

ITEM 5
MANAGER'S REPORT NO. 66
COUNCIL MEETING 34/10/22

RE: REZONING REFERENCE #58/84
LOT "A" OF 8 W 1/2, BLK. 3, D.L. 206, PLAN 1071
ADDRESS: 6574 E. HASTINGS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 OCTOBER 15
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #58/84
LOT "A" OF 8 W 1/2, BLK. 3, D.L. 206, PLAN 1071

FROM: C5 TOURIST COMMERCIAL DISTRICT
TO: C2 COMMUNITY COMMERCIAL DISTRICT

ADDRESS: 6574 E. HASTINGS STREET
(REFER TO ATTACHED SKETCHES 1 & 2)

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1984 October 29 and to a Public Hearing on 1984 November 20 at 19:30 h and that the following be established as prerequisites to the completion of 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 to Municipal standards and constructed in accordance with the Engineering Design. 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 approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 REZONING INTENTION:

The applicant's intent is to construct a shopping centre on a site comprising the subject lot and the adjacent lot to the east.

2.0 BACKGROUND:

Notwithstanding the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report considered on 1984 September 24, Council requested that a report be brought forward recommending a suitable plan of development for this property based upon the C2 zoning requirements.

3.0 GENERAL COMMENTS:


- 3.1 Vehicular access will be provided from East Hastings Street and will be right turn in and right turn out only. This Department has also recommended to the applicant that he attempt to negotiate agreements providing for mutual vehicular access to the shopping centre parking lot to the west. Changes currently planned for the adjacent Petrocan gas station would make this physically possible, and the applicant is currently pursuing an agreement in this regard. No vehicular access to the site will be provided from the lane.
- 3.2 The approval of the Ministry of Transportation and Highways to the rezoning application will be required.
- 3.3 The project site which includes the subject lot and one adjacent lot to the east will be consolidated into one legal parcel.
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 The plan submitted by the applicant in connection with this rezoning application is for a shopping centre on a site comprising the subject lot and the lot to the east, 6584 East Hastings Street. This plan includes a possible vehicular link between this project's parking lot and the adjacent shopping centre parking lot, and as noted above, the applicant is currently pursuing agreements to permit this link. The submitted plan makes no provision for the future integration or linking of the subject development with a possible future commercial development on the adjacent lot to the east.

- 4.2 Site Area: 0.97 ha (2.4 acre)
Gross Building Area: 3620 m² (38,967 sq. ft.)
Floor Area Ratio: 0.373
- 4.3 Parking Required and provided: 194 spaces.
(based on one space per 14 m² of retail floor area which is assumed to be 75 per cent of gross building area).
- 4.4 Loading and service access is from Hastings Street through the parking lot to a service area incorporated into the building front. No doors and no setback will be provided on the buildings's east elevation along the east property line.
- 4.5 Exterior Materials: stucco, painted concrete block and semi-transparent fabric canopies.
- 4.6 Landscaping includes landscaped front and rear setbacks in accordance with the zoning bylaw, four large specimen trees in the parking lot, and special paving blocks for pedestrian areas and islands within the parking lot. A low fence in addition to landscaping is provided on the south property line along the lane between the site and the neighbouring residential area. It is also the applicant's intent to retain existing trees where possible in this rear setback.
- 4.7 The submitted plan of development is now suitable for submission to a Public Hearing.

RR/g1


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

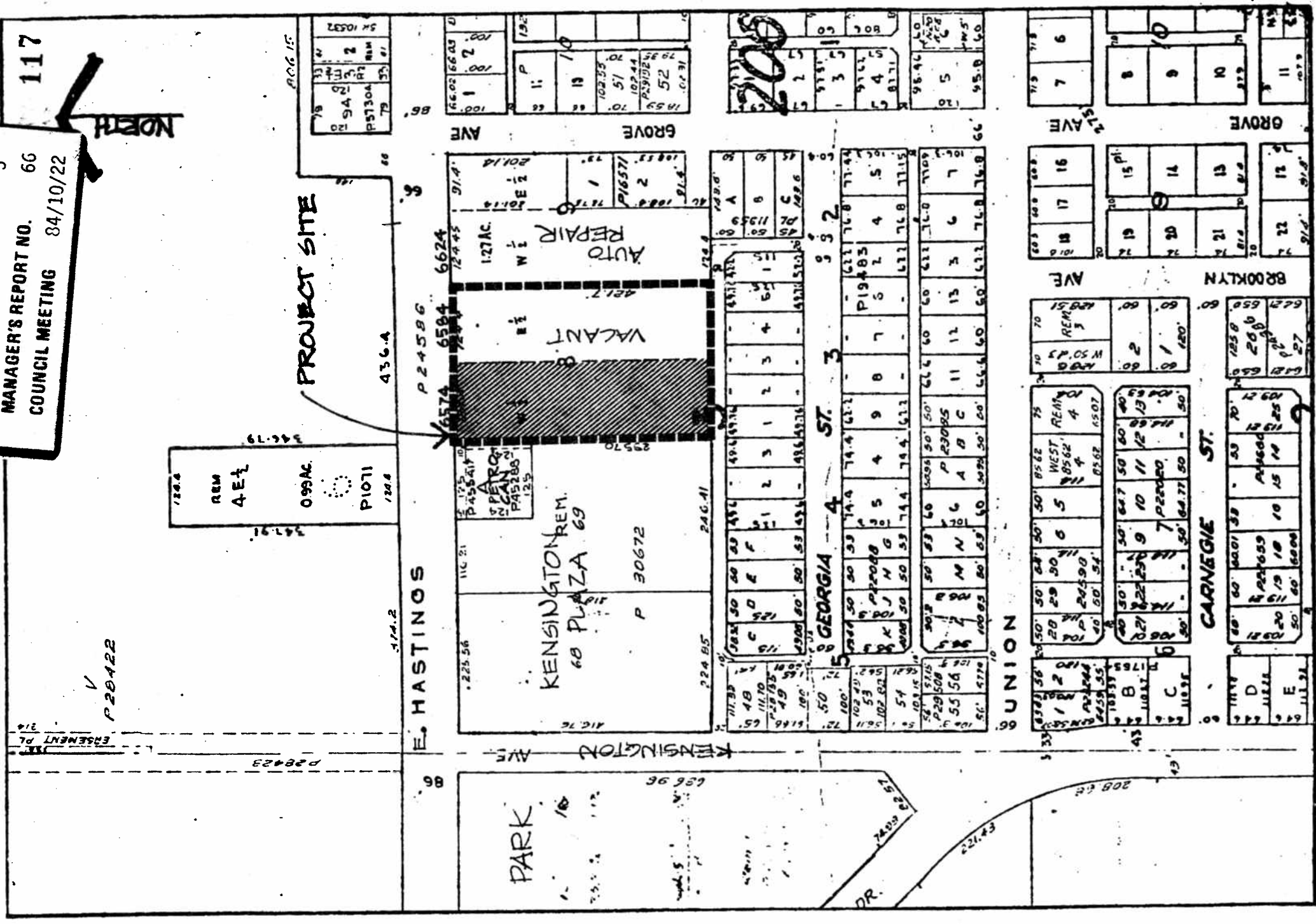
ITEM 5
 MANAGER'S REPORT NO. 66
 COUNCIL MEETING 84/10/22

117

NORTH

V
 P20422

PROJECT SITE



Burnaby Planning Department

Date

1984 SEPT.

Scale

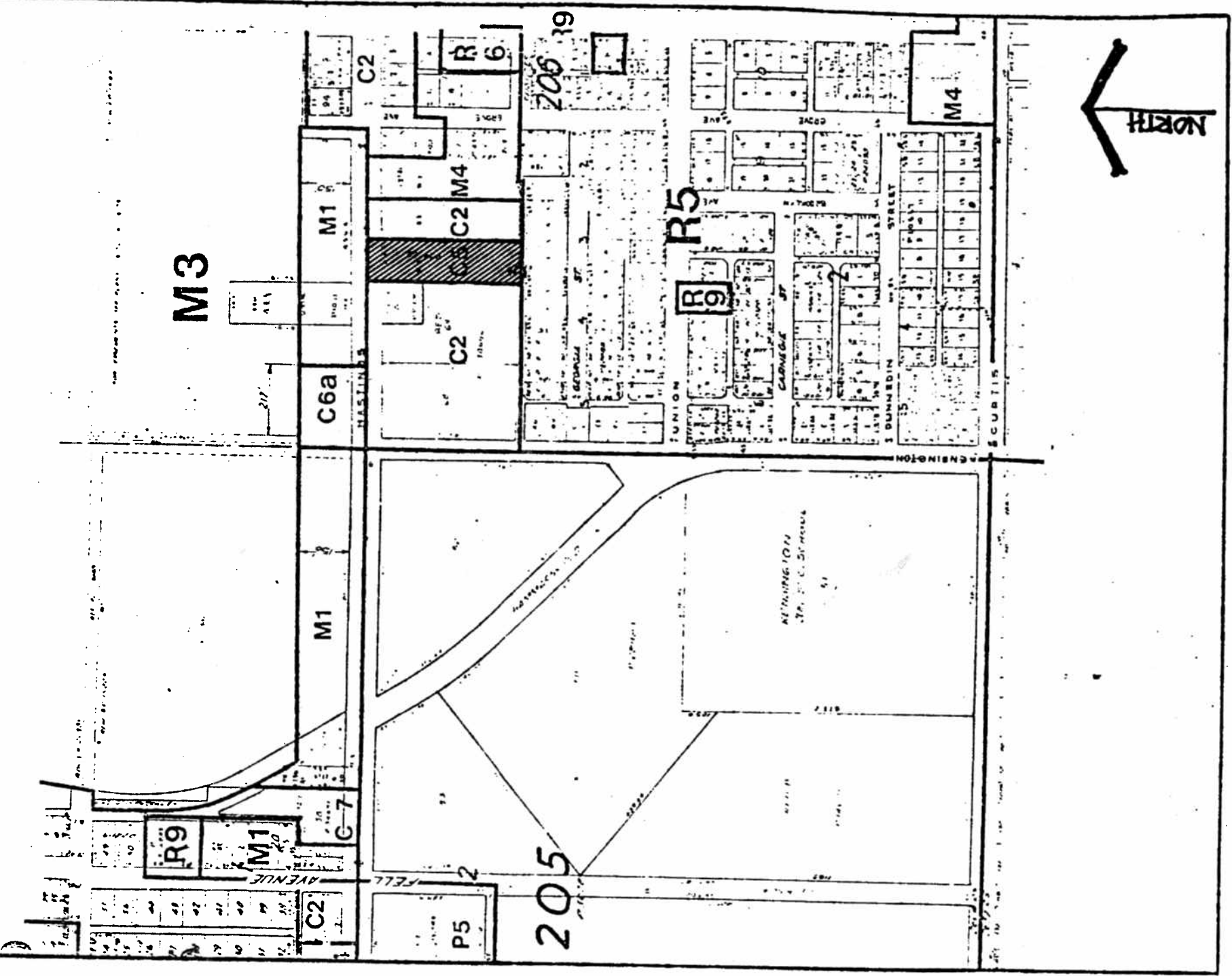
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 1" = 200'

Drawn By

REZONING REFERENCE # 58/84

SKETCH 1

ITEM 5
 MANAGER'S REPORT NO. 66
 COUNCIL MEETING 34/10/22



Date 1984 SEPT
 Scale 1:4000
 1" = 400'
 Drawn By

 Burnaby Planning Department

REZONING REFERENCE #58/84

SKETCH 2

