

RE: REZONING REFERENCE NO. 90/85
6934 GREENWOOD STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 FEBRUARY 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #90/85
Lot 2, Blk. 6, D.L. 78, Grp. 1, Plan 11087,
Except Part on Plan with Bylaw Filed A54179

FROM: M5 LIGHT INDUSTRIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE M2 AND M5 DISTRICT GUIDELINES)

ADDRESS: 6934 GREENWOOD STREET
(REFER TO ATTACHED SKETCH)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 March 03 and to a Public Hearing on 1986 March 25 at 19:30 h and that the following be established as prerequisite sites to the completion of rezoning:
 - a) The submission of a suitable plan of development incorporating any required acoustical treatment as prescribed by the acoustical engineer in the Preliminary Plan Approval and Building Permit drawings.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. 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 granting of any necessary easements to include those provisions for securing off-street parking as outlined in Section 3.6.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges.
 - f) The contracting of the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum of 45 decibels measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above.

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- g) The registration of a Covenant under Section 215 of the Land Title Act to guarantee that required off-street parking will be secured at 7018 Lougheed Highway to comply with the Burnaby Zoning Bylaw as described in Section 3.6.

- h) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

APPLICANT:

Kingsway Firearms Co. Ltd.,
6813 Kingsway,
Burnaby, B.C.,
V5E 1E4

1.0 INTENT OF PROPOSED BYLAW:

The intent of the proposed rezoning bylaw amendment is to establish an indoor pistol and rifle range within the existing warehouse building located on the subject property.

2.0 BACKGROUND:

Council on 1986 January 20 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned from M5 Light Industrial District to CD Comprehensive Development District (based on the M2 and M5 District Guidelines).

3.2 On 1986 January 27 Council gave Final Adoption to the text amendment of the Burnaby Zoning Bylaw which permits the establishment of indoor pistol and rifle ranges in the M2 General Industrial District on the basis of the CD Comprehensive Development designation.

3.3 The proposed indoor pistol and rifle range is intended to occupy the lower level of an existing two level concrete warehouse building. The upper level of the building will continue to be utilized as a warehouse under the M5 regulations. The proposed facility will occupy a total floor area of approximately 1277 m² (13,750 sq. ft.) with access from the south side of the building. Included with the facility will be the pistol and rifle range itself with a total of 14 stalls, pro shop, a repair shop and a training lounge area. The facility is proposed to be open to the general public and specific organizations such as Olympic Shooters, Armed Forces Personnel, Cadets etc. The applicant also outlines that all users must undergo a two hour training course and pass an examination before using the range.

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- 3.4 The applicant will be required to comply with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges.
- 3.5 In compliance with the zoning regulations pertaining to indoor pistol and rifle ranges, the applicant will be required to contract the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum of 45 decibels measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above.
- 3.6 Since the subject site does not have sufficient off-street parking to comply with the zoning regulations, the applicant is proposing to lease the required 20 parking stalls from the former Microtel facility located at 7018 Loughheed Highway. These 20 parking spaces are surplus to the requirements of the Microtel site and will be made available for the applicant's exclusive use on a 24 hour basis. This arrangement is considered to be appropriate under the circumstance and complies with the regulations of the Zoning Bylaw which makes provision for securing off-street parking on other sites within 122 meters from the site in question. To ensure that this required parking is secured, it will be necessary for the applicant to register an easement and a Covenant under Section 215 of the Land Title Act against the title of 7018 Loughheed Highway to guarantee the right of access over the property, exclusive use of the parking spaces and verification that any modification, discharge etc. of the easement must be first consented to by the Municipality.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site Area: 3245.5 m² (34,936 sq. ft.).
- 4.2 Site Coverage Permitted: 60%
Provided: 44%
- 4.3 Parking Required: 40 spaces
Provided: 40 spaces
- 4.4 Loading Required: 3 bays
Provided: 3 bays

APL
PDS/g1

Att.

CC: Chief Public Health Inspector

A. L. Parr
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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130
7016 LOUGHEED
HWY
PLAN 36979

+ PROPOSED
ADDITIONAL
PARKING
(20 SPACES)

M2

PLAN 27741

100 FT ±

GREENWOOD ST. 102

6800
6900
PLAN 42151
58
593

WINSTON ST. 1600

PLAN 11087

Blk. 6
M5

23

Blk. 9
PLAN 4146

L.78

PLAN 11087
REM. 6

HILLVIEW ST. 1742

PLAN 17303

PLAN 306

FIELDING CT.

PLAN 31522
PLAN 310

M2

WINSTON AVE

Date

1986 FEB

Scale

1:2000

Drawn By



Burnham Planning Department



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