

ITEM	SUPPLEMENTARY	12
MANAGER'S REPORT NO.		29
COUNCIL MEETING	1984 04	16

RE: REZONING REFERENCE #72/83
 LOT 108, D.L. 68, GROUP 1, PLAN 25771
 LOT "B", BLOCK 1, D.L. 68, PLAN 39294
 3776 AND 3798 CANADA WAY
 (ITEM 15 OF ITEM 6, REPORT NO. 67, 1983 NOVEMBER 14)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 APRIL 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #72/83

LEGAL: Lot 108, D.L. 68, Group 1, Plan 25771
 Lot "B", Blk. 1, D.L. 68, Plan 39294

FROM: C4 Service Commercial District
 TO: CD Comprehensive Development District
 (Based on C2 District use and density)

ADDRESS: 3776 and 3798 Canada Way
 (ATTACHED SKETCHES)

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RECOMMENDATIONS:

1. THAT Council approve the adjustment/amendment to Community Plan Area Eight, as outlined in Section 3.0 of this report.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 84 04 30, and to a Public Hearing on 84 05 15 at 19:30 h, and that the following be established as prerequisite sites 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 consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) The undergrounding of existing overhead wiring abutting the site.

SUMMARY:

A proposal for the development of this site has been received by the Planning & Building Inspection Department. The proposal is supported by the Department with an adjustment to the adopted Community Plan.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the construction of a single storey retail commercial development of approximately 1,670 square metres (18,000 square feet) with 41 surface parking spaces.

2.0 BACKGROUND

This site is situated in the Community Plan 8 area. This revised Plan was adopted by Council in 1982. The Plan calls for the closure of Laurel Street and the incorporation of the land to the south in a larger mixed-use redevelopment site which would serve as an "anchor" for the redevelopment of this older commercial area. A rezoning application (RZ#149/81) was pursued which would have largely fulfilled this objective by providing a mix of residential, office and retail uses with underground parking, over the larger site. This rezoning application was subsequently withdrawn and has been replaced by the current rezoning application.

Staff reported to Council on 1983 November 14 that a rezoning application for the northerly portion of the site had been received. At that time, the proposal was to include an 1,858 m² (20,000 sq.ft.) food store. (This proposal was subsequently withdrawn by the developer). Staff expressed a number of concerns about the proposal, however, Council directed staff to meet with the developer to achieve a suitable plan of development.

3.0 COMMUNITY PLAN ADJUSTMENT:

The current Community Plan reflects the objective of achieving a medium density, mixed use residential/commercial development on this prime site in the core of this Community Plan Area. The Plan envisions the closure of Laurel Street with a mix of residential, commercial and retail on the large consolidated site. This approach was reflected in R.Z. #149/81, which was subsequently not pursued by the developer.

An alternative approach to the development of the north and south side of Laurel Street is proposed which may still partly achieve the objectives of the Community Plan, but will leave Laurel as an open street.

It is proposed that the Plan be amended to permit commercial development (C2 zone guidelines) on the two lots between Canada Way and Laurel Street. This is in conformity with the remainder of the Canada Way block. No additional land assembly would be required if in the future this site were redeveloped to a higher density. Laurel Street would remain unaltered.

The area south of Laurel Street to the lane which is presently part of the same Community Plan site is proposed, as part of the proposed Community Plan amendment, to be designated as an RM2 (three-storey apartment site) with a maximum F.A.R. of .9. This density is appropriate given the existing single family houses to the south. This density is used throughout this Community Plan Area around the edges of the apartment area and is consistent with the remaining land use designation for this block on the south side of Laurel Street. These adjustments provide an orderly development pattern for each site involved.

4.0 GENERAL COMMENTS:

4.1 The boundaries of the site are smaller than those called for in the Community Plan, inasmuch as the closure of Laurel Street and the incorporation of the lands to the south are excluded from this proposal. The current proposal for a series of small stores is also of a lower density than the 2.5 Floor Area Ratio called for in the Community Plan. While the development of a larger building with underground parking, retail and office uses in the centre of this Community Plan Area are still desirable, an acceptable development proposal for a single storey retail development with approximately 10 stores has been received. The building form and materials are appropriate to a local commercial shopping "village" and are sympathetic to nearby residential development. The development of these two lots does not adversely affect the assembly of future redevelopment sites.

4.2 Servicing Requirements -

The Director Engineering will be assessing the adequacy of the services to the site.

4.3 Required Dedications -

In order to accommodate the widening of Canada Way at the Smith Avenue intersection, a 1.5 m (5 ft.) widening is required to be dedicated along the Canada Way frontage of the site along with a 3.0 m (10 ft.) corner truncation at Canada Way and Smith Avenue.

4.4 Easements -

Any necessary easements will be provided by the developer.

4.5 Ministry of Transportation and Highways -

The approval of the Provincial Highways Ministry to this rezoning will be required.

4.6 Traffic and Access -

The site will have vehicle access to Canada Way and to Laurel Street. Pedestrian access will be from all three abutting streets. A pedestrian arcade from Laurel Street through to the Canada Way side of the buildings will be provided.

4.7 Underground Wiring abutting the Site -

The applicant will be required to place the existing overhead wiring abutting the site along Canada Way underground. An estimate of cost for this work will be obtained from the utility companies for Council's review prior to Final Adoption of the rezoning bylaw.

A report on the matter of policy for underground wiring is presently in preparation. This report will assess different approaches to obtaining the relocation of wiring underground and will also explore potential opportunities for revenue sharing with the Provincial Government.

5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area: Gross - 4000 m² (43,052 sq.ft.)
Net - 3825 m² (41,178 sq.ft.)

5.2 Floor Area: 1670 m² (17,985 sq.ft.)

Floor Area Ratio: .43

Site Coverage: 43%
(building is single storey)

5.3 Parking Ratio: The development will be composed of a number of small retail shops and services. The parking ratio required is 1 space per 46 m² of floor area. A restaurant would require 1 space per 5 seats if one is included as one of the uses.

Parking Required: Retail only - 36 stalls
Parking Provided: All surface - 41 stalls

5.4 Exterior Materials and Finish:

The development is composed of three buildings which are grouped around a central parking area. The finish materials include a treated cedar shingle roof with cedar and stucco finish materials. Perimeter tree planting and landscaping will be provided.

5.5 Services Areas:

An interior corridor will be provided at the rear of the shops to enclose garbage, gas meters and other services from the Laurel Street view. Roof air handling equipment will be screened by a 1.5 m parapet.

5.6 Signage:

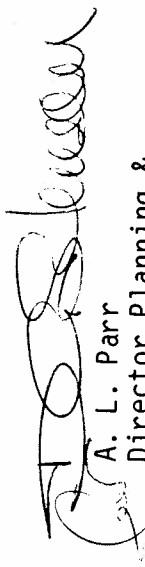
A comprehensive sign plan illustrating the size, location and extent of the signage will be an integral part of the building design.

5.7 The development plan that has been submitted is suitable for advancement to a Public Hearing.

APL
BR:lf

Attachment

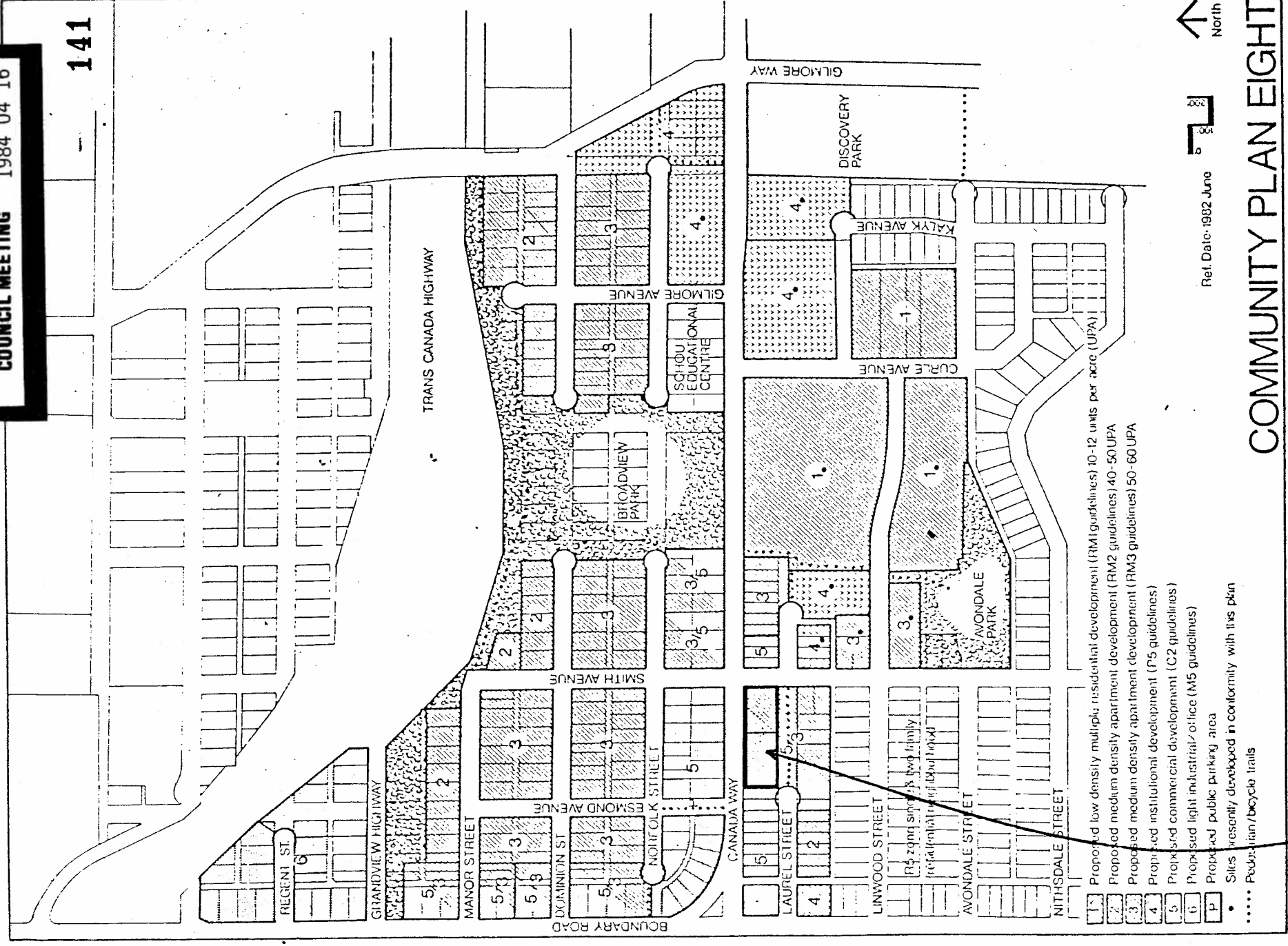
cc: Municipal Clerk
Director Engineering
Ministry of Transportation & Highways




A. L. Parr
Director Planning &
Building Inspection

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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (I5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- P Proposed public parking area
- Sites presently developed in conformity with this plan
- Pedestrian/bicycle trails

Ref. Date: 1982 June

 North

COMMUNITY PLAN EIGHT



Burnaby Planning Department

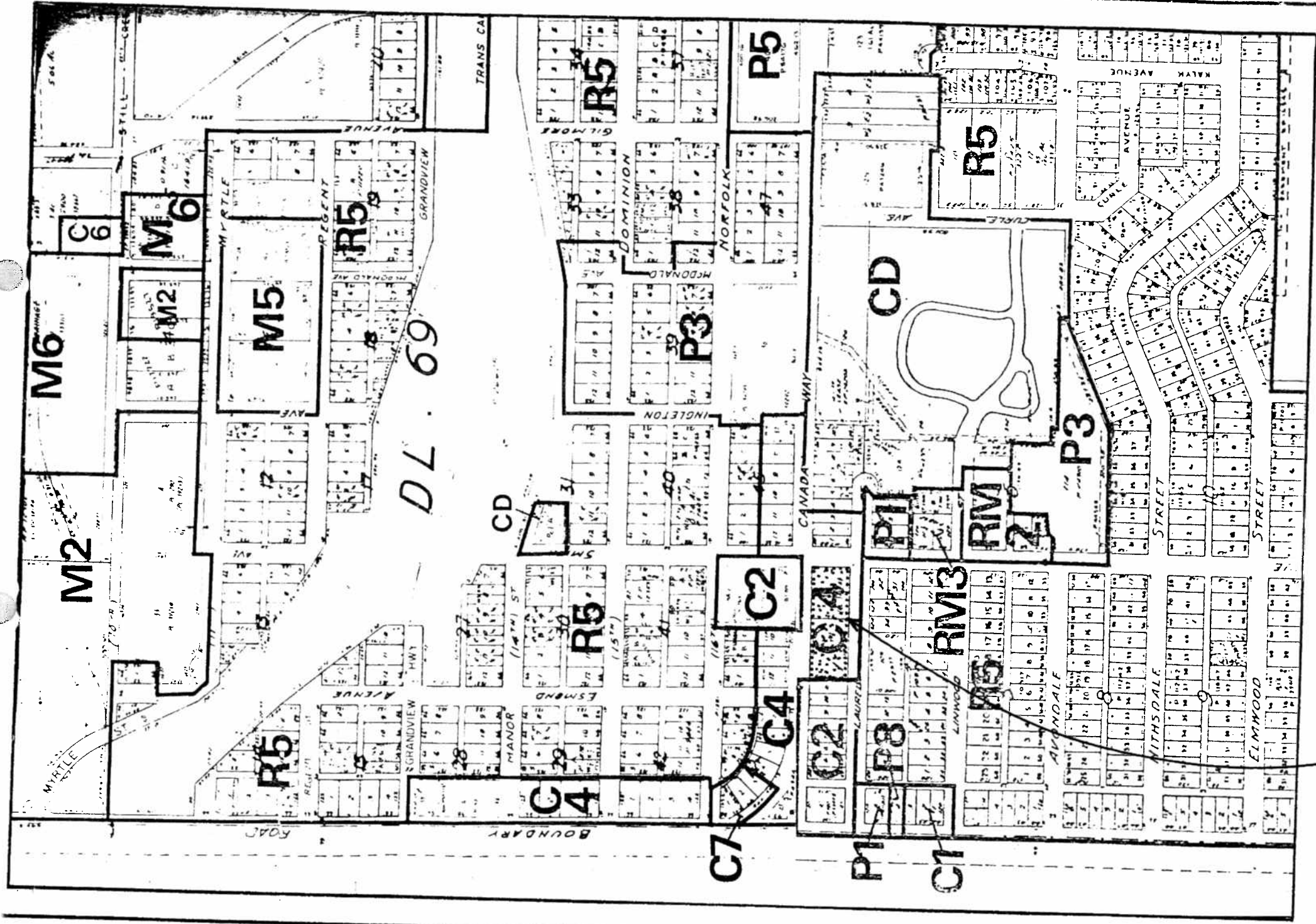
Date
 1983 NOVEMBER

Scale

Drawn By

REZONING APPLICATION # 72/83 SITE

SKETCH # 1



Date

1983 NOVEMBER

Scale

1:400'

Drawn By



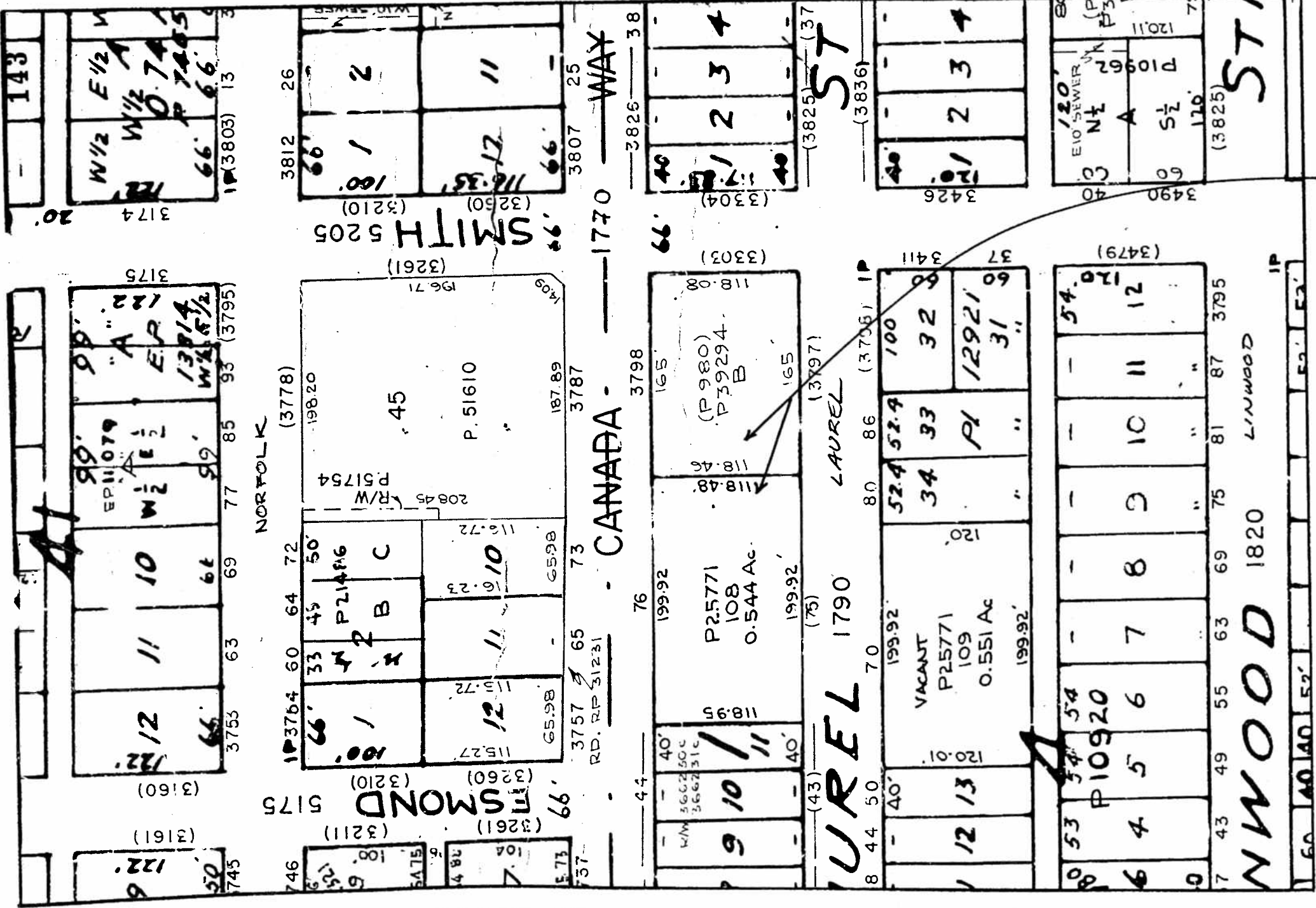
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REZONING APPLICATION # 72/83 LOCATION

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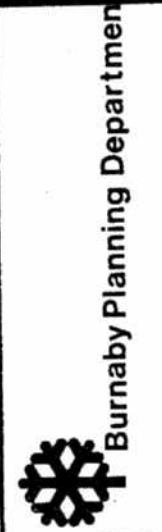
SKETCH # 2



Date
 1983 NOVEMBER

Scale
 1:100'

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REZONING APPLICATION # 72/03 SITE

SKETCH #3