

ITEM 17
MANAGER'S REPORT NO. 14
COUNCIL MEETING 88/02/14

RE: PROPOSED USED CAR SALES LOT AT 3875 CANADA WAY
COMMUNITY PLAN EIGHT (PPA 8786)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 FEBRUARY 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED USED CAR SALES LOT AT 3875 CANADA WAY
COMMUNITY PLAN EIGHT (PPA 8786)

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND:

An application for Preliminary Plan Approval to permit a used car lot has been received for a part of the site at the north east corner of Canada Way and Smith Avenue, on the east side of the new "Domo" gasoline service station. The applicant is negotiating a five year lease for the property. The proposed car lot will occupy the parking area between the old existing vacant two storey former lumber store and Broadview Park (refer attached sketches 1 and 2). To the north and to the south across Canada Way are residential uses. The office for the business will be located on the upper floor of the existing former lumber store building. The subject application is consistent with the existing C4 Service Commercial District zoning of the site but conflicts with the adopted Community Plan Eight for this area. Staff last reported on this site on 1987 June 29 when the Preliminary Plan Approval Application for the gasoline service station on the western portion of the site was received. This facility has now been constructed.

2.0 RELATIONSHIP TO COMMUNITY PLAN EIGHT:

The subject property forms part of a larger through-block lot assembly called for in the Community Plan which designates the site for RM3 (three storey apartments) with a mix of C2 Community Commercial use. The purpose of this designation is to develop residential uses which are compatible with the existing residential uses in the area and provide commercial services to the developing apartment area.

3.0 GENERAL COMMENTS:

In the opinion of staff the development of service commercial (C4 zone) uses which are oriented to vehicular business will not complement the residential development existing and proposed for the area and will inhibit the future land assembly. The appearance, character and visual impact of this particular C4 use in this setting is seen as having a very negative impact upon the nearby residential and parks environment and the objectives of the Community Plan. In particular, it is noted that the relatively recent medium density multiple family developments that have been constructed consistent with the area plan to the immediate south across Canada Way (Cascade Village and a strata apartment) will directly overlook the proposed used car lot, and that the operation of a new business could well be a further impediment to the land assembly that has been sought in accordance with the adopted Plan.

In situations where applications are received which conflict with adopted community plans, conflicts may arise as some property owners invest in redeveloping properties to a higher use based upon the plan while on occasion other nearby owners may develop under existing zoning. Examples of this are the construction of new single or two-family dwellings in apartment designated areas or the construction of new business operations under existing zoning in commercial redevelopment areas. The construction of new buildings or the installation of new businesses makes it more difficult and costly to obtain the necessary lot assemblies necessary for redevelopment. Often the construction of a new building which will tend to postpone redevelopment in an area can have a significant impact on adjacent property owners who may have been looking forward to redevelopment.

4.0 POTENTIAL OPTIONS WHEN APPLICATIONS ARE SUBMITTED
IN CONFLICT WITH COMMUNITY PLANS:

The options available to Council in this type of situation are limited basically to either rezoning the land (to the use proposed in the Community Plan) or alternately negotiating the purchase of the property to protect the plan and the wider public interest.

The first option, rezoning the site creates a potential legal problem if Council moves to rezone land in the face of a development application which conforms to the existing zoning. A variation on the rezoning approach would be to rezone larger areas (rather than individual properties) to bring them into conformity with the approved plan. However, if land is rezoned to the intended ultimate use on a blanket basis for example immediately after an area plan is adopted, there is a loss in terms of Council review and public participation in the rezoning and development process. On balance, blanket rezoning is not recommended.

The second option is to have the Municipality purchase the land. In the past this option has been used in numerous instances; however it requires the cooperation of the owners and may sometimes involve long holding periods.

In the case of this property, the option of rezoning the site does exist; however the impediment to new development created by the use of the site for a car sales lot is not as great as a new building would be. Similarly, purchase of the land if it were available, would be effective but less warranted as no new building is being constructed.

COMMUNITY PLAN 8
1988 FEBRUARY 12

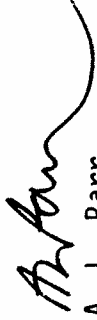
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5.0 CONCLUSIONS:

Under the circumstances it is concluded that while the use proposed is not desirable from a planning viewpoint, the relatively short term of the lease and the fact that no new building is being constructed will provide the option for the residential redevelopment in the future upon expiry of the lease.

Therefore, unless otherwise directed by Council, staff propose to issue Preliminary Plan Approval for the proposed use along with any further applications for other C4 uses within the shell of the existing former lumber store building, upon completion of all the necessary requirements.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

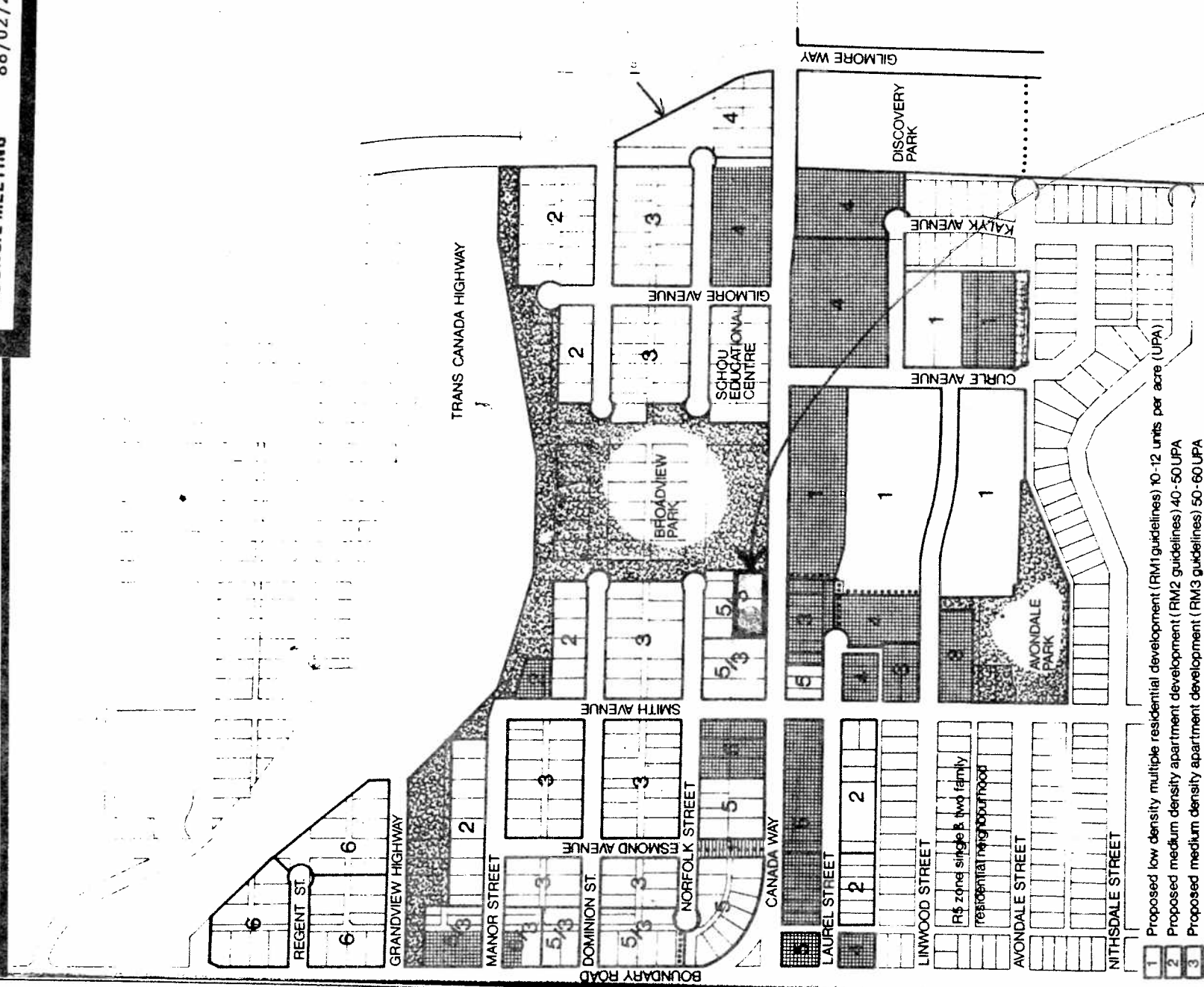
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Attachment

cc: Director Engineering

Director Parks and Recreation

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 COUNCIL MEETING 88/02/22



Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT



BURNABY
 Planning &
 Building Inspection
 Department

Date:
 1988 FEB

Scale:

Drawn By:

COMMUNITY PLAN EIGHT

PROPOSED AUTO SALES SITE

164

SKETCH 2

