33213, D.L. 94, PLAN 720
 5389 IMPERIAL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 APRIL 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #15/83
 LOT 39 E 1/2 EXC. SOUTH 10 FEET AND EXC. EXPL. PL. 33213, D.L. 94, PLAN 720

FROM: M4 SPECIAL INDUSTRIAL DISTRICT
 TO: P8 PARKING DISTRICT

ADDRESS: 5389 IMPERIAL STREET

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1983 May 16 and to a Public Hearing on 1983 May 31 at 19:30 h, and that the following be established as a prerequisite to the completion of the rezoning:
 - a) The submission of a suitable plan of development to reflect the landscape and access items referred to in Section 4.6 of this report.
 - b) 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.
 - c) The granting of any necessary easements.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) 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 to include the upgrading of Lane Street adjacent to the site as outlined in Section 4.6. 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.

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Myron D. Kuzych,
Bemben & Kuzych Architects,
7414 Edmonds Street,
Burnaby, B.C., V3N 1A8
- 1.2 Subject: Application for the rezoning of:

Lot 39 E 1/2 Exc. South 10 feet and Exc.
Expl. P1. 33213, D.L. 94, Plan 720
- From: M4 Special Industrial District
To: P8 Parking District
- 1.3 Address: 5389 Imperial Street.
- 1.4 Location: The subject site is located on the north
side of Imperial Street between Royal Oak
Avenue and MacPherson Avenue (refer to
attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an
area of 879.7 m² (9451.2 sq. ft.), a width
of 20.13 m (66 ft.) and a depth of 43.7 m
(143.2 ft.).
- 1.6 Services: The Director Engineering has been requested
to provide all relevant servicing informa-
tion.
- 1.7 Rezoning
Intention: The intent of the proposed rezoning bylaw
amendment is to provide a surface parking
facility for the proposed Army, Navy, Air
Force Veteran's Unit private club at
5437/61 Imperial Street.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by a modest single family dwelling approximately 45 years of age. Similar single family dwellings are located to the immediate east and west fronting Imperial Street. Several single family dwellings and an industrial building are also located to the south across Imperial Street. To the north access to the site is presently from Lane Street which is vehicular access to an interim standard. Imperial Street is constructed to a full Municipal standard.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1983 February 28 Council gave Second Reading to Rezoning Reference #62/82 which involved a request to develop a private club facility for the Army, Navy, Air Force Veteran's Unit #314 at 5437 and 5461 Imperial Street, located to the east of the subject property (refer to sketch #1). In response to the concerns expressed at the 1983 February 22 Public Hearing, the applicant made a submission to the Planning & Building Inspection Department

outlining the manner in which additional parking could be provided in the immediate area. One of the specific measures proposed to be taken was the establishment of a surface parking facility on the subject property which would require rezoning to the P8 Parking District designation. Pursuant to this proposition, the applicant has now submitted a formal application for this purpose. In view of the applicant's time constraints and the fact that this rezoning has been initiated as a result of Rezoning Reference #62/82, this Department is of the opinion that this application should be considered by Council at this time rather than on 1983 May 24 along with the next series of rezoning applications.

4.0 GENERAL DISCUSSION:

- 4.1 The subject site is situated within an area predominantly zoned M4, located south of the various service commercial facilities fronting Kingsway and adjacent to the medium density residential area found west of Royal Oak Avenue (refer to Sketch #2). The majority of the industrially zoned properties in this area are relatively small in size and many are occupied by older single family homes (which are permitted uses in the M4 zoning district). Numerous industrial businesses also occupy older single family structures. The area is considered to possess a rather mixed character and development standard and is considered to be in need of physical upgrading.
- 4.2 In November of 1969 Council adopted a Planning Department report recommending that C4 Service Commercial uses be permitted to extend from Kingsway south to Lane Street, concluding that it was desirable to permit the establishment of such uses adjacent to the multiple family residential area west of Royal Oak Avenue. Further, the establishment of a low density automobile-oriented service commercial area adjacent to a higher density commercial and residential core, the Metrotown Area, would present a logical and complimentary land use in this vicinity while relieving the pressure of automobile-oriented facilities flanking Kingsway.
- 4.3 In consideration of the Rezoning Reference #62/82, it was concluded that the Veteran's Club would provide appropriate upgrading of the immediate area, a complimentary type of service facility without creating unwarranted strip commercial development usually associated with C4 zoning and a compatible use within the context of the present mixture of residential industrial uses contained within the block.
- 4.4 Rezoning the subject property to the P8 District will permit the development of a surface parking facility accommodating approximately 24 spaces. The subject property is located approximately 66 feet west of the proposed private club facility (one property removed). The intervening property is presently occupied by a single family dwelling, zoned M4 Special Industrial District and has the potential for industrial redevelopment pursuant to the M4 regulations. Since the Burnaby Zoning Bylaw pursuant to Section 800.5 (2) recognizes that additional parking facilities can be located within 122 m (400.26 feet) from the use or building to be served, this Department considers that the subject property can be accepted provided that appropriate development standards are observed as a parking facility for the proposed private club.

4.5 The Planning & Building Inspection Department acknowledges that the property located to the immediate east of the subject site is occupied by a single family home wherein the residents may be inconvenienced to a certain extent by the proposed parking use. Notwithstanding, this residential property can experience redevelopment under the prevailing M4 zoning should the present owners wish to sell or redevelop. In addition, development of the subject property under the prevailing zoning could potentially include activities associated with M4 uses which the residents of 5411 may find to be objectionable.

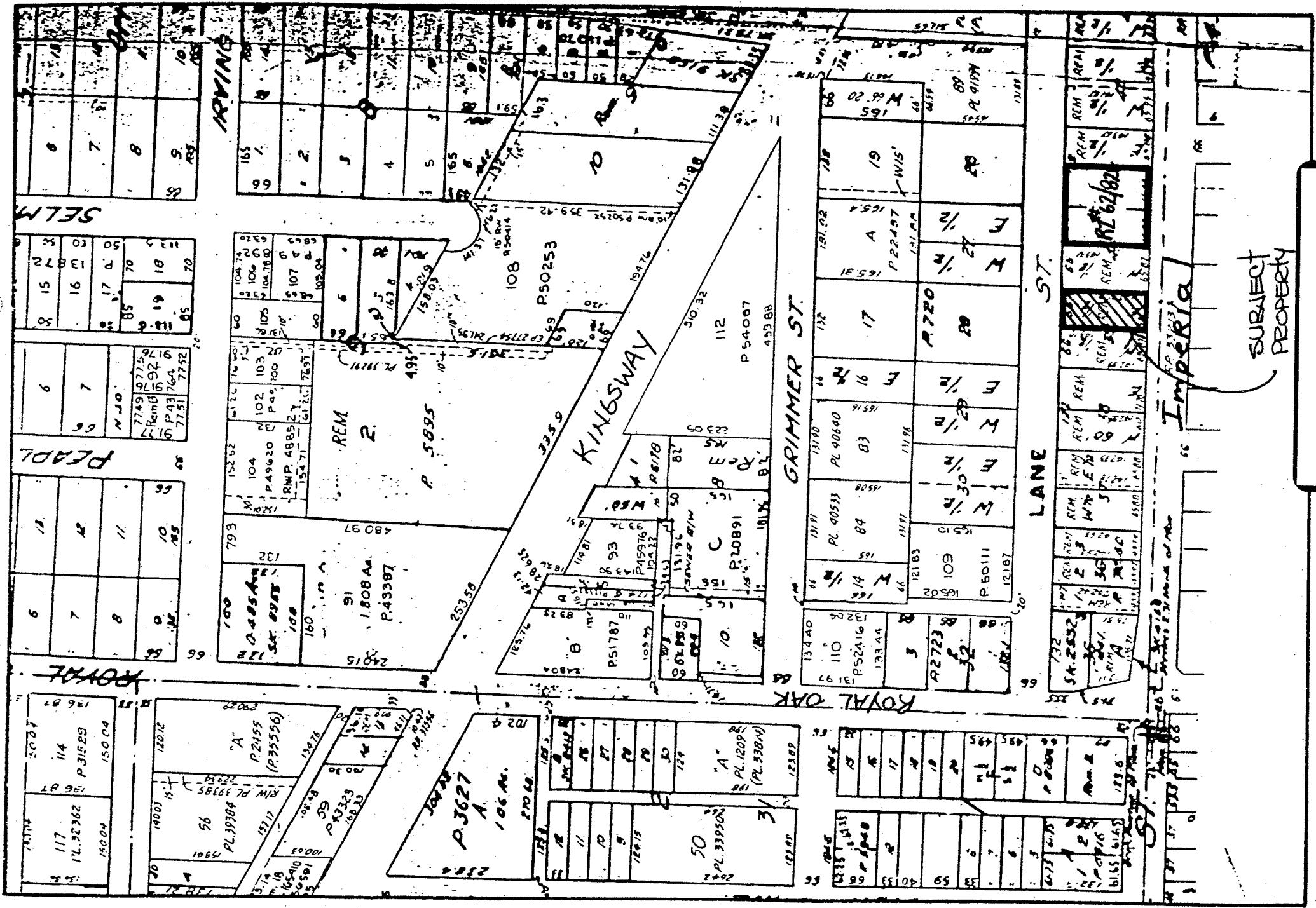
4.6 In view of the foregoing information, this Department is of the view that the proposed parking facility will provide an acceptable and compatible land use in the context of the existing mixture of residential and industrial land uses found within the block. Further, the proposed rezoning will not create a locked in lot situation on the lot to the immediate east which will retain redevelopment potential under the prevailing M4 zoning. It would however from a vehicular access and circulation point-of-view be desirable to restrict all vehicular access to the subject site from lane Street only and to require the applicant to upgrade Lane Street to a full Municipal standard adjacent to the site. It should also be necessary for the applicant to provide full landscape treatment adjacent to Imperial Street to completely screen the parking area from the street thereby providing a good quality image from this well travelled collector. Further, in recognition of the existence of residential dwellings located to the immediate east and west of the subject site and the landscaping and screening requirements of parking areas associated with M4 development, it would be appropriate to require 6 ft. screening adjacent to the east and west property lines of the site which will not unduly restrict the provision of 24 parking spaces as proposed.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/g1

Attachments



Date

1983/APRIL

Scale

1:2400

Drawn By

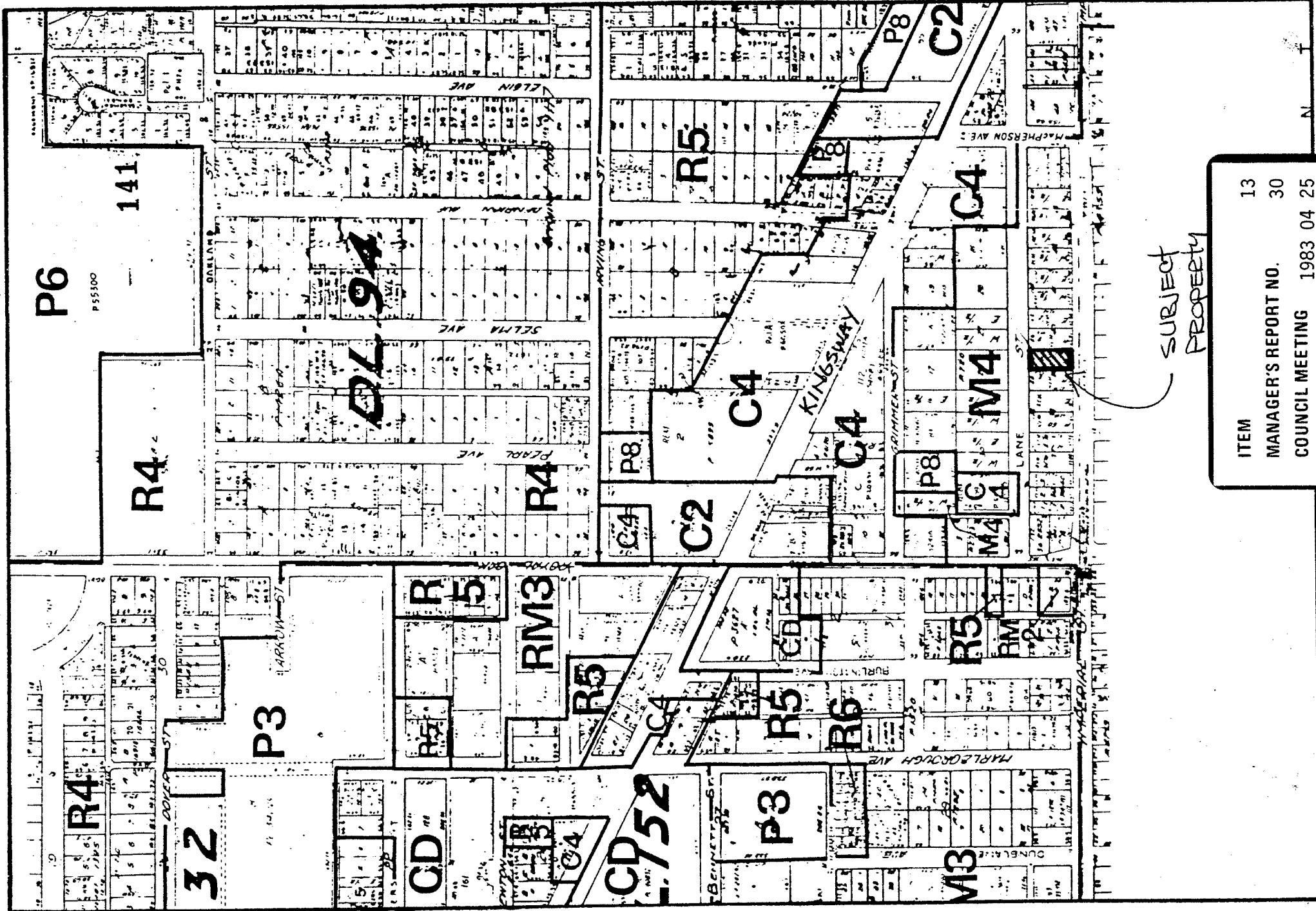


Burnaby Planning Department

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RZ REF # 15/83





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SKETCH # 2