

RE: PRELIMINARY PLAN APPROVAL REFERENCE #7249
KINGSWAY/EDMONDS AREA PLAN
7026 KINGSWAY

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1984 MAY 08

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: KINGSWAY/EDMONDS AREA PLAN
7026 KINGSWAY
P.P.A. REFERENCE #7249

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department in is receipt of a Preliminary Plan Approval application for an addition to the existing Blue Haven Motel located at the above address (refer to attached sketches). Council consideration of this application is warranted at this time as the proposed development represents an intensification of a land use which does not conform to the designated land use as outlined in the adopted Kingsway/Edmonds Area Plan.

2.0 GENERAL DISCUSSION:

- 2.1 The subject site is presently zoned C4, Service Commercial District, and is designated for comprehensive mixed use redevelopment based on C2 and RM4 guidelines by the Kingsway/Edmonds Area Plan adopted by Council on 1980 March 31. Previous to this the Plan for Apartment Study Area 0 and Community Plan Six also provided for high density apartment/commercial redevelopment of this site.
- 2.2 The applicant's proposal involves an addition to one of the motel buildings currently located on the site. This building currently contains four units and is located on the northwest corner of the site. The development proposal involves the addition of an office to the main floor of the building as well as the addition of a second floor containing four units.

2.3 Staff are of the opinion that the proposed additions represent a minor intensification of the existing land use and will not preclude the eventual redevelopment of the site in accordance with the adopted Plan. Extensive additions and investment in the existing motel on the site might, however, have this effect or at least delay the site's redevelopment. The owner of the property is, however, supportive of the Community Plan's objectives for the site, and has confirmed that the investment represented by these improvements would be recoverable in the short term and would thus not delay redevelopment. He has also confirmed that the current addition would not serve as a precedent for further major additions to the motel, although he may consider some additional improvements in the future.

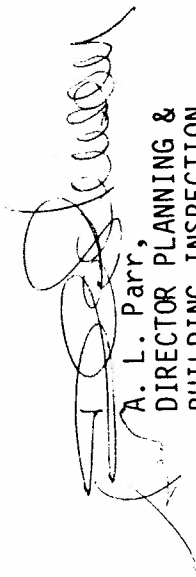
3.0 CONCLUSION:

Based on the foregoing it is apparent that the proposed addition, while representing an intensification of an existing land use not conforming to the adopted Kingsway/Edmonds Area Plan, will not serve to frustrate the eventual realization of the Plan.

This Department, unless directed otherwise by Council, is therefore prepared to work with the applicant towards issuing Preliminary Plan Approval based upon the plans submitted to date.

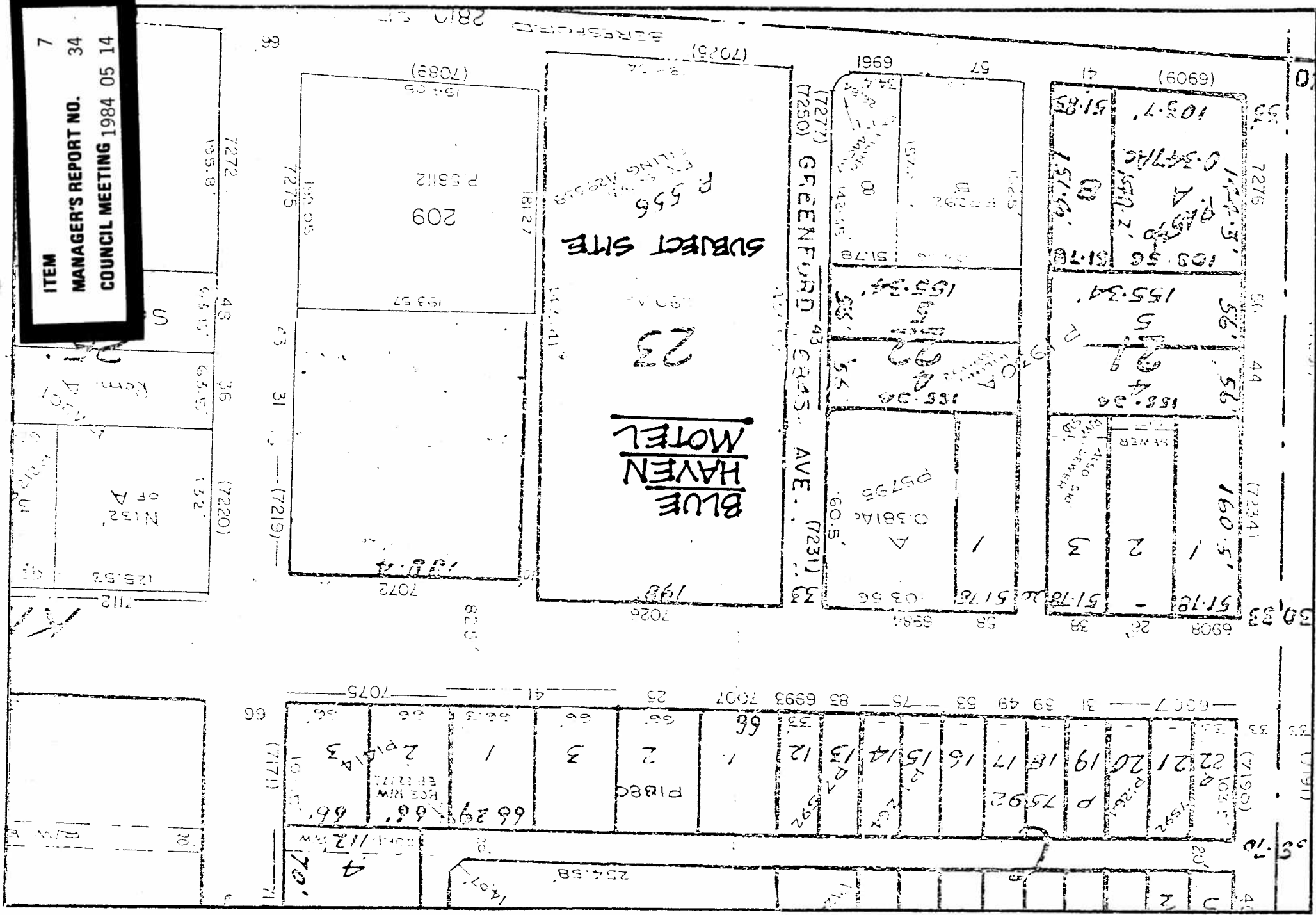
ALP
RR/g1

Attachment



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 7
 MANAGER'S REPORT NO. 34
 COUNCIL MEETING 1984 05 14



Date

1984 MAY

Scale

1 : 1200

Drawn By

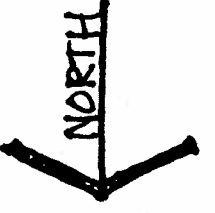


Burnaby Planning Department

7026 KINGSWAY

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SKETCH 1



KINGSWAY/EDMONDS AREA PLAN
(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

LEGEND:

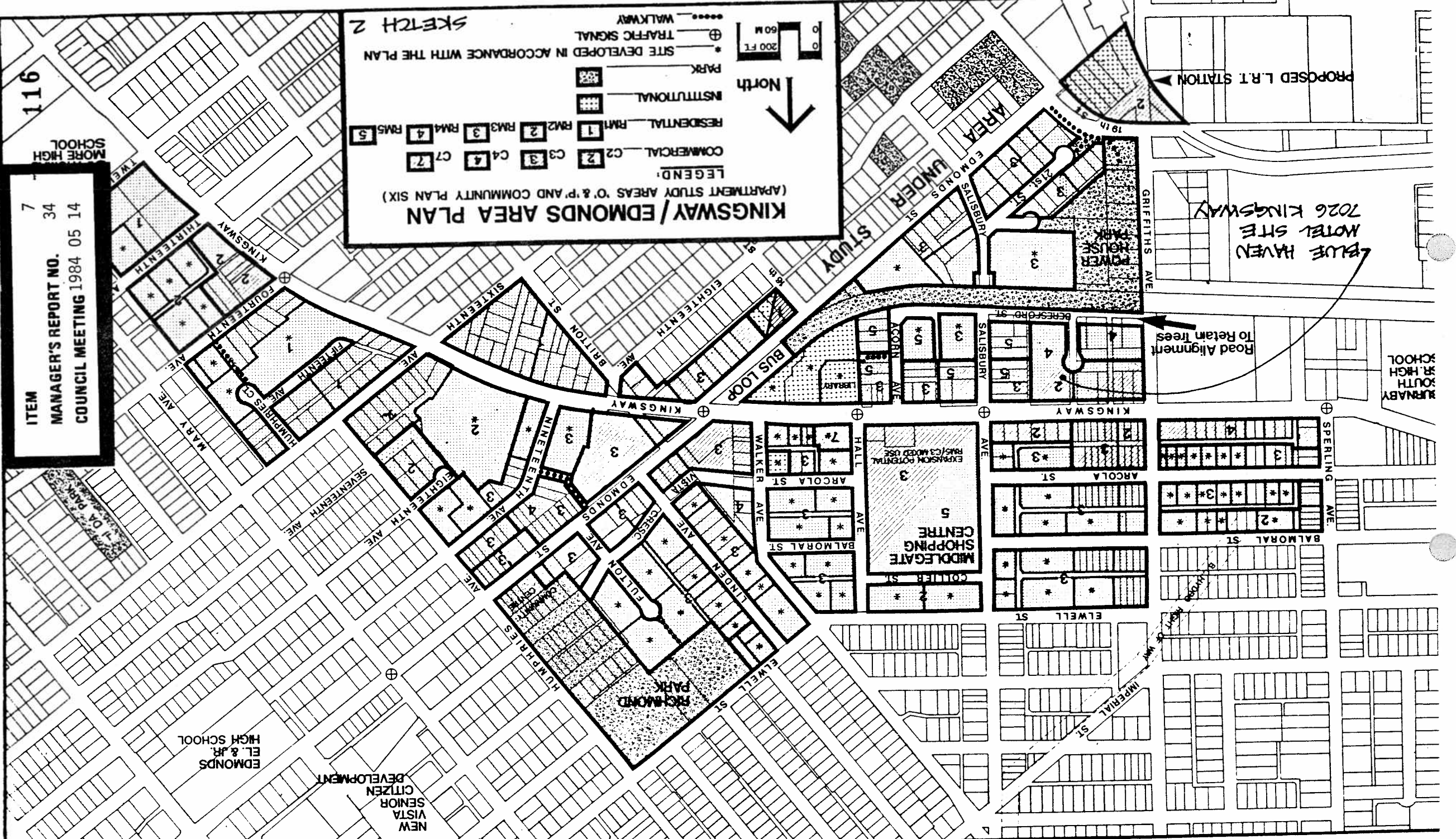
- COMMERCIAL - C2 [2] C3 [3] C4 [4] C7 [7]
- RESIDENTIAL - RM1 [1] RM2 [2] RM3 [3] RM4 [4] RM5 [5]
- INSTITUTIONAL [diagonal hatching]
- PARK [stippled pattern]
- WALKWAY [dotted line]
- TRAFFIC SIGNAL [circle with cross]
- SITE DEVELOPED IN ACCORDANCE WITH THE PLAN [star symbol]

North ↓

200 FT
60 M

SKETCH 2

ITEM 7
MANAGER'S REPORT NO. 34
COUNCIL MEETING 1984 05 14



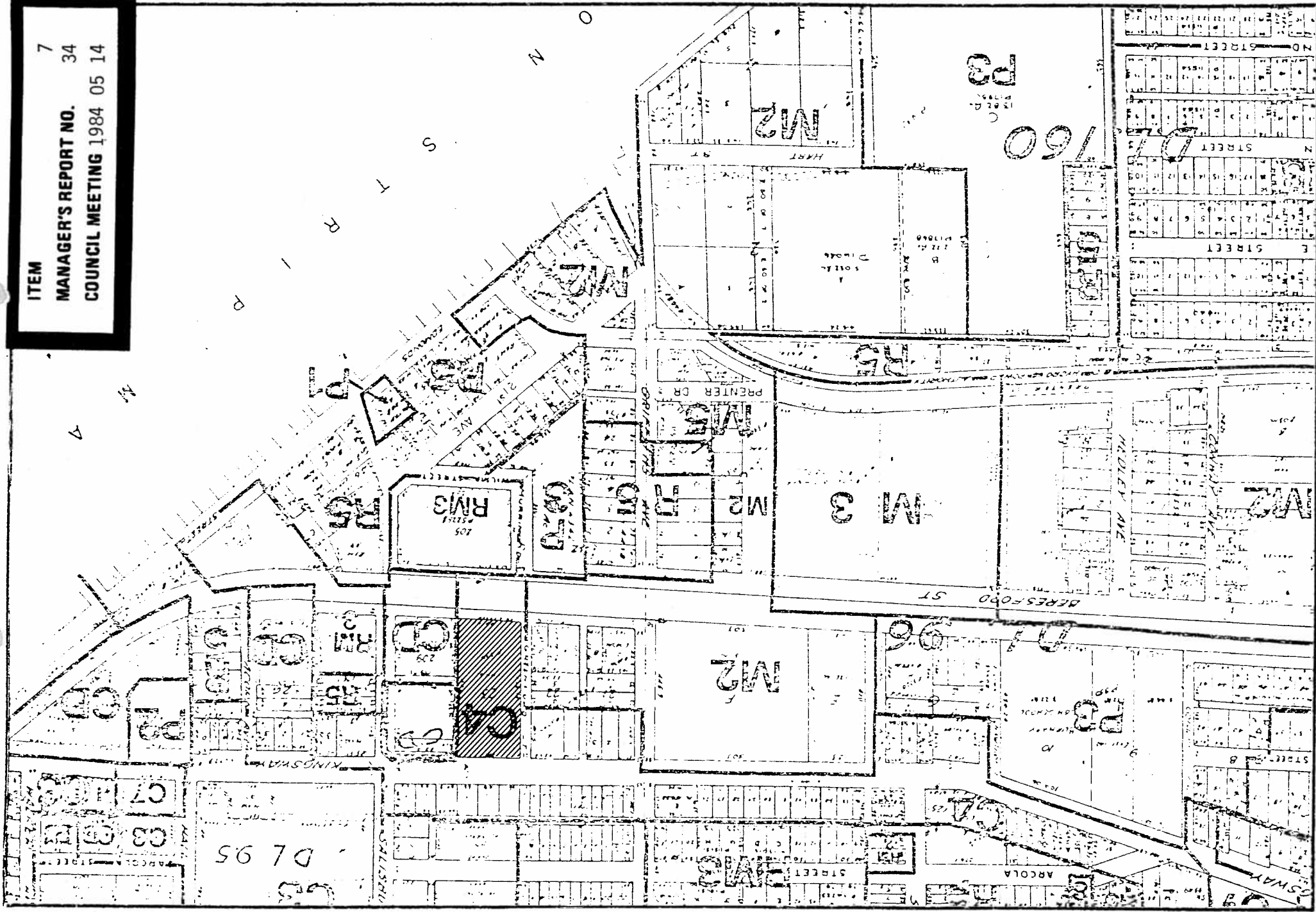
BLUE HAVEN HOTEL SITE
7026 KINGSWAY

EDMONDS EL & JR HIGH SCHOOL

JURNABY SOUTH SR HIGH SCHOOL

NEW SENIOR VISTA CITIZEN DEVELOPMENT

ITEM 7
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Date

1984 MAY

Scale

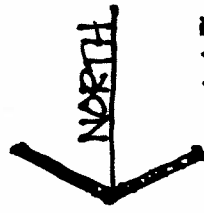
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Drawn By



Burnaby Planning Department

7026 KINGSWAY



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SKETCH 3

