

ITEM 8
MANAGER'S REPORT NO. 74
COUNCIL MEETING 89/11/14

RE: PRELIMINARY PLAN APPROVAL APPLICATION NO. 9501
PROPOSED MINI-STORAGE USE 6451 TELFORD AVENUE, METROTOWN AREA 7

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 07

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: **PRELIMINARY PLAN APPROVAL APPLICATION #9501**
PROPOSED MINI-STORAGE USE
6451 TELFORD AVENUE
METROTOWN AREA 7

PURPOSE: To inform Council of a Preliminary Plan Approval application for a proposed mini-storage use within Metrotown Area 7.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

It is current practice for Council to be advised of proposals requiring Preliminary Plan Approval which are in conformance with existing zoning but which are located in a Council-adopted development plan area which indicates longer-range redevelopment of the subject property to a use different from the existing zoning.

The subject property at 6451 Telford Avenue is located at the corner of Telford Avenue and Beresford Street, directly across the street from the Metrotown SkyTrain station, and is currently zoned M4 Special Industrial District (see attached Sketch #1). The site is actually two legal parcels which historically has functioned as one. The large existing building actually straddles the property lines and occupies almost 100% of the larger lot and a small portion of the smaller lot. In the past, the building has been used for a variety of warehouse distribution type uses. Most recently, the building was used by Kelly Douglas Wholesale.

The applicant proposes to change the use from general warehouse and distribution to a mini-storage building. The building will have approximately 750 small storage units ranging in size from 5' x 10' to 8' x 16'. The building has a legal non-conforming status in terms of several things including site coverage, building setbacks, landscaping and parking.

The legal non-conforming status permits the use of the improvements to be continued. However, in terms of parking, the applicant has reduced the parking shortfall somewhat by increasing the number of parking stalls above that which existed under the previous use by reducing the number of loading bays to the minimum required. The applicant also proposes to provide some landscaping which previously did not exist at all along the front property line separating the parking area from Telford Avenue.


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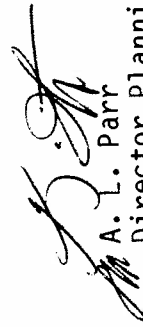
In terms of Metrotown Area 7, the subject property is located within the Maywood Apartment area which is largely developed with low-rise apartments under the RM3 zoning designation (see attached Sketch #2). In future, it is desirable that the subject property be consolidated with two large R5 zoned single-family dwelling lots directly to the south for the purpose of redevelopment to apartment use. At the time of redevelopment, the dedication of the northern 66 ft. of the subject property will be necessary to achieve the desired continuity of Beresford Street in this area. It is indicated in the adopted 1978 policy report "Metrotown - A Plan of Development" that the portion of the Maywood area adjacent Beresford Street and SkyTrain line could redevelop to higher density RM4 and RM5 type apartments over the longer term. A future detailed development plan study for this area will assist in determining the appropriate density of apartment development for the few remaining redevelopable sites adjacent Beresford Street which is adjacent the Metrotown core area.

The alternative to releasing Preliminary Plan Approval for the mini-storage use would be for the Municipality to take steps to acquire the subject property. The improvement of Beresford Street between Patterson Avenue and Dow Avenue is in the current Capital Budget. The subject property is the only area along this Beresford Street alignment which does not currently provide some street continuity. In this light, it is considered appropriate to include this portion of right-of-way for acquisition in the next update of the Capital Budget although it is desirable and possible that the right-of-way could still be obtained at the time of rezoning and redevelopment. The subject existing warehouse structure being directly adjacent the Metrotown SkyTrain Station and the Metrotown core is also not conducive to enhancing the appearance of this key area. Our conclusion regarding this alternative is that although its eventual acquisition is desirable from a traffic circulation and urban design viewpoint, it is not considered to be a high priority at this time.

In summary, the subject proposal involves a change of use for an existing building which in terms of siting and parking has legal non-conforming status. The proposed mini-storage use is permitted under the existing M4 Special Industrial District zoning and staff will release a Preliminary Plan Approval for the proposed change of use upon the applicant meeting the usual Preliminary Plan Approval requirements.

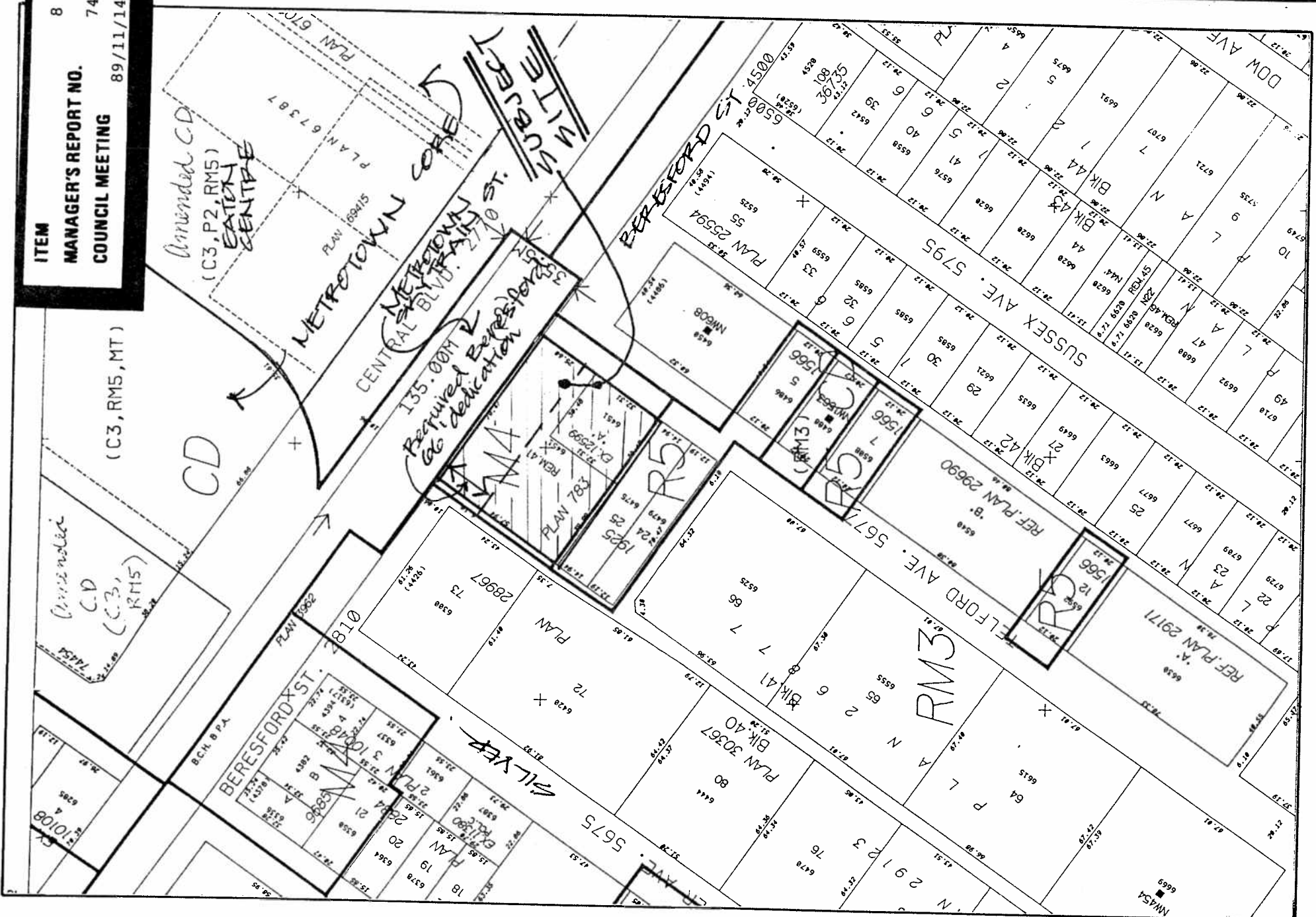
This is for the information of Council.


KI:TA:lf


A. L. Parr
Director Planning &
Building Inspection

Attachments

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Planning &
 Building Inspection
 Department

SKETCH 1

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PROPOSED MINI-STORAGE USE
 WITHIN METRO TOWN AREA 7.

6451 TELFORD AVE.
 PRELIMINARY PLAN APPROVAL # 9501.

Date: 29 - NOV - 01
 Scale: 1 : 2000
 Drawn By: T.A.

Metrotown

The Corporation of the
District of Burnaby

Composite Sketch of
Development Guidelines

Legend:

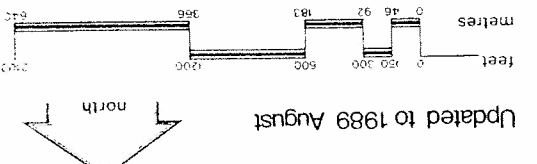
1-CD (RM1)
2-CD (RM2)
3-CD (RM3)
4-CD (RM4)*
5-CD (RM5)*
6-CD (RM5/C3)*
7-CD (C3 use guideline)*
8-CD (RM3/C1)*
9-CD (RM4/C2)*
10-Civic Facilities*
11-Public Assembly*
12-CD (RM3/Inst)
13-RM2
14-RM3
15-RM4
16-R6
P3
P1

Completed or Rezoned
in accordance with
Development Guidelines

**Particular clarification of
guidelines is required
with Current Planners for
any serious development
inquires utilizing these
designated guidelines.

②-Projects identified by a square
are rezoned but as yet
unconstructed.

Planning and Building Inspection Department
Updated to 1989 August



SKETCH 2

