

ITEM 5
MANAGER'S REPORT NO. 28
COUNCIL MEETING 85/04/15

RE: REZONING REFERENCE NO. 15/85
PORTION OF LOT 121, DL 130, PLAN 64552

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 April 15
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #15/85
PORTION OF LOT 121, D.L. 130, PLAN 64552

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1985 April 22 and to a Public Hearing on 1985 May 13 at 18:45 h and that the following be established as pre-requisites to the completion of rezoning.
 - a) The submission of a suitable plan of development to include a comprehensive sign plan as outlined in Section 4.4 of this report.
 - b) The approval from the Ministry of Transportation and Highways to this rezoning application.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. W.M. McFarlane
McFarlane Investments Ltd.
130 West Broadway
Vancouver, B.C.
V5Y 1P3
- 1.2 Subject: Application for the rezoning of:
Portion of Lot 121, D.L. 130, Plan 64552
From: CD Comprehensive Development District
To: Amended CD Comprehensive Development District.
- 1.3 Address: 6150 Lougheed Highway

- 1.4 Location: The subject site is located on the southwest corner of the Loughheed Highway and Kingsland Drive (refer to attached sketch #1).
- 1.5 Size: The site is irregular in shape, with an area of approximately 7914 m² (85,100 sq. ft.) and a 115.82 m (380 ft.) frontage on the Loughheed Highway.
- 1.6 Services: All services are available and adequate to serve the site.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw amendment is to retain the current M5 Light Industrial development standards and accommodate two new light industrial tenants within the existing building that are not permitted under the prevailing CD zoning designation.

2.0 SITE OBSERVATIONS:

- 2.1 The subject site is presently occupied by a warehouse type structure which was formerly occupied by a new car and truck preparation centre and a truck sales dealership. To the north of the site across the Loughheed Highway lies single family homes and to the west lies the recently constructed Westinghouse industrial warehouse facility. A multi-tenant building supply establishment lies to the east of the site and to the south across Kingsland Drive lies an outside car storage area and the Burlington Northern Railway right-of-way. Vehicular access to the site is from Kingsland Drive which is constructed to a full standard.

3.0 BACKGROUND INFORMATION:

- 3.1 The subject site was developed as part of an integrated industrial subdivision and development originally approved by Council on 1975 February 03 through Rezoning Reference #55/73 which included warehousing, offices and an existing garden centre occupying approximately 8.444 hectares (20.85 acres). On 1978 December 18, Council gave Final Adoption to Rezoning Reference #55A/73 which specifically permitted the establishment of a truck sales dealership on the subject site which was not formerly permitted under the CD zoning designation. The rezoning essentially permitted the introduction of a new use to the site as well as some physical alterations to the existing building.
- 3.2 The majority of the subject property is presently zoned CD Comprehensive Development District utilizing the M5 Light Industrial District regulations as the development standard and the specific use of truck sales and display facility.
- The northerly 60 ft. of the property adjacent to the Loughheed Highway is zoned R2 Residential District and is fully developed as a landscape buffer. This R2 zoned area is intended to be retained as a landscaped buffer and will not be affected by this rezoning request.
- 3.3 Since the applicant proposed to change the existing use of the building as specifically identified in the adopted CD plan, an amendment to the prevailing zoning designation is necessary.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 The truck sales dealership has now vacated the existing building. The owner/applicant now wishes to lease the building to two new tenants; A and Z Rentals, who are involved in the rental of tools and equipment, party supplies and household needs, and The Finishing Touch who sell finishing building products (mouldings, doors, flooring, etc.) which is considered to be similar to a retail building supply establishment. There are no proposed exterior changes to be made to the existing building.
- 4.2 The proposed new tenants are both considered to be acceptable uses of the subject site. The M5 zoning designation will be retained to govern the high quality development standards. No vehicular access to the Loughheed Highway will be permitted. All access will be obtained from the two existing crossings on Kingsland Drive and all required offstreet parking will be accommodated within the existing surface parking area.
- 4.3 There will be no additional Municipal servicing requirements for this site as all existing services are available and adequate to serve the new tenants.
- 4.4 All signs will be subject to the submission of a Comprehensive Sign Plan and adherence to the sign regulations of the M5 Light Industrial District. Signs visible from the Loughheed Highway should maintain a low profile industrial type appearance similar to the discreet signs that presently exist on the building.
- 4.5 Approval of the Ministry of Transportation and Highways will be necessary for this rezoning application.
- 4.6 Since the subject rezoning application is an amendment to an existing Comprehensive Development Plan, this application is submitted to Council at this time rather than in the schedule of our rezonings considered by Council every two months. As the applicant is anxious to proceed with this rezoning as soon as possible and since the rezoning is relatively straight forward as an amendment to the prevailing CD zoning, it would be appropriate to prepare a rezoning bylaw amendment and advance the bylaw for First Reading on 1985 April 22 and to a Public Hearing on 1985 May 13 at 18:45 h.

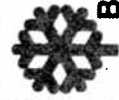
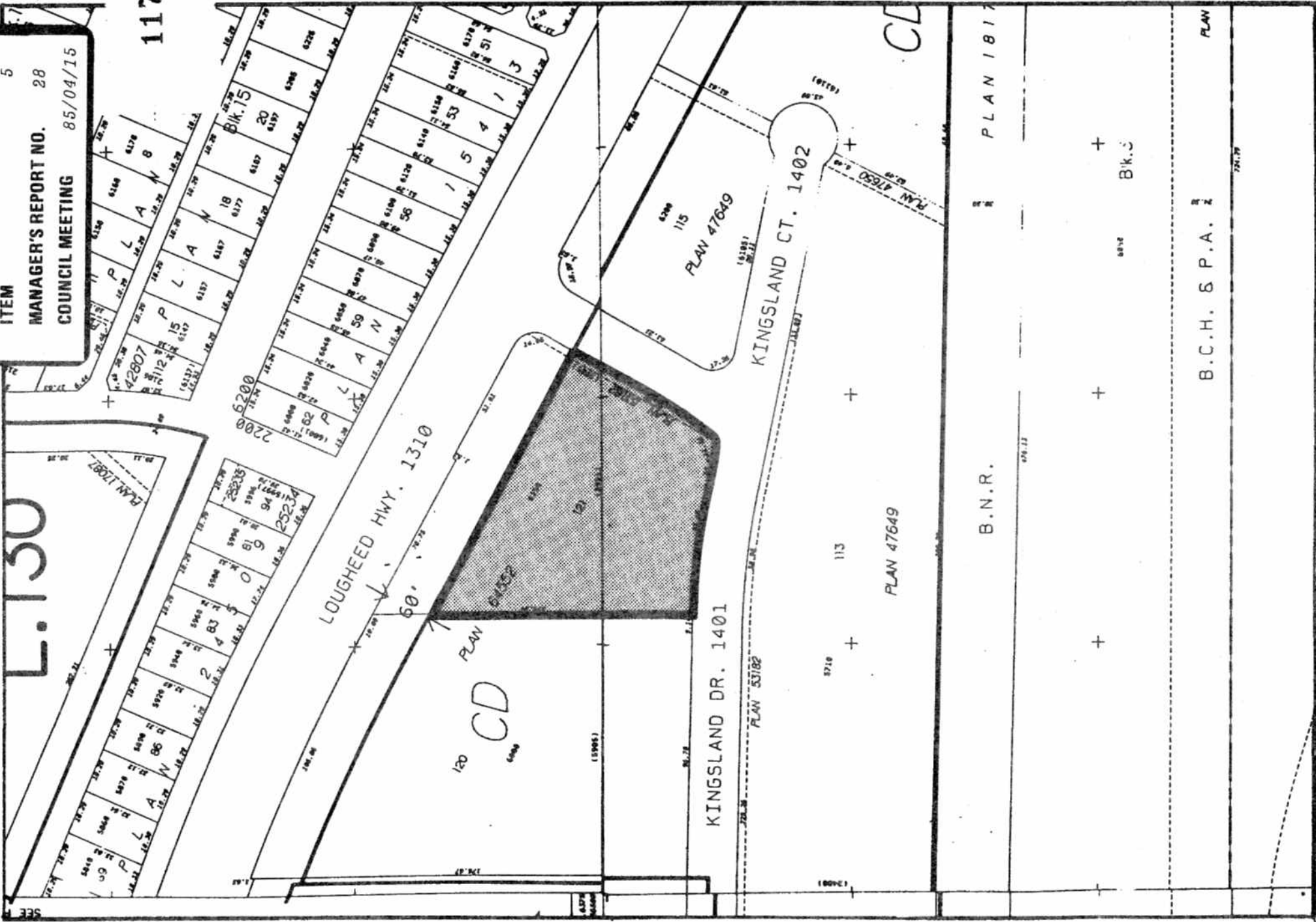
PDS/js

Attachments


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 5
 MANAGER'S REPORT NO. 28
 COUNCIL MEETING 85/04/15

117



Burnaby Planning Department

Date
 1985 APRIL

Scale
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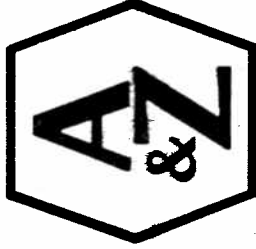
Drawn By

REZONING REFERENCE # 15/85

SKETCH #1

subject site

ITEM 5
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COUNCIL MEETING 85/04/15



R.2
15/85

**A & Z
RENTAL CENTER**

John White
Crest Realty Ltd.
3215 MacDonald
Vancouver, BC

Dear John:

A & Z Rental Center (Best-Rent-It) is an established rental, sales and service company which has been operating in North Burnaby for the past fifteen years.

A & Z specializes in the short term rental of a diverse line of equipment including party supplies, medical equipment, household needs, homeowner's equipment and light construction equipment. In addition, A & Z sells rental accessories such as abrasives and drill bits, and provides both sales and service for equipment lines such as mowers, chainsaws, pumps and generators.

A & Z serves a wide customer base, including commercial users, industrial users, governments and homeowners.

Our new head office facility at 6150 Lougheed Highway, will serve as the anchor for our multi-branch operation. Initially, it will employ 18 full and part time staff.

As the leading business in the rental industry in the Greater Vancouver area, we are all very excited about the opening of what will be the model store for our industry for years to come.

Sincerely,

Michael Manahan,
President

MM/bt

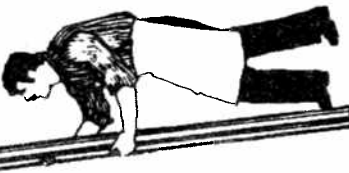
cc: Burnaby Municipal Hall

118

RZ #15/85

ITEM 5
MANAGER'S REPORT NO. 28
COUNCIL MEETING 85/04/15

PDS



THE FINISHING TOUCH

MOULDING & DOOR WAREHOUSE

- 6150 LOUGHEED HWY.
BURNABY, B.C. V5B 2Z9
TEL. 294-6666

- 12080 BRIDGEPORT ROAD
RICHMOND, B.C. V6V 1J3
TEL. 278-2881

119

April 4th, 1985

The Director of Planning
Corporation of Burnaby

Attention: Mr. Phil Sanderson

Re: Re zoning application
For 6150 Lougheed Hwy

Dear Sir;

It is our understanding that the building at 6150 Lougheed Hwy is currently zoned Truck Repair. With all due respect, we at The Finishing Touch feel that it would be of greater benefit to the Corporation of Burnaby if the building is rezoned to incorporate our business.

We sell high quality finishing products to the retail trade. Specializing in Oak, our products include, doors, moulding, lumber, plywood and flooring with various complementary products. We currently employ 7 full time and two part time people. Together with our Richmond store we hope to improve our profile in the local market by aggressively promoting our quality products.

Respectfully,

Rick Morgan
per Av Laniado

RM:mp