

RE: REZONING REFERENCE NO. 19/89
7150, 7170, 7190 CARIBOO ROAD

ITEM 18
MANAGER'S REPORT NO. 45
COUNCIL MEETING 89/06/26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER DATE: 1989 JUNE 21
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #19/89
7150 7170, 7190 CARIBOO ROAD
D.L. 13 & 14, LOT 14 EXCEPT PART ON PLAN 26009,
LOT 15, EXCEPT PART ON PLAN 26009, PLAN 3047,
PL. A (EXPL. PLAN 11218) LOT 1 EXCEPT PART ON
HIGHWAY PLAN 25870, PLAN 3046

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
TO: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P5 DISTRICT GUIDELINES) AND P3
PARK AND PUBLIC USE DISTRICT
(SEE SKETCH #1 ATTACHED)

PURPOSE: THE PURPOSE OF THIS REPORT IS TO RECOMMEND THAT THIS REZONING APPLICATION BE CONSIDERED FOR A PUBLIC HEARING ON 1989 JULY 25.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 July 10 and to a Public Hearing on 1989 July 25 at 19:30 h.
2. THAT the following be established as prerequisites to the completion of 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 to Municipal standards and constructed in accordance with the Engineering Design. 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.

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e) Completion of a subdivision creating the net project site and the Conservation Reserve Area as two separate legal parcels.

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

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

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3. THAT the Municipal solicitor be authorized to negotiate for the acquisition of the Conservation Reserve lot to be created as noted in Section 4.2 of this report.

SUMMARY

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

R E P O R T

1.0 APPLICANT:

Evangelistic Tabernacle
85 East 10th Avenue
Vancouver, B. C.
V5T 1Y9

2.0 REZONING PURPOSE:

The purpose of the proposed bylaw is to accommodate the development of church facilities, and to reflect a Conservation Reserve area.

3.0 BACKGROUND:

The subject site is located within the adopted Cariboo Heights Community Plan (see Sketch #2) and includes site 8b which is designated for institutional use, as well as areas of designated Conservation Reserve to the north adjacent to the Trans Canada Highway and to the east adjacent to the Brunette River.

Council on 1989 March 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 would be submitted at a later date.

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

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned
From: CD Comprehensive Development District
To: Amended CD Comprehensive Development District
(based on P5 District Guidelines) and P3
Park and Public Use District

4.2 The net site for the subject development, which is approximately 2.0 ha (5.0 ac.) in area, is to be zoned Amended CD Comprehensive Development District based on P5 guidelines while the adjacent Conservation Reserve area, which totals about 1.0 ha (2.6 ac.), is to be rezoned P3 Park and Public Use District (see Sketch #1).

A subdivision will be required to create the net development site and the Conservation Reserve area as two separate lots.

The Conservation Reserve lot should be acquired by the Municipality, through a combination of dedication and purchase. A further report will be submitted with details, but at this time it is recommended that the Municipal Solicitor be authorized to initiate negotiations in this regard.

- 4.3 The proposed rezoning conforms to the adopted Cariboo Heights Community Plan (Sketch #2 attached).
- 4.4 The Director Engineering will be requested to prepare an estimate for services necessary to serve the development.
- 4.5 The approval of the Ministry of Transportation and Highways to the subject application is required.
- 4.6 A development plan for the subject site which is suitable for presentation to a Public Hearing has now been submitted.

5.0 DEVELOPMENT PROPOSAL:

5.1 Net Development Site: approximately 2.0 ha (5 acres)
(subject to survey)

Site Coverage: approximately 10 per cent

5.2 Floor Area:

Sanctuary	511 m ²	(5,500 sq. ft.)
Open	446 m ²	(4,800 sq. ft.)
Chapel	102 m ²	(1,100 sq. ft.)
Administration	139 m ²	(1,500 sq. ft.)
Sunday School	390 m ²	(4,200 sq. ft.)
Service, etc.	1117 m ²	(12,020 sq. ft.)
Total:	2705 m ²	(29,120 sq. ft.)

Floor Area Ratio: 0.13

5.3 Parking Required: 116 spaces

Parking Provided: 208 spaces

5.4 Building Height: two stories

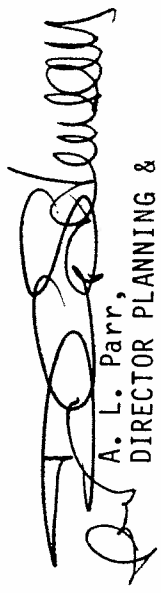
5.5 Exterior Materials: Brick, stucco and metal cladding

5.6 The submitted plans indicate a potential for future expansion. A future amendment rezoning would be required in this regard.

RR/ds

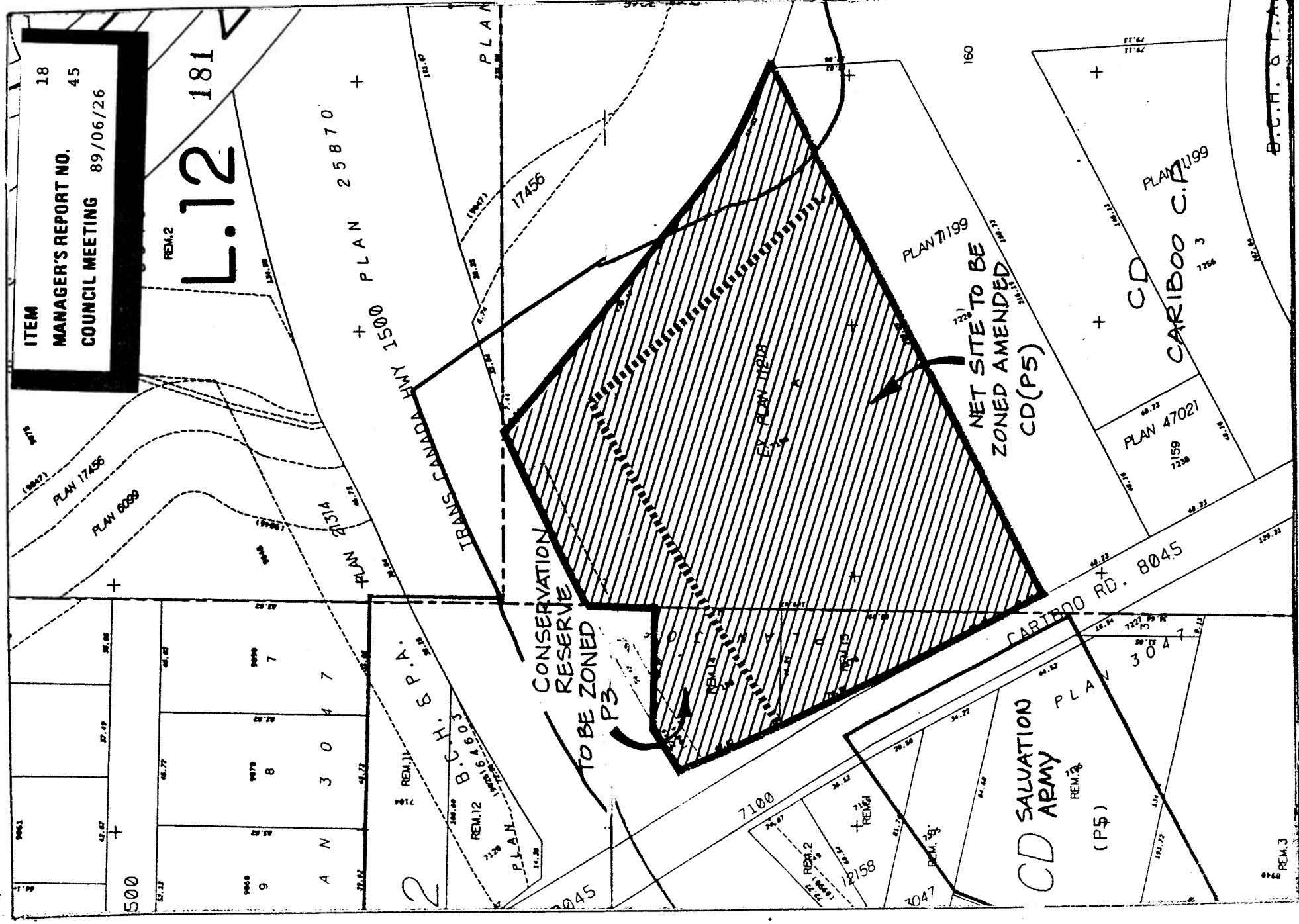
Attachments

cc: Director Recreation and Cultural Services
Municipal Clerk
Municipal Solicitor
Director Finance
Director Engineering
Fire Chief

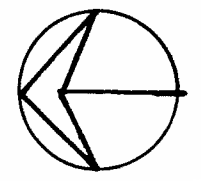

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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REM.2
L.12
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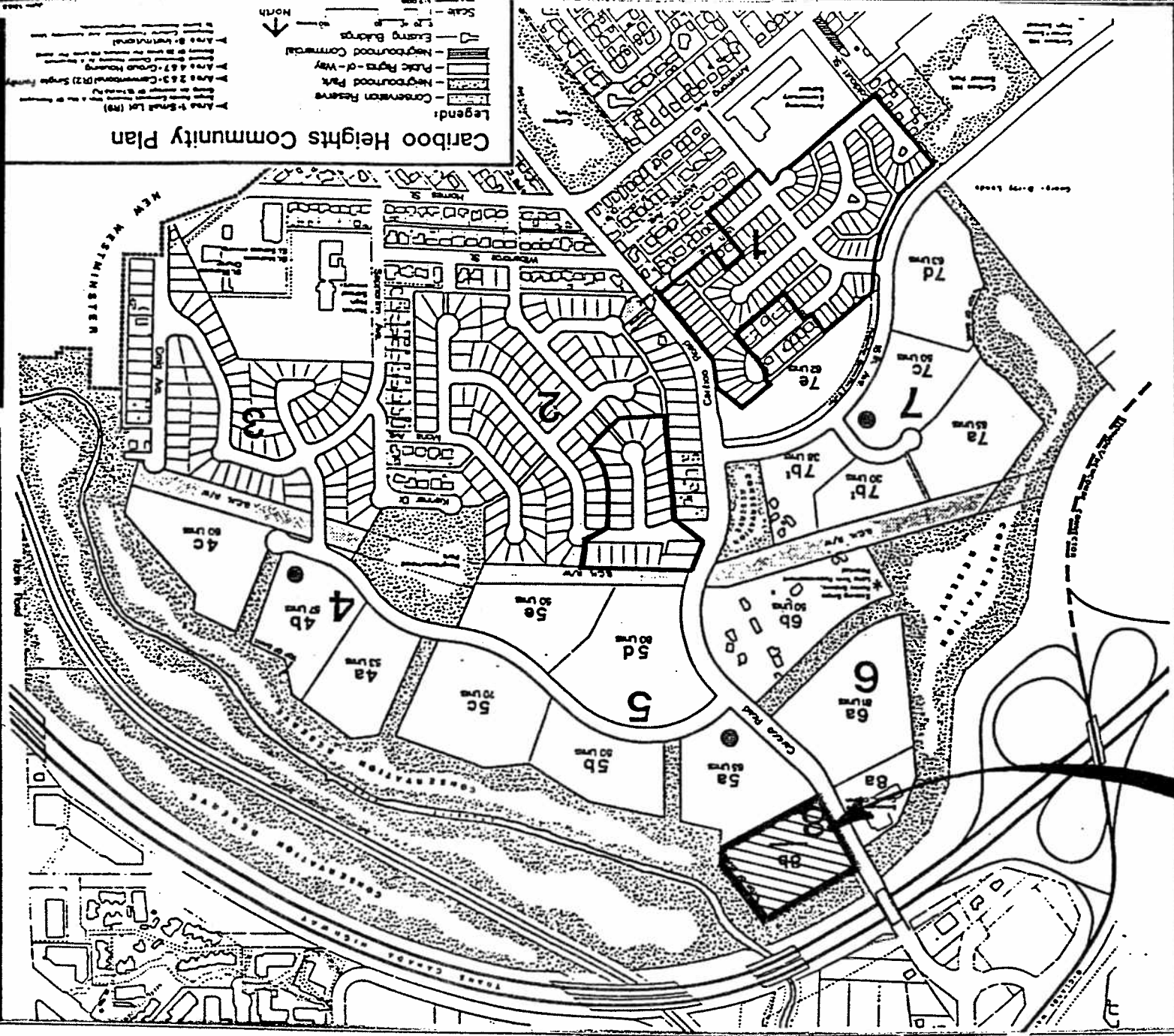
BURNABY
 Planning &
 Building Inspection
 Department



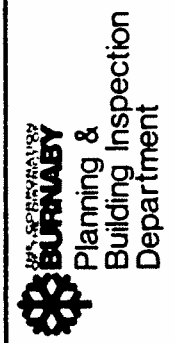
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SUBJECT SITE



Date: 1989 MAR

Scale: NTS

Drawn By: RWN

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