

RE: DELEGATION AND CORRESPONDENCE
LINDY'S BURGER & SANDWICH BAR LTD.

ITEM	5
MANAGER'S REPORT NO.	59
COUNCIL MEETING	88/09/19

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 SEPTEMBER 14
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: DELEGATION AND CORRESPONDENCE
LINDY'S BURGER & SANDWICH BAR LTD.
PURPOSE: The purpose of this report is to provide additional background information to the subject of the proposed delegation.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. F.R. Traff, President, Lindy's Burger & Sandwich Bar Ltd., 7741 Edmonds Street, Burnaby, B.C., V3N 1B9.

R E P O R T

Appearing on the Agenda for the Council meeting of 1988 September 19 is a letter from Mr. F. R. Traff with reference to the property at 7741 Edmonds Street.

This report is submitted to provide Council with additional background information on Mr. Traff's submission with respect to this property, which is also the subject of a rezoning report under the current series of rezoning applications appearing on this Agenda.

Lindy's Burger & Sandwich Bar Ltd. is the present tenant of the property, occupying the property on a month-to-month basis and operating a drive-in restaurant under the prevailing C7 zoning. Mr. Traff and his associate, Mr. Lachapelle, have conveyed their interest in redeveloping the site by expanding the present drive-in restaurant, adding a drive-through window and constructing two additional retail buildings, one within the existing C7 zoned area and one in the area zoned C2 which was recently consolidated with the property. They also have conveyed their interest in occupying the site by way of a long-term lease rather than by way of purchase upon the property being offered for sale.

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As noted in the report adopted by Council on 1988 September 06, staff have concurred in the suggestion that the property be offered on the basis of either sale or long-term lease, and the recommendation of September 06 in this regard was approved by Council. With respect to land use, however, the same report recommended that the property be rezoned to the C1 Commercial District and that a rezoning bylaw to this effect be initiated prior to offering the property for sale or lease, in order both to reflect the adopted guideplan for the area and to recognize the concerns that exist with respect to the traffic implications of drive-in restaurant use at this particular location. The recommendation in this regard was also adopted and the attendant zoning report appears on this Agenda.

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The subject of the September 06 report has been discussed with Mr. Traff, who indicated his continued interest in pursuing a lease of the property, and also his interest in pursuing a sit-down restaurant proposal for the site, which would conform to the proposed C1 zoning.

Staff have indicated that such a sit-down restaurant proposal would be completely in keeping with the intent of the guideplan set out for the area, and would encourage pursuit of this approach, whereas the former proposal for continuation and expansion of the drive-in restaurant and the introduction of the drive-through feature would have presented problems of a land use and traffic generation nature, and the retail component on the C7 site would not have been permitted under prevailing C7 zoning.

Staff would welcome the opportunity to discuss more fully with Mr. Traff or other interested parties their potential proposals for purchase or long-term lease of the property, with attendant redevelopment reflecting the established objectives for the area. In particular, staff would be pleased to offer any assistance Mr. Traff might request in connection with preparation of a proposal for redevelopment with a restaurant facility, as recently discussed.

This is for the information of Council.


A. L. Parr
Director Planning &
Building Inspection


DGS:lf

cc: Director Administrative
& Community Services