

TO: ACTING MUNICIPAL MANAGER 1992 MAY 27
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #23/92
6551 HASTINGS STREET,
PORTION OF 6511 HASTINGS STREET
(REFER TO ATTACHED SKETCH #1)

LEGAL: Portion of Block V except: Part on Plan with Bylaw Filed A35693, D.L.'s 205, 206, 217 and 218, Group 1, N.W.D., Plan 28422; Lot 4 except firstly: the first half and secondly: the north 346.45 ft. of the east half, Block 6, D.L. 206, Group 1, N.W.D., Plan 1071;

FROM: M1 Manufacturing District, C6a Gasoline Service Station District and M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District use and density and in accordance with the development plan entitled "Hastings Golf Centre" prepared by Allan Diamond Architect).

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1992 June 16.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be advanced to First Reading on 1992 June 01 and to a Public Hearing on 1992 June 16 at 7:30 p.m. and 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 consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.

g) The undertaking of a vegetation survey of the site as the basis for the preparation of a vegetation retention plan intended to preserve as many existing mature trees as possible.

The submission of a written undertaking to ensure that all site areas identified for preservation of existing or vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

h) The provision and development of a public urban trail to municipal standards and in accordance with an approved design.

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

j) The submission of a satisfactory environmental assessment of the site and the pursuance of satisfactory remediation arrangements, if required.

k) The completion of a Preliminary Plan Approval showing the parking required by the Burnaby Zoning Bylaw on the Shellburn refinery site, once the parking provided for the golf driving range has been accounted for.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw is to permit the development of a golf driving range.

2.0 BACKGROUND INFORMATION:

- 2.1 The subject site is immediately adjacent Apartment Study Area "C" (see attached Sketch #2).
- 2.2 On 1992 May 25 Council received a report from the Director Planning and Building regarding the subject rezoning. The report reviewed staff's general land use concerns in connection with the proposal, but acknowledged that the issue of the use of industrial land for non-industrial purposes has been addressed by Council from a broad policy viewpoint by deleting golf driving ranges as a permitted use in the industrial zoning districts. Notwithstanding the above land use policy discussions, it was staff's understanding that Council may be prepared to advance this proposal to be considered through the rezoning process, including soliciting public input through the required Public Hearing. Therefore, staff held discussions with the applicant on this proposal in order to achieve certain improvements to the plan of development, notwithstanding the general land use questions.

At that time Council adopted the recommendation that staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

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

3.0 GENERAL COMMENTS:

- 3.1 Council is reminded that First Reading of the bylaw to rezone the subject site can not be given until after Final Adoption of the text amendment to the Zoning bylaw to permit golf driving ranges as a permitted use in the P2 Park and Public Use District, subject to development on the basis of the CD Comprehensive Development District. The text amendment bylaw appears elsewhere on this agenda for Council consideration and Second Reading, Third Reading and Final Adoption.
- 3.2 The approval of the Ministry of Transportation and Highways is required for this rezoning application. The Ministry has provided a preliminary road design plan indicating that a dedication of 2.9 meters (9.5 ft.) will be required along the entire Hastings Street frontage of the Shellburn refinery site, with the dedication tapering down to nil at the west end of the property. The Planning and Building Department will be requesting an additional 1.8 m (6 ft.) of dedication along Hastings Street abutting the golf driving range site in order to incorporate boulevard trees between the curb and the future separated sidewalk, resulting in a total dedication of 4.7 m (15.4 ft.) along Hastings Street abutting the subject site.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the provision of an urban trail within the property, street trees and a separated sidewalk abutting the site, as well as sufficient intersection improvements at the corner of Hastings Street and the driveway into the Shellburn refinery site to accommodate vehicular access for the two land uses.
- 3.4 An access easement will be required to be registered at the Land Title Office granting access to the proposed golf driving range site from Hastings Street at Kensington Avenue across the Shellburn refinery site. A restrictive covenant will be required precluding direct access to the subject site from Hastings Street.
- A combined bicycle/pedestrian urban trail is to be constructed by the applicant along the southern property line of the site. The urban trail will also be covered by easement, with maintenance of the trail by the owner of the property.
- 3.5 In consideration of staff's concerns regarding the aesthetics of the development proposal, as well as the existing refinery, and the necessity of screening the development from Hastings Street, the following landscape buffers will be provided:
- (a) A 50 ft. wide landscape buffer along the north property line. This landscape buffer, which will feature existing and supplemental natural vegetation, will be located on the Shellburn refinery site and will be protected by restrictive covenant.
 - (b) A 30 ft. wide buffer area at the east end of the driving range, with new coniferous and deciduous trees.
 - (c) Along the south property line, the buffer will be 40 ft. wide abutting the lane east of Grove Avenue and 44 ft. wide abutting Hastings Street, featuring the existing fir trees, the urban trail and an evergreen hedge.
- In addition to the buffer area immediately abutting Hastings Street, the 40 ft. high cedar hedge located approximately 160 ft. north of Hastings Street will be preserved, flanking the high netting to the south.

3.6 The Acting Chief Public Health Inspector has indicated that due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment should be conducted. This assessment would be submitted to the Ministry of Environment and our Environmental Health Department for review. If remedial work is required, a plan and schedule for the work to be completed should be submitted and approved by the Ministry of Environment and Burnaby.

3.7 The applicant has been unable to verify yet that the parking stalls shown for the proposed golf driving range, which are within an existing parking area, are above and beyond the needs of the Shellburn refinery use as determined by the Burnaby Zoning Bylaw. In consideration of the large land area on the Shellburn refinery site, it is recommended that the subject rezoning proceed to Public Hearing, but that a Preliminary Plan Approval application be required to be completed verifying that the parking area of the golf driving range is not required parking for the refinery site.

4.0 DEVELOPMENT PROPOSAL:

4.1 The development proposal consists of a three level golf driving range building, with tall poles and high mesh netting flanking the driving range and a series of putting greens between the driving range and Hastings Street. The development plan also includes an accessory pro shop/coffee shop building and a chipping green located to the west of the driving range building.

4.2 Site Area: 10.8 acres (470,500 sq. ft.)

Total Floor Area: 2 583.7 m² (27,812 sq. ft.)

4.3 Building Height Permitted: 12 m (39.37 ft.)

Building Height Shown

Driving Range Building: 11.2 m (37 ft.)

Pro Shop/Coffee Shop: 7.9 m (26 ft.)

Control Building: 5.4 m (18 ft.)

Service Sheds: 4.5 m (15 ft.)

4.4 Parking Required:

Coffee Shop - 86 seats
@ 1 per 5 seats: 17.2 spaces

Recreational Use -
25,492 sq. ft.
@ 1 per 495.16 sq. ft.: 51.4 spaces

TOTAL PARKING REQUIRED 69 spaces

PARKING PROVIDED: 114 spaces

4.5 Loading Required and Provided: 1 space

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4.6 Exterior Materials and Finishes:

Driving Range Building:

Cedar Shingles, Acrylic Stucco
and Glazed Windows in
Aluminum Frames.

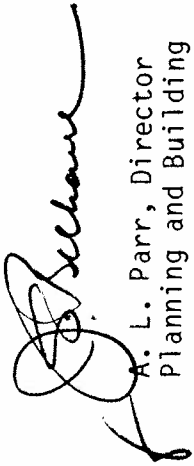
Pro Shop/Coffee Shop:

Cedar Singles, Aluminum
Store front and Windows, and
Brick Masonry

A.P.
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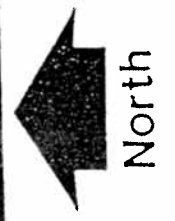
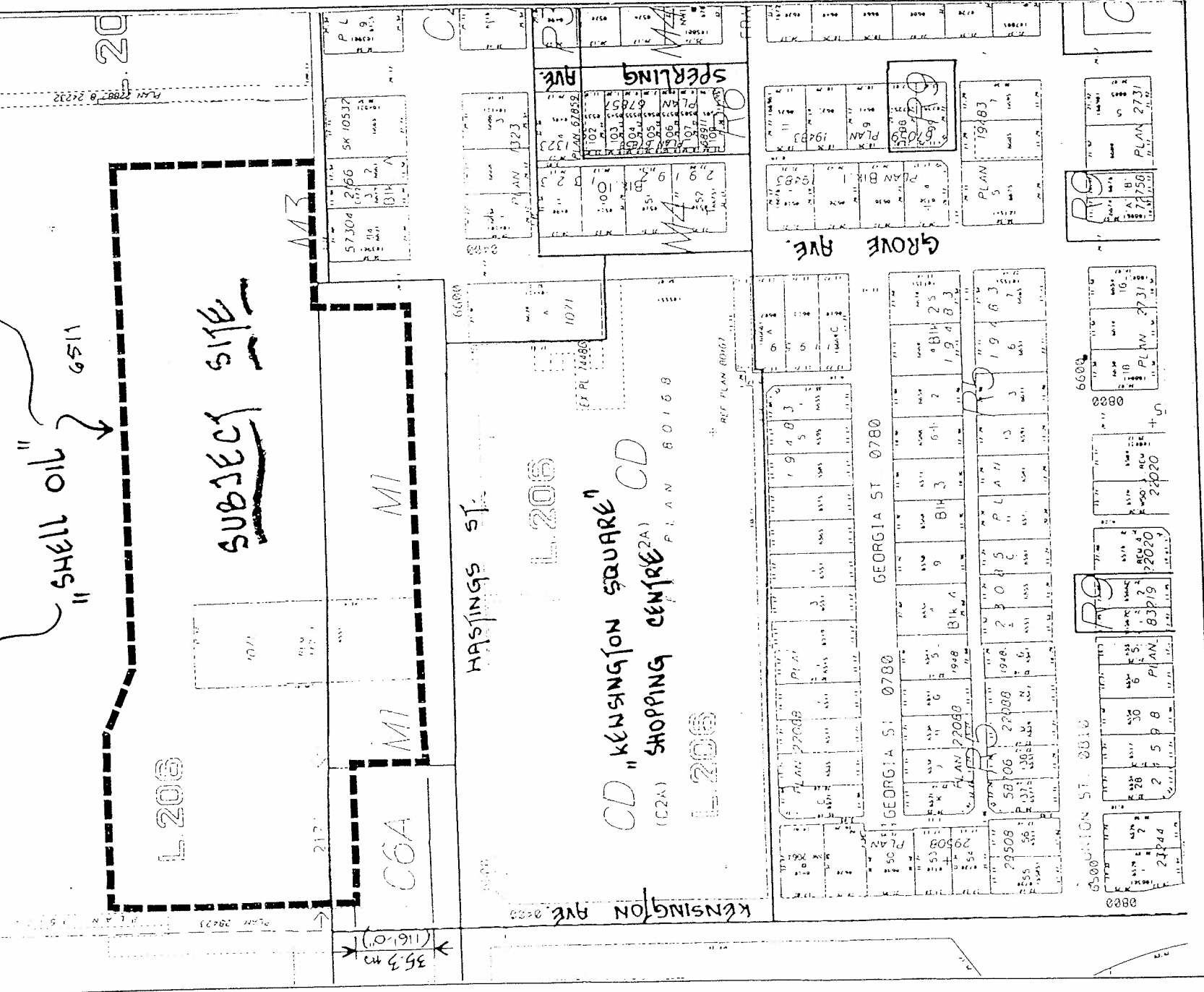
Attach.

cc: Municipal Clerk
Director Engineering


A. L. Parr, Director
Planning and Building

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Date: MAY 1992

Scale: N.T.S.

Drawn By: J.P.C.

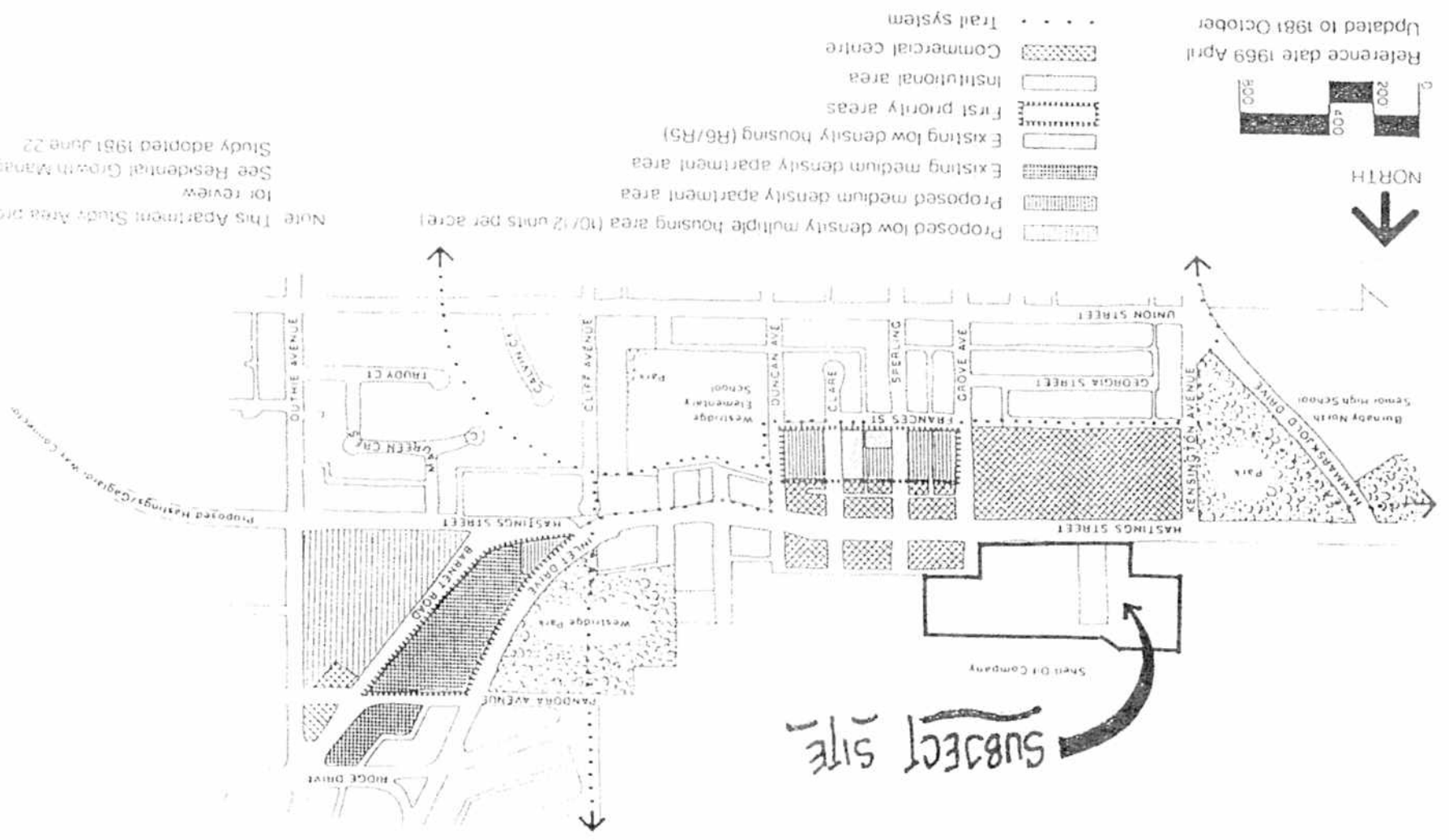
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SKETCH #1

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Note: This Apartment Study Area proposed for review
 See Residential Growth Management Study adopted 1981 June 22

APARTMENT STUDY AREA C Drawing number 3



THE CORPORATION
BURNABY
 Planning &
 Building Inspection
 Department

Date: MAY 1992
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SKETCH #2

