



ITCM
 MANAGER'S REPORT NO. 23
 COUNCIL MEETING 1983 03 28

14

RE: REZONING REFERENCE #62/82
 E½ OF LOT 40 EXCEPT S 10 ft. AND EXCEPT EXP. PLAN 33213, W½ OF LOT 41
 EXCEPT S 10 FT AND EXCEPT REF. PLAN 33213, D.L. 94 S, PLAN 720
 5437 AND 5461 IMPERIAL STREET
 (ITEM 4 OF ITEM 10, REPORT NO. 5, 1983 JANUARY 24)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 March 23

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #62/82
 E 1/2 of Lot 40 except S. 10 ft. and except
 expl. pl. 33213, W 1/2 of Lot 41, except S. 10 ft.
 and except ref. Pl. 33213, D.L. 94 S, Plan 720

From: M4 Special Industrial District
 To: CD Comprehensive Development District
 utilizing the P2 Administration & Assembly
 District as a guideline.

Address: 5437 and 5461 Imperial St.

RECOMMENDATION

1. THAT this report be received for information purposes.

REPORT

SUMMARY:

This report provides information regarding the status of the applicant's progress in making arrangements for securing additional off-street parking to serve the proposed Veteran's Club, comments from the Burnaby Detachment of the R.C.M.P. on the proposed facility and information regarding the processing of the required Class "A" Liquor Licence pursuant to the Provincial Liquor Act.

It is this Department's view that the rezoning bylaw amendment should not be given Third Reading until the applicant has made firm arrangements to secure the additional parking as proposed in the applicants submission dated 1983 February 23.

1.0 GENERAL DISCUSSION

1.1 On 1983 February 28 Council gave Second Reading to the subject rezoning application which involved a request to establish a private club facility for the Army, Navy, Air Force Veteran's Unit #314. In response to the concerns expressed at the 1983 February 22nd Public Hearing, the applicant made a submission to the Planning & Building Inspection Department and to individual members of Council outlining the manner in which such relevant concerns would be resolved. In addition, it was requested that the Burnaby Detachment of the R.C.M.P. be asked to comment on the proposed facility from their point of view.

1.2 As referenced in the Municipal Clerk's Memo which also appears on the Council Agenda, the applicant has made sufficient progress in satisfying the prerequisite conditions of rezoning to warrant advancement of the subject rezoning by-law amendment to Third Reading.

1.3 In reference to the applicant's intent to provide additional off-street parking we advise that the prevailing bylaw regulations require 24 off-street parking spaces which have been accommodated on the subject property as illustrated in the development plans received to date. The applicant's submission specifically proposed to provide the following additional parking facilities (refer to attached sketch):

- a) 5550 Kingsway: utilization of 30 parking spaces within the existing Sambo's Restaurant parking lot.
- b) 5526 Kingsway: utilization of 60 parking spaces within the portion of the property that is vacant and formerly utilized as a mobile home/trailer storage facility.

In addition, the applicant advised that they were investigating the possibility of purchasing other nearby properties in order to provide permanent additional parking facilities.

The status of the applicant's pursuit in securing additional parking facilities as proposed is as follows:

- a) 5550 Kingsway, Sambo's Restaurant Site - The existing restaurant requires 50 of the existing 60 parking spaces on site to meet the bylaw regulations. Although the applicant has obtained a written agreement from the owner of the restaurant to lease 30 spaces on a daily basis between 19:00 h and 2:00 h the following day, Council is advised that only 10 spaces maximum (surplus to the restaurant's requirements) would be legally available for lease pursuant to the Zoning Bylaw regulations.
- b) 5526 Kingsway - The applicant has submitted a copy of a letter written by the owner of the property confirming his understanding that the Veteran's Club intends to enter into negotiations for the use of his site for parking purposes. The owner also acknowledges that such parking use must be approved by the Municipality and that his own development plans for the property must be resolved. Council is advised that should the proposed parking use of this property become the principle use of the property, rezoning to the P8 Parking District would be necessary. As of this time, there has been no indication of the number of parking spaces that would be available on this property.
- c) In reference to the applicant's attempt to secure additional properties in the immediate area for parking, we have received a copy of a letter written by the applicant to Mr. & Mrs. Bryden, the owners of 5411 Imperial St. located to the immediate west of the subject property (refer to attached sketch) outlining a proposal to prepare an option for first refusal on the sale of their property, price and terms to be negotiated at that time. In addition, the applicants proposed to pay the Bryden's an annual amount on the 1st day of July for 10 years

to secure the option. Council is advised that there is no indication that the Bryden's are prepared to accept this proposal. Furthermore, should the proposal be accepted and acted upon, rezoning of the site removal of the residential building, and development to Bylaw standards would be necessary to accommodate the proposed parking use in association with the subject facility.

d) The applicant also submitted a copy of an interim agreement to purchase 5389 Imperial St. (refer to attached sketch) subject to rezoning the property to an appropriate parking use designation. In addition, a rezoning application and an associated letter of consent to the rezoning signed by the property owner has been submitted. A letter of intent and a \$615.00 application fee must be submitted to this Department to complete the application form.

1.4 In reference to the request to obtain comments from the R.C.M.P. on the subject proposal, Council is referred to the attached memo from the Burnaby Detachment, R.C.M.P.

1.5 The Planning & Building Inspection Department advises that should Council determine to advance the subject rezoning bylaw amendment to Third Reading and Final Adoption, a further report will be submitted dealing with the application for a class "A" liquor license by the Liquor Control & Licensing Branch. Consideration by Council and a resolution supporting the licence application will be required to be sent to the appropriate authorities in Victoria prior to issuance of the licence.

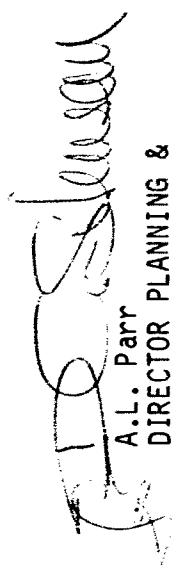
2.0 CONCLUSION:

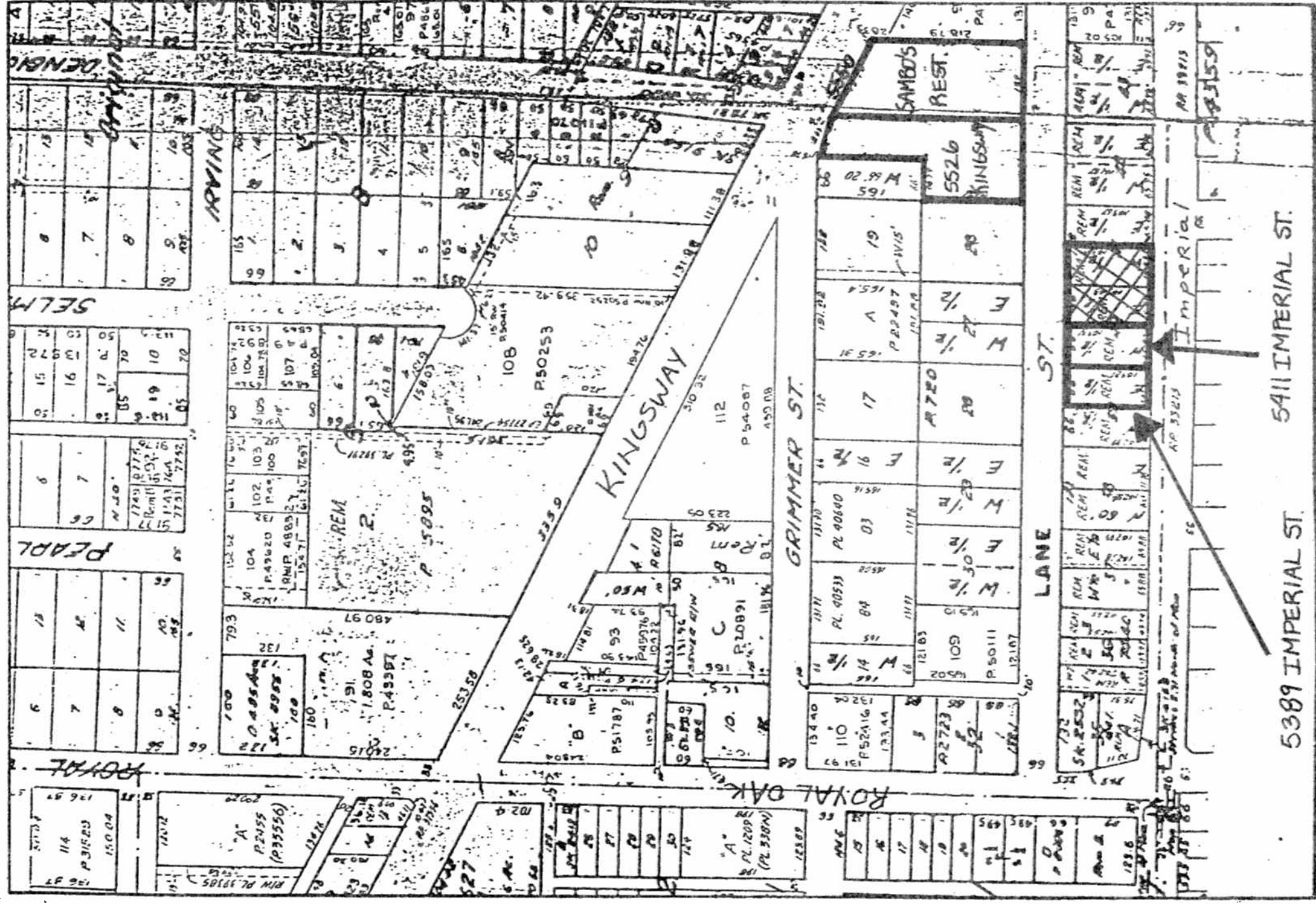
The Planning & Building Inspection Department acknowledges the concerns expressed at the Public Hearing regarding the provision of adequate off-street parking and the applicant's specific proposals to provide additional parking facilities as outlined in their 1983 February 23 submission. It is this Department's view that the Bylaw should not be given Third Reading until the applicant has made firm arrangements to secure this additional parking and hence Third Reading is not being recommended at this time.

However, in view of the applicant's specific written request to advance the rezoning bylaw amendment to Third Reading and the status of applicant's progress in satisfying the prerequisite conditions of rezoning, we are presenting this matter to Council for deliberation.

APL
PDS/jjs

Attachments


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



Date
1983 JAN

Scale
1:2400

Drawn By



Burnaby Planning Depart

ITEM	14
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1983 03 28

REZONING REFERENCE #62/82

Drawn By



subject lot

sketch #1





Government
of Canada

Gouvernement
du Canada

MEMORANDUM

NOTE DE SERVICE

TO
À

S/SGT. PACHAL
NCO I/C ADMINISTRATION

FROM
DE

SGT. BURLEIGH
NCO I/C TRAFFIC SECTION

ITEM

14

MANAGER'S REPORT NO.

23

COUNCIL MEETING

1983 03 28

YOUR FILE/VOTRE RÉFÉRENCE

1609

DATE

83-03-09

SUBJECT
OBJET


COUNCIL ENQUIRY
REZONING REFERENCE #62/82

1. In response to the attached correspondence from the Deputy Municipal Clerk dated 83-03-04, I patrolled the subject site on Imperial Street between Royal Oak and MacPherson Avenues. It is my opinion that the construction of the second facility referred to would not result in a policing problem within that general area.
2. The concerned problems of traffic and parking would be best answered in this way.

- (A) PARKING - The most desirable course of action for new construction of such a facility would be the inclusion of ample parking space sufficient in size to service any projected use of that facility without having to rely on available on-street parking. I would foresee, by general environment of the area, that such a facility generating increased traffic on Imperial with entrances and exits to off-street parking would necessitate the removal of the limited on-street parking in front of that applicable property. The present on-street parking on Lane Street appears to be used now to its maximum capacity. Increased use of that area during the day would conceivably necessitate the need for time limit parking to be instituted in order to serve all the present commercial establishments.

- (B) TRAFFIC - The main collectors of highways in the area such as Kingsway, Imperial, Royal Oak and MacPherson are sufficient in size with applicable traffic control devices to disperse any increase of traffic resulting from this new facility.

3. In summary it is apparent at this time the area would not be adversely affected by such a facility only if sufficient off-street parking were available. The present resources needed for policing that area would not be adversely affected by an additional new establishment such as suggested.


 (F.P. Burleigh) Sgt.
 N.C.O. I/c Traffic Section

