

ITEM 3
MANAGER'S REPORT NO. 66
COUNCIL MEETING 91/11/12

TO: MUNICIPAL MANAGER 1991 NOVEMBER 04
FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #24/91
7320 CANADA WAY (SEE ATTACHED SKETCH)

PURPOSE: To provide Council with information regarding the plan of development submitted for the site, as requested by Council.

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RECOMMENDATION:

- 1) THAT this report be received for information purposes.

R E P O R T

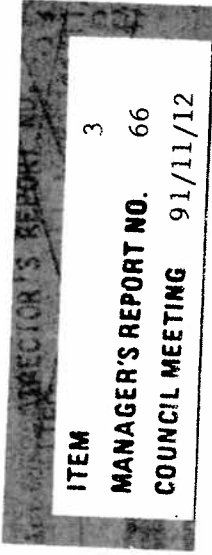
1.0 BACKGROUND INFORMATION:

- 1.1 On 1991 July 22, Council received a report on Rezoning Reference #24/91 which involves a request to rezone the subject property to C1 Neighbourhood Commercial District in order to permit the development of a commercial retail/office building. At that time, Council adopted the recommendation of the Director Planning and Building that the rezoning be advanced to the 1991 August 20 Public Hearing.
- 1.2 At the Public Hearing, Ms. Lucy Ng addressed Council regarding the rezoning on behalf of her parents, who are the owners of the property at 7205 Canada Way. Ms. Ng advised that her parents were not opposed to the proposed development, but were concerned about the effect it would have on parking in the area. Specifically, Ms. Ng expressed a preference for some surface parking for bank patrons.

The applicant has now submitted a plan of development, thus enabling this report to be submitted to Council.

2.0 GENERAL DISCUSSION:

- 2.1 The submitted plan of development indicates a two-storey commercial building, with a total gross floor area of 919.9 m² (9,903 sq. ft.). The parking calculation for this area is based on one space per 495.16 sq. ft., which accommodates recreational uses, banks, offices, restaurants with 50 seats or less, and retail stores; however, the applicant has stated the entire building will be used for office use. The second floor of the building is over double the size of the first floor, with the second floor elevated over much of the surface parking area. While the applicant had previously indicated underground parking would be provided, the submitted plan of development indicates all the parking provided is on the surface.



2.2 The following provides a brief summary of the proposed pertinent development statistics for the site. It should be stressed that these statistics are based on a preliminary plan of development, which may be varied by the applicant or staff, to ensure compliance with all Municipal bylaws and regulations and rezoning requirements.

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2.2.1 Net Site Area: 1,266.6 m² (13,635 sq. ft.)

Lot Coverage Permitted
and Shown: 50%

2.2.2 Gross Floor Area: 919.9 m² (9,903 sq. ft.)

Height Permitted: 2 storeys - 9 m (29.53 ft.)

Height Shown: 2 storeys - 7.8 m (25.87 ft.)

2.2.3 Parking Required: 20

Parking Shown: 21 (all surface)

2.2.4 Loading Spaces
Required and Shown: 1

3.0 CONCLUSION:

3.1 This report provides a brief summary/description of the pertinent aspects of the plan of development submitted for Rezoning Reference #24/91. As was noted above, the applicant has stated the entire building will be used for office use. The development plan shows the required parking spaces, which are all provided at grade.

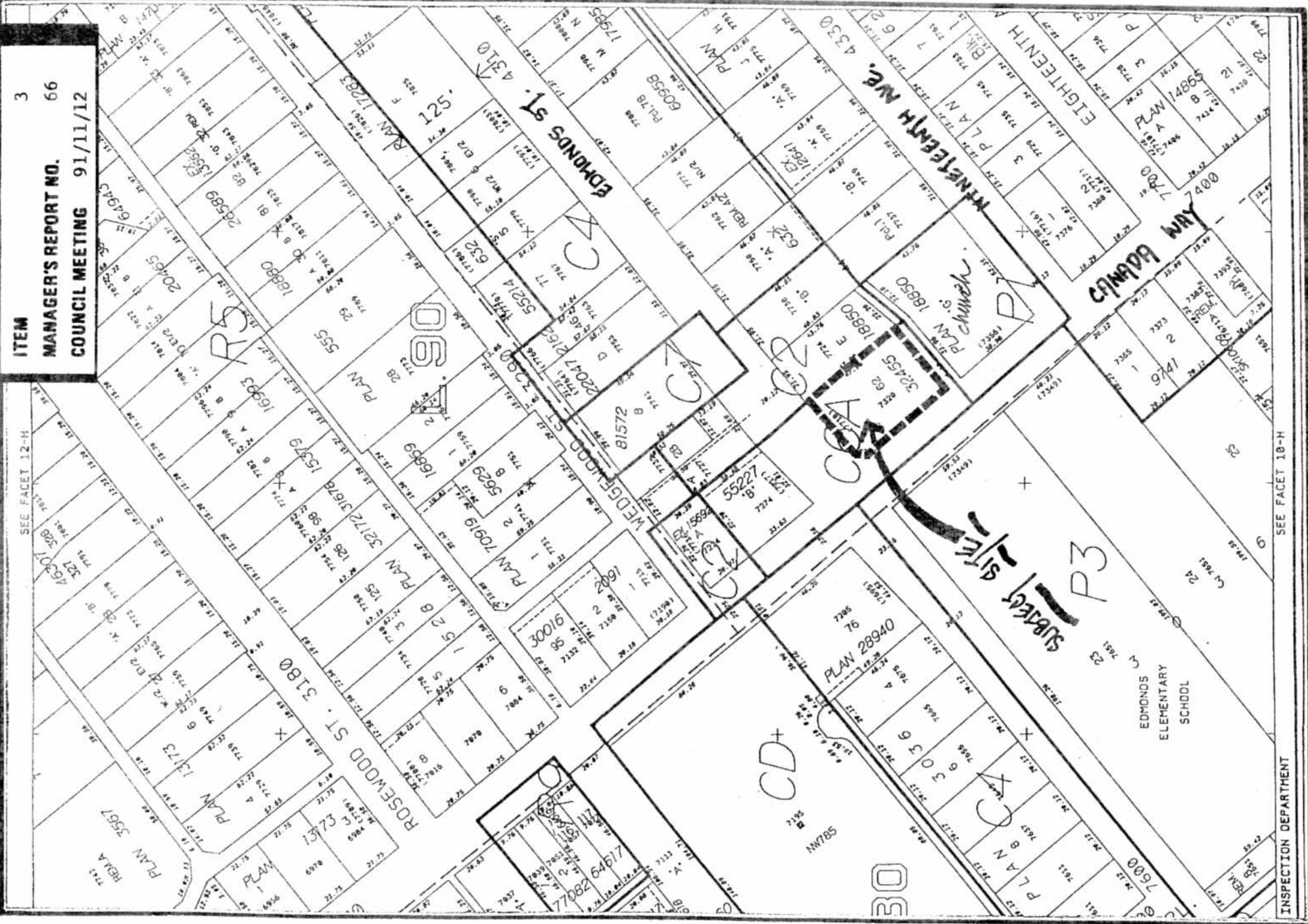
This is for the information of Council.

A. L. Parr, Director
Planning and Building

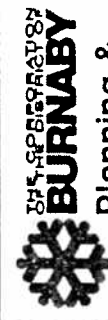
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Attach.

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North



City of BURNABY
 Planning &
 Building Inspection
 Department

REZONING REFERENCE # 24/91 109

Date:	Oct. 1991
Scale:	1:2000
Drawn By:	

INSPECTION DEPARTMENT

SEE FACET 10-H

SEE FACET 12-H

