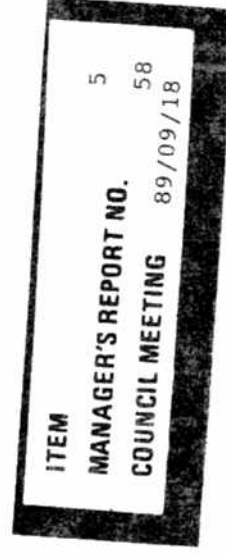


RE: REZONING REFERENCE NO. 64/88
7585 KINGSWAY



MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 SEPTEMBER 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #64/88
7585 KINGSWAY
(SEE ATTACHED SKETCH)

PURPOSE: To seek Council authority to forward this rezoning to a Public Hearing.

=====

RECOMMENDATIONS:

- 1) THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 2.4 of this report, contingent upon the granting by Council of First and Second Reading of the subject rezoning Bylaw.
- 2) THAT Rezoning Reference #64/88 be advanced to a Public Hearing on 1989 October 24 at 7:30 p.m. and that the following be established as prerequisites to the 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 consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.

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- f) The completion of the requisite Highway Exchange Bylaw as outlined in Section 2.4 of this report.
- g) The approval of the Ministry of Transportation and Highways.
- h) The undergrounding of existing overhead wiring abutting the site.

R E P O R T

1.0 BACKGROUND INFORMATION:

1.1. On 1988 September 19, Council received a report on Rezoning Reference #64/88, which involved a proposal to rezone the subject site from C7 Drive-In Restaurant District to C4 Service Commercial District, consolidate the site with Lots 16 and 17 (7543 Kingsway) to the northwest across the lane, and develop an automobile sales lot on the consolidated site. The report concluded that in light of the large size of the proposed development site, the vehicular oriented commercial character of this portion of Kingsway and the predominant C4 District zoning along this commercial strip, the Planning and Building Inspection Department would support the request to rezone to the C4 District.

The rezoning amendment bylaw was given First Reading on 1988 September 26 and forwarded to the 1988 October 18 Public Hearing. On 1988 October 24, Council tabled the rezoning and directed staff to report back on the concerns stated at the Public Hearing, and the pertinent mitigative measures such as obtaining appropriate screening through landscaping and preventing the glare of yard lighting associated with automobile sales lots from projecting onto the adjacent residential sites.

1.2 Since this date, the applicant has not pursued the rezoning or addressed the concerns expressed by Council regarding the development of an automobile sales lot at this location.

In August 1989, this Department was approached regarding proceeding with the subject rezoning in order to develop a gasoline service station, in conjunction with a small, multi-tenant, service commercial building. Subsequent to this, an updated Authorization Form was submitted, appointing Mr. Al Kovats, 540 Columbia Street, New Westminster, as the applicant for this rezoning.

1.3 As the new proposal is for development that does not reflect the proposal submitted to the past Public Hearing or the information provided to interested members of the public in connection with it, it will be necessary to submit the revised application to a new Public Hearing. The applicant has deposited the necessary monies to cover the costs in this regard.

2.0 GENERAL DISCUSSION:

2.1 As was previously stated in the 1988 September 19 report on this rezoning, the Planning and Building Inspection Department supports the rezoning of the subject site to the C4 Service Commercial District and the consolidation of the three properties in order to accommodate permitted C4 District uses.

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The development of a gasoline service station with two pump islands, a small grocery store, and a multi-tenant service commercial building should be more compatible with the adjacent residential sites than the previously proposed automobile sales lot, which could have entailed loud speakers, large yard lights and a less appealing visual appearance.

- 2.2 It is still considered prudent to limit the number of access points to Kingsway from the consolidated site, in order to increase the capacity and efficiency of traffic flow along Kingsway, which is classified as a Primary Arterial in the Burnaby Transportation Plan.
- 2.3 It is also appropriate to require the submission of a suitable plan of development that demonstrates an appropriate relationship to nearby residential uses, including appropriate landscape buffers and screening, and design of any exterior lighting and sign displays to prevent glare or other obstrusive effect on residential properties.
- 2.4 In connection with the proposed consolidation, a Highway Exchange Bylaw will be required involving widening along Kingsway and the necessary lane connection across the rear of the property in exchange for the closure of the lane between lots 17 and 18, with any surplus are to be purchased at fair market value, to be the subject of a separate report.

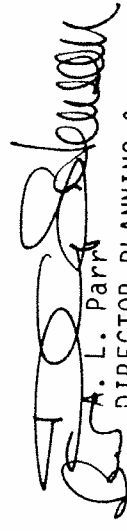
3.0 CONCLUSION:

- 3.1 In light of the applicant proposing to develop a gasoline service station, in conjunction with a service commercial building, which are permitted uses in the C4 District, but are not consistent with the information presented for the earlier Public Hearing for this rezoning, it is recommended that Rezoning Reference #64/88 be advanced to the 1989 October 24 Public Hearing.

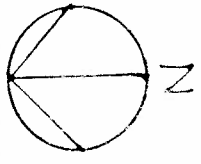
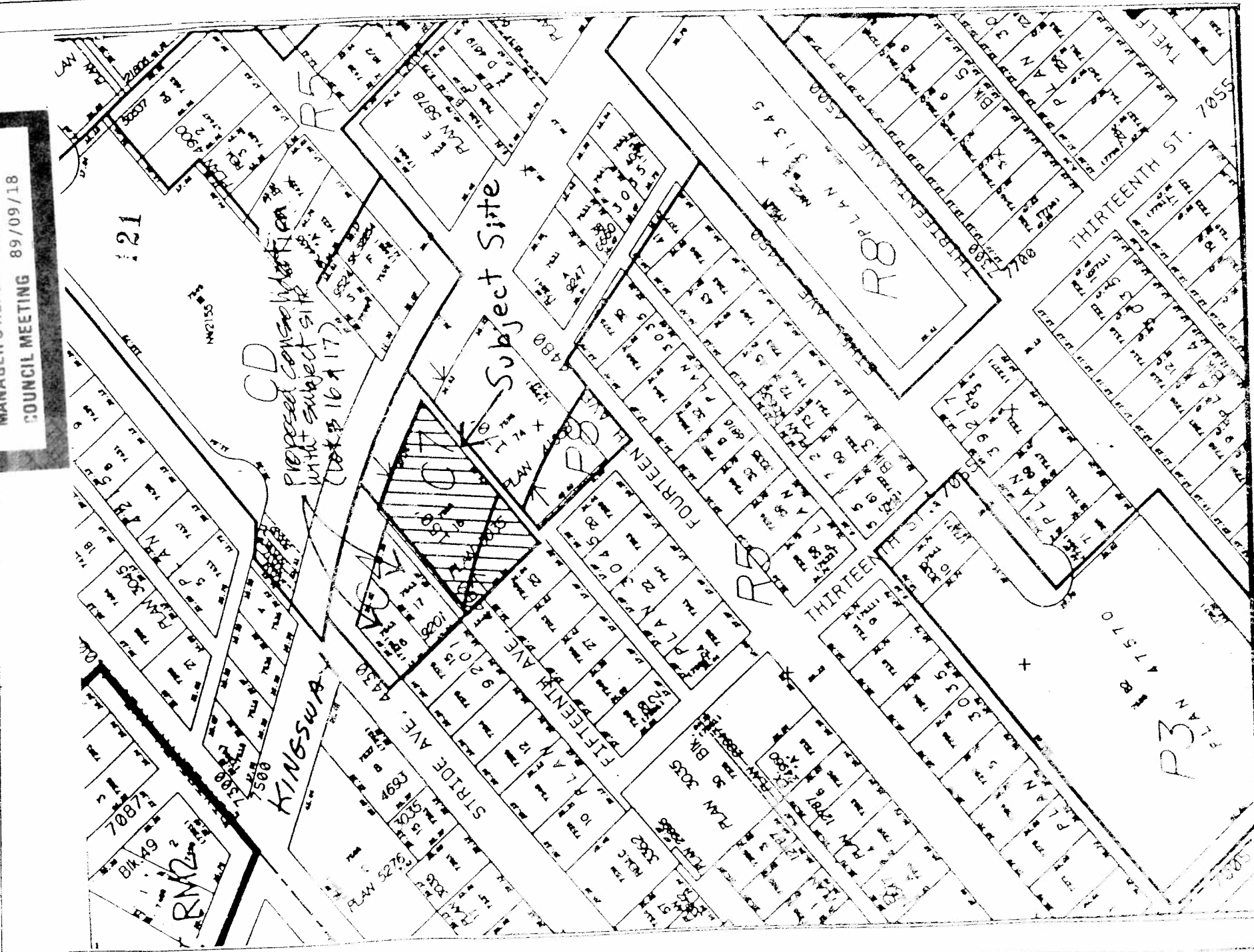
BW:ap

Attach.

cc: Municipal Clerk


A. L. Parry
DIRECTOR PLANNING &
BUILDING INSPECTION

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FURNABY
 Planning &
 Building Inspection
 Department

REZONING REFERENCE # 64/88

Date	1989 SEPT
Scale	1:2000
Drawn By:	RCN