

ITEM 17  
MANAGER'S REPORT NO. 78  
COUNCIL MEETING 85/12/16

RE: REZONING REFERENCE NO. 93/85  
5710 KINGSLAND DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 DECEMBER 12  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
SUBJECT: **REZONING REFERENCE #93/85 - 5710 KINGSLAND DRIVE**

RECOMMENDATIONS

1. THAT Council authorize the introduction of a Road Reservation Bylaw to provide for the eventual Holdom Avenue/Roy Street connection as outlined in Section 4.3 of this report.
2. THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 January 06, and to a Public Hearing on 1986 January 28, 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 and constructed to the approval of the Municipal Engineer. 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 satisfaction of all necessary subdivision requirements.
  - e) The granting of any necessary easements.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) The approval of the Ministry of Transportation and Highways to the rezoning application.

**R E P O R T**

**1.0 GENERAL INFORMATION**

**170**

**1.1 APPLICANT:**

Mr. W. McFarlane  
130 West Broadway  
Vancouver, B.C., V5Y 1P3

**1.2 SUBJECT:**

Application for rezoning of:

Portion of Lot 113, Plan 47649, D.L. 130

**From:** CD Comprehensive Development District  
**To:** Amended CD (Comprehensive Development District) based upon M5 (Light Industrial District) and M1 (Manufacturing District).

**1.3 ADDRESS:**

5710 Kingsland Drive

**1.4 LOCATION:**

The site is located south of the Lougheed Highway between Kingsland Drive and the BNR rail line east of Holdom Avenue.

**1.5 SIZE:**

The site is elongated in an east-west direction. The total area of the lot is **21,035 m<sup>2</sup>** (5.2 ac.).

**1.6 SERVICES:**

The Director Engineering will review the adequacy of the existing services to the site.

**1.7 REZONING INTENTION:**

The intent of the proposed rezoning bylaw amendment is to permit the development of office and warehouse facilities for a wholesale plumbing and heating supply business.

**2.0 SITE OBSERVATIONS**

The site is presently vacant, although the site is partly used for outdoor new vehicle storage. The south boundary of the site is the BNR rail line across which lies vacant Municipal land around Still Creek. To the west is the Holdom Avenue right-of-way which is intended to include a future overpass connection to Douglas Road. To the north across Kingsland Drive is the Cypress Equipment site and the recently constructed Westinghouse office/ warehouse facility. To the east is the balance of this vacant lot and the Knapp Garden Centre.

**3.0 BACKGROUND**

**3.1** The subject site was created by means of a major industrial development proposal involving a rezoning to the CD (Comprehensive Development District (RZ #55/73), which was given Final Adoption on 1975 February 03. This proposal included the subdivision and staged development of 4 sites as follows (refer to attached Sketch #1):

- Area 1 - Existing Knapps Nursery Garden Centre.
- Area 2 - Three-storey office building proposed.
- Area 3 - Automobile/truck preparation centre and warehouse.
- Area 4 - Warehousing and outdoor new vehicle storage area.

3.2 Area 2 was subsequently developed pursuant to Rezoning Reference #1/78, as a warehouse facility accommodating a variety of discount household supply businesses. The easterly portion of Area 3 was developed for a truck sales and service centre which has subsequently been replaced by a building supply establishment and an equipment rental business. The westerly portion of Area 3 was recently developed as a large warehouse and supply facility for Westinghouse pursuant to RZ #181/81.

The applicant is now requesting an amendment rezoning to accommodate an electrical and plumbing contracting company office and warehouse on the westerly portion of Area 4. The easterly portion of lot four will remain as a new vehicle storage area. Future development of these remaining lands may require rezoning depending upon the specific development proposal.

#### 4.0 DEVELOPMENT COMMENTS

4.1 The subject rezoning request involves the western portion of Area 4 which was originally proposed to be developed as a multi-tenant warehouse facility. As such, development plans were prepared for the subject site as part of the original CD rezoning application. The subject proposal involves a substantial change from the original Comprehensive Development plans for the site, necessitating an amendment to the CD zoning.

4.2 The applicant proposes to develop the western portion of lot 113 to accommodate this development. The area involved is **2.1 ha** (5.2 ac.).

The CD development plan will utilize the M5 (Light Industrial District) as a general guideline with the addition of the M1 (Manufacturing District) to cover the outside storage of new materials and new equipment.

This proposal provides an appropriate industrial use of the site in the context of the surrounding land uses and the adopted Comprehensive Development Plan.

4.3 A Road Reservation Bylaw will be required to protect the area required for future road development in connection with the Holdom extension southward over the BNR railway line and Still Creek, which has been identified as a secondary arterial in the Burnaby Conceptual Transportation Plan. In this regard, a new road running parallel to and east of the Holdom overpass will be constructed to connect with the future development of Roy Street to be located south and west of the subject site.

The Road Reservation Bylaw will require the developer to locate any structures clear of the reservation area and, in the future, the Municipality will agree to purchase the land when it is required. The area involves a strip along the westerly end of this site which is tapered from approximately 36.5 m (120 ft.) adjacent Kingsland Drive, plus a 6.1 m (20 ft.) corner truncation, to approximately 30 m (98 ft.) at the south property line (refer to attached Sketch #2).

The developer will continue to own the land in the interim and will use the area for surplus parking and landscaping.

4.4 The development proposal includes two freestanding buildings and two separate outside storage yard areas with a concrete finish screen wall system with solid screened entrance gates which are complementary to the exterior finish of the building. This approach is similar to that provided on the Westinghouse site to the north. This solution provides an integration between the storage yards and the actual buildings where outside storage is necessary in a higher quality light industrial setting.

4.5 The applicant will be responsible for providing all Municipal services required to serve the project. 172

4.6 The approval of the Ministry of Transportation and Highways will be required for this rezoning application.

4.7 The applicant has submitted plans that are suitable for presentation at a Public Hearing.

5.0 DEVELOPMENT PROPOSAL

5.1 SITE AREA: 21 035 m<sup>2</sup>

5.2 PROPOSED SITE COVERAGE: 36%

5.3 FLOOR AREA:

Warehouse -	5 813 m <sup>2</sup>	(62,575 sq.ft.)
Office -	2 310 m <sup>2</sup>	(24,873 sq.ft.)
TOTAL -	8 123 m <sup>2</sup>	(87,448 sq.ft.)


5.4 PARKING:

Required -	52 stalls
Provided -	161 stalls

5.5 LOADING:

Required -	6
Provided -	12

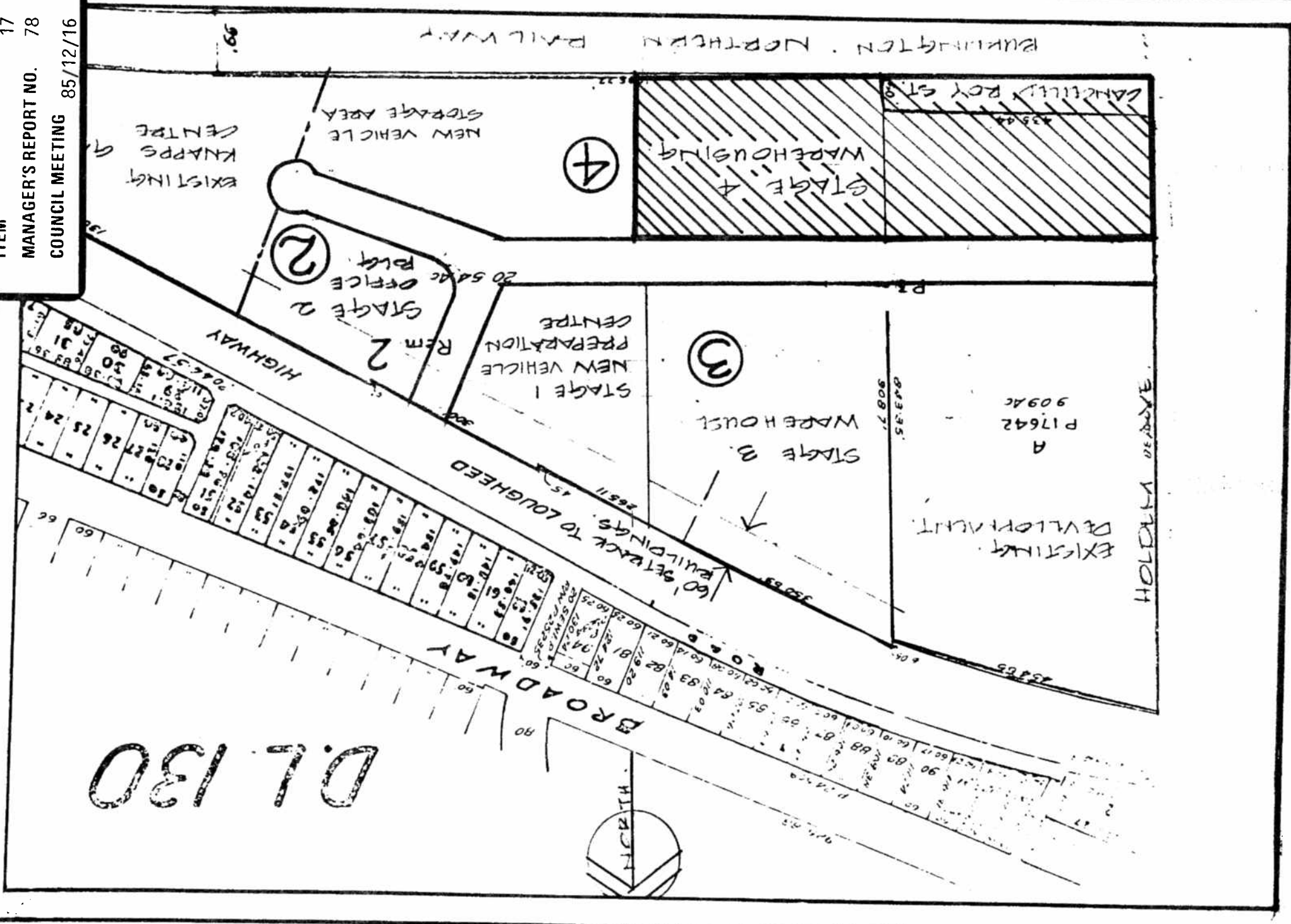
5.6 EXTERIOR MATERIALS: Steel cladding, tilt up concrete, stucco and concrete finished screening.

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR:1 f

Attachments

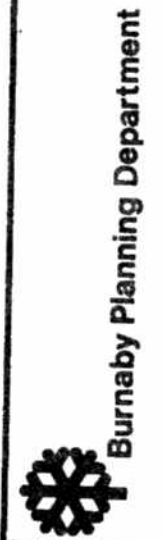
D.L. 130



Date  
 1985 DEC.

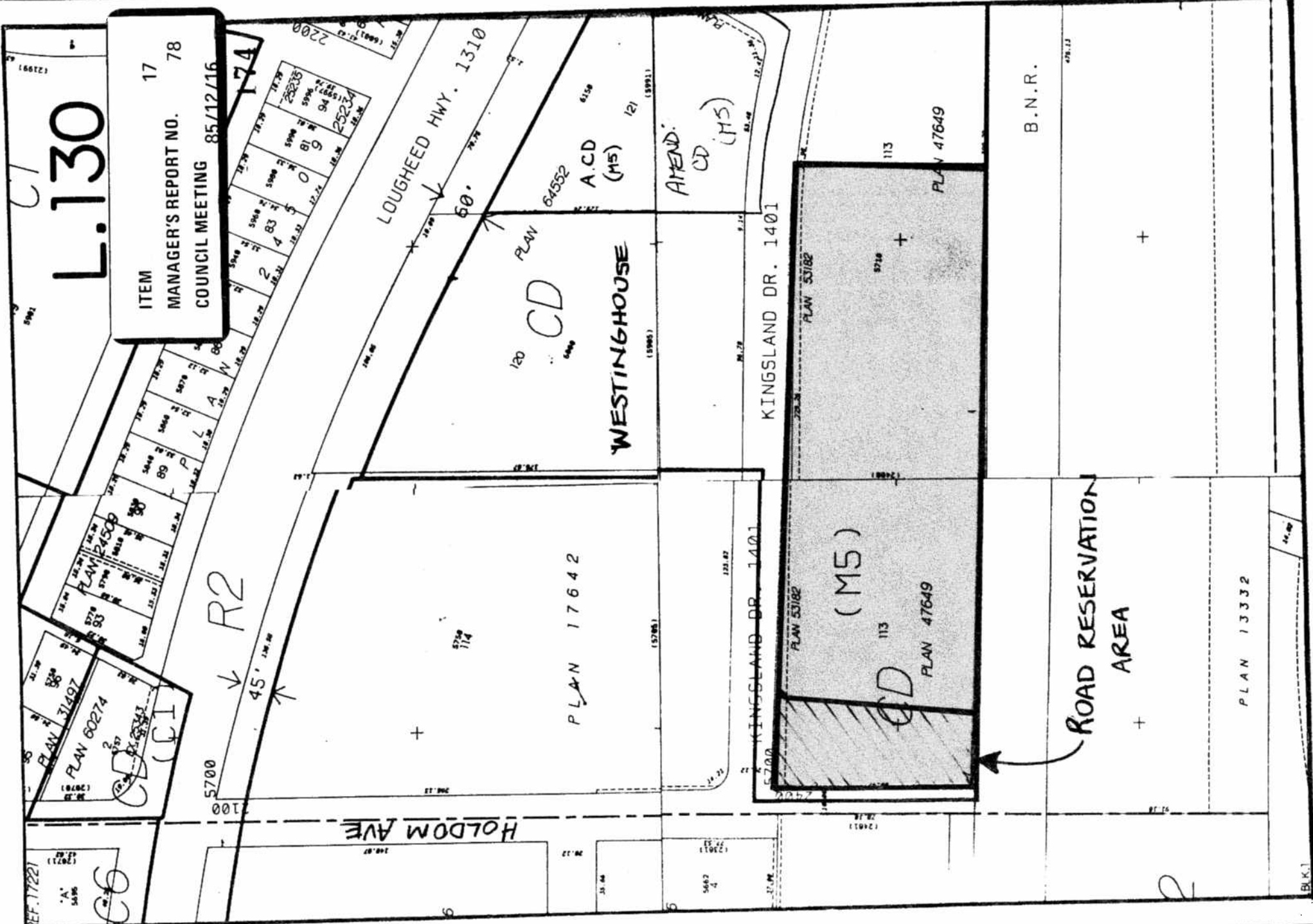
Scale  
 1:2400

Drawn By



RZ # 93/85

SKETCH #1



ITEM 17  
 MANAGER'S REPORT NO. 78  
 COUNCIL MEETING 85/12/16

L.130



Burnaby Planning Department

Date  
 1985 DEC.

Scale  
 1:2000

Drawn By

RZ # 93/85

SKETCH #2

