

1990 DECEMBER 12

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #23/90
4563 NORTH ROAD
(SEE ATTACHED SKETCHES #1 AND #2)
PCL. 2 (EXP. PLAN 10916) OF PARCEL A,
BLK. 23, D.L. 1, PLAN 3043;

FROM: M2 GENERAL INDUSTRIAL DISTRICT

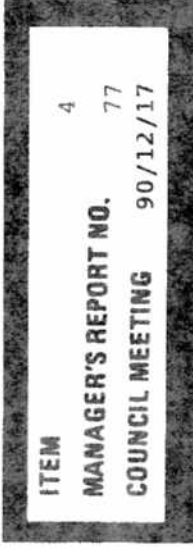
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C1 NEIGHBOURHOOD COMMERCIAL
GUIDELINES AND IN ACCORDANCE WITH THE
DEVELOPMENT PLAN ENTITLED "COMMERCIAL
DEVELOPMENT" PREPARED BY URBAN DESIGN GROUP ARCHITECTS

PURPOSE: To seek Council authorization to forward this application
to a Public Hearing on 1991 January 29.

=====

RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 January 07 and to a Public Hearing on 1991 January 29 at 7:30 p.m.
- 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.



- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.

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:

T. Thompson
Urban Design Group Architects Limited
#900 - 815 West Hastings Street
Vancouver, B.C.
V6C 1B4

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit retail development.

3.0 BACKGROUND:

The subject site is located immediately south of Community Plans 5 and 10 (see attached sketch #2). A large commercial/industrial development is located to the north and the Trans-Canada Highway is immediately adjacent to the south-west. The site is currently occupied by a used automobile dealership. Commercial development is located to the east across North Road in Coquitlam.

Council on 1990 May 28 received the report of the Planning and 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: M2 General Industrial District

TO: CD Comprehensive Development District
(based on C1 Neighbourhood Commercial District guidelines and in accordance with the development plan entitled "Commercial Development" prepared by Urban Design Group Architects.

ITEM	4
MANAGER'S REPORT NO.	77
COUNCIL MEETING	90/12/17

- 4.2 The proposed development, and in particular its roof, will be highly visible from the freeway west-bound. In this regard, the submitted plan includes the provision of buffering landscaping including trees in the 3 m (10 ft.) wide rear yard provided adjacent to the freeway right-of-way. Although this buffer area is less than that provided for other sites adjacent to the freeway, it does provide for landscaping while maintaining the workability of this relatively difficult, small and triangular site.
- 4.3 Two vehicular accesses are provided to the site from North Road. The southerly access will be right-in and right-out only.
- 4.4 Ministry of Transportation and Highways' approval is required for the rezoning of the site.
- 4.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site.
- 4.6 A 3 m (10 ft.) wide fill easement related to potential future freeway widening requirements will be provided across the rear of the site.
- 4.7 The developer is required to remove existing overhead wiring adjacent to the site.
- 4.8 A development plan for the subject site which is suitable for presentation to a Public Hearing has been submitted.

5.0 DEVELOPMENT PROPOSAL:

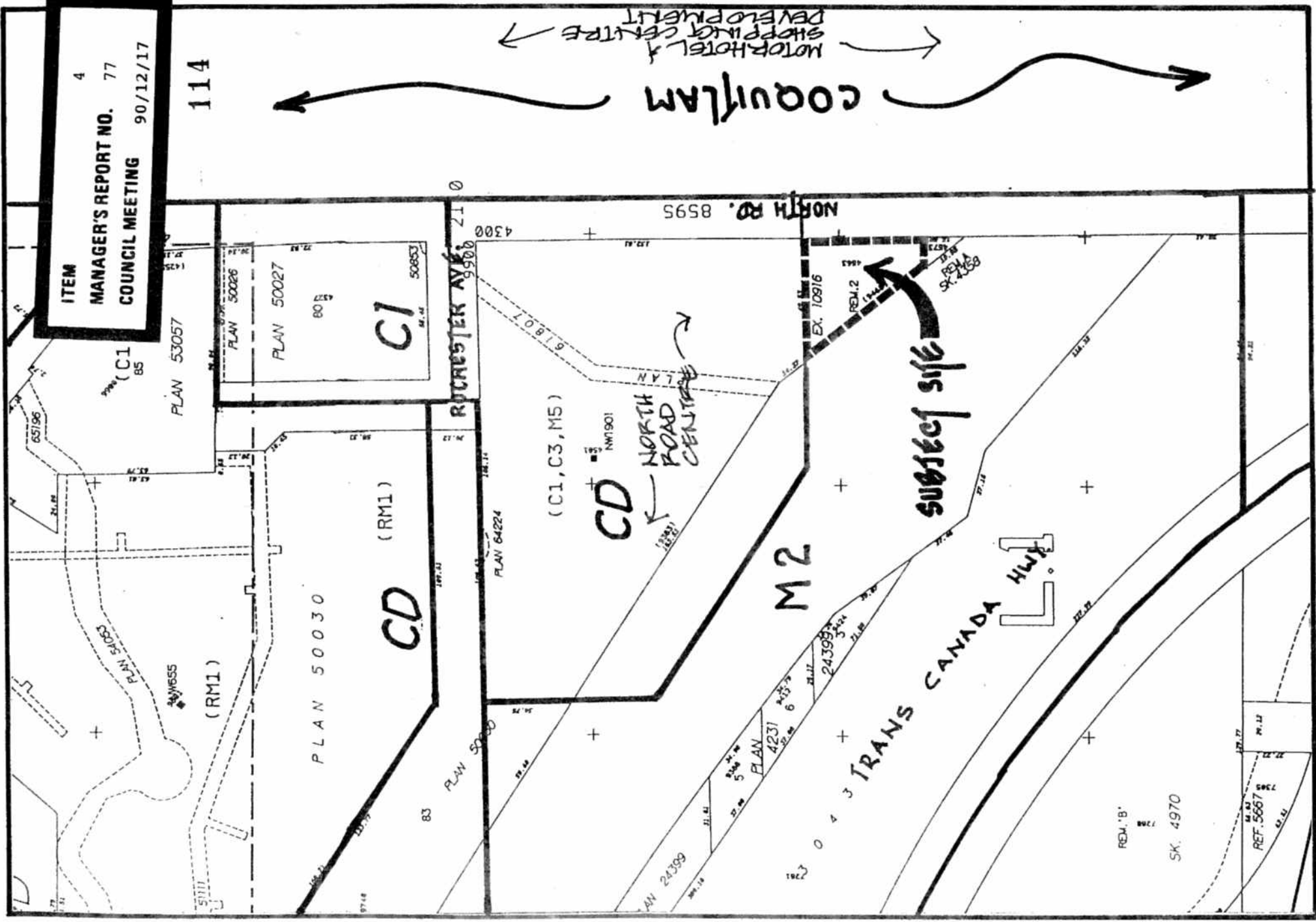
- 5.1 Site Area: 1,510.4 m² (16,258 sq. ft.)
(subject to survey)
- 5.2 Site Coverage: 38 per cent
- 5.3 Retail Floor Area: 574.6 m² (6,185 sq. ft.)
- 5.4 Floor Area Ratio: 0.38
- 5.5 Building Height: Two storeys (one storey retail with basement parking and storage)
- 5.6 Parking Required: 574.6 m²/46 m² = 13 spaces
Parking Provided: 8 surface + 9 basement = 17 spaces
Loading Provided: 1 space
- 5.7 Exterior Materials and Finishes:
- face brick
- prefinish smooth metal panels
- sandblasted concrete

Ap
RR:ap

Attach.

c.c. Municipal Clerk
Director Engineering


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM 4
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING 90/12/17

114

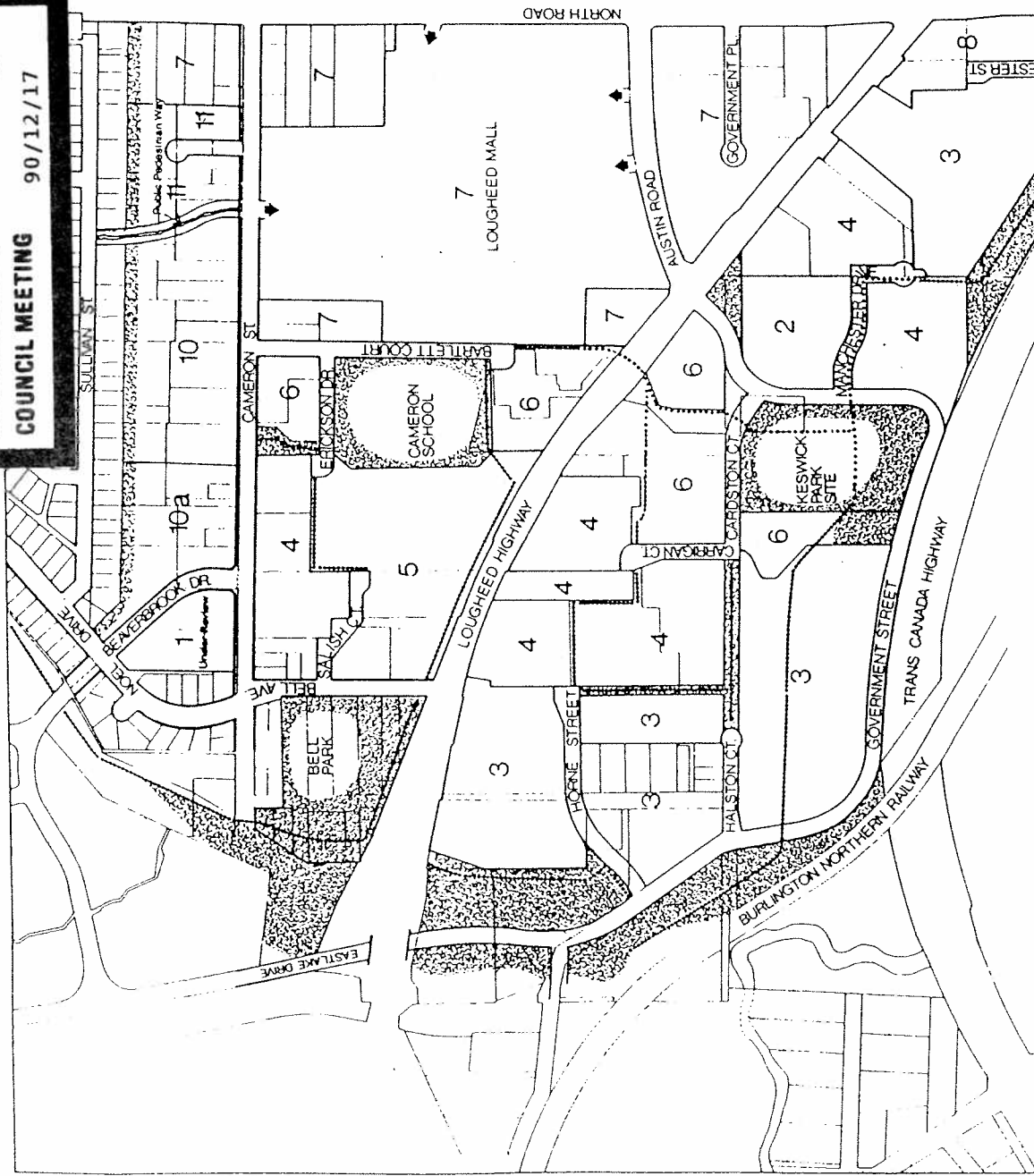
Date: MAY 1990
 Scale: 1:2000
 Drawn By:

 **BURNABY**
 Planning & Building Inspection Department
 R.Z. # 23/90



SKETCH # 1.

ITEM 4
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING 90/12/17



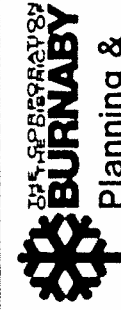
- 1-- Proposed Low Density Multiple Family Development
Unit Density - 10/12 Units Per Acre
- 2-- Proposed High Density Multiple Family Development
Unit Density - 100 Units Per Acre
- 3-- Existing Low Density Multiple Family Development
- 4-- Existing Medium Density Multiple Family Development
(Frame Apartments)
- 5-- Existing Medium Density Multiple Family Development
Unit Density - 60 Units Per Acre
- 6-- Existing High Density Multiple Family Development
- 7-- High Density Commercial Development Area
- 8-- Existing Low Density Neighbourhood Commercial
Development Area
- 9-- Existing Industrial / Commercial Centre
- 10-- Cameron Library and Recreation Centre
- 10a-- District Playing Field
- 11-- Institutional
- Pedestrian System



Updated to 1990
 Reference date 1970 July

subject site

COMMUNITY PLANS FIVE & TEN



Planning &
 Building Inspection
 Department

Date:
 MAY 1990

Scale:
 N.1.S.

Drawn By:

115

R.2. # 23/90

SKETCH # 2.

