

ITEM	3
MANAGER'S REPORT NO.	1
COUNCIL MEETING	92/01/06

TO: MUNICIPAL MANAGER 1991 DECEMBER 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #95/88  
8760 LOUGHEED HIGHWAY/8765 GOVERNMENT STREET  
(SEE ATTACHED SKETCH)

LEGAL: LOT 2, BLOCK "B" OF D.L. 10, GROUP 1, PLAN 6980 EXCEPT:  
FIRSTLY: PARCEL "A" (EXPL. PLAN 9604) AND  
SECONDLY: PART SUBDIVIDED BY PLAN 12317 AND  
THIRDLY: PART SUBDIVIDED BY PLAN 28760, N.W.D.  
LOT 1, EXCEPT: PART DEDICATED ROAD ON PLAN 62747,  
D.L. 10, GROUP 1, N.W.D. PLAN 12317;

FROM: R1 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON P8 PARKING DISTRICT AND  
P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON P8 PARKING DISTRICT AND P5 COMMUNITY  
INSTITUTIONAL DISTRICT GUIDELINES, AND IN ACCORDANCE  
WITH THE DEVELOPMENT PLAN ENTITLED "SITE PLAN FOR  
ADDITIONAL PARKING FOR NEW LIFE COMMUNITY CHURCH"  
PREPARED BY D. DE KLEER")

PURPOSE: To seek Council authorization to forward this application to a  
Public Hearing on 1991 February 19.

=====

RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 January 28 and to a Public Hearing on 1992 February 19 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 granting of any necessary easements.
  - d) The dedication of any rights-of-way deemed requisite.
  - e) The approval of the Ministry of Transportation and Highways to the rezoning application.

R E P O R T

ITEM	3
MANAGER'S REPORT NO.	1
COUNCIL MEETING	92/01/06

**1.0 REZONING PURPOSE**

1.1 The purpose of the proposed bylaw amendment is to permit a portion of the property to be used for additional parking and improved access for the New Life Community Church.

105

**2.0 BACKGROUND INFORMATION AND SUMMARY**

2.1 On 1982 February 22, Council gave Final Adoption to Rezoning Reference #7775 which involved the development of a Church facility on the property at 8765 Government Street. The site is zoned CD Comprehensive Development District utilizing the P5 Community Institutional District guidelines. The New Life Community Church includes an assembly hall with associated Sunday school classrooms in the main structure, with a separate building located within the rear portion of the site that has been retained for a day-care facility and caretaker's suite.

2.2 A portion of the property at 8760 Loughheed Highway was rezoned on 1984 October 01 to CD Comprehensive Development District (based on P8 Parking District guidelines) to provide additional off-street parking for the adjacent Church.

2.3 The subject site at 8760 Loughheed Highway is presently owned by the Provincial Ministry of Transportation and Highways who are leasing the property to the applicant for parking purposes.

2.4 Council received a report on 1988 November 14 regarding the subject rezoning application which advised that the applicant is applying to rezone the remainder of the subject property at 8760 Loughheed Highway in order to provide additional off-street parking for the Church and to widen the access to the Church site (8765 Government Street). This remainder would also be zoned CD Comprehensive Development District (based on P8 District guidelines), rather than P8 Parking District alone, in order to integrate this area fully into the overall development and to provide for appropriate buffer areas.

This Department advised that the proposed rezoning is considered to be a relatively minor rezoning amendment, as long as a plan of development can be submitted indicating sufficient buffering and screening for the Church and the parking area. At that time, Council adopted the recommendation that staff be authorized to work with the applicant towards a plan of development in accordance with that report, suitable for presentation to a Public Hearing.

A suitable plan of development has now been submitted for presentation to a Public Hearing.

**3.0 GENERAL DISCUSSION**

3.1 The proposed rezoning would involve two specific changes to the site. The first involves developing additional parking for the site in the large R1 zoned portion of the site immediately south of the Loughheed Highway. With regard to the site's proximity to the Loughheed Highway, the submitted Comprehensive Development plans indicate the provision of a solid hedge screen along the northerly edge of the proposed parking area, as well as the retention of the existing deciduous trees within the 20 foot buffer area between the parking area and the northerly property line. More importantly, there is also a significant strip of heavily treed land in a natural state from the north property line of the subject site to the edge of the trees along the Loughheed Highway. This area ranges between approximately 40 to 100 feet deep, with the shallowest point at the north-easterly corner of the subject site.

ITEM 3  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING 92/01/06

3.2 The other change to the property involves widening the access to the Church site off Government Street. In discussing this proposal with the applicant, staff have learned that the intention is to relocate an existing row of six to eight foot high evergreens located just inside the Church's west property line to within the strip currently zoned R1 Residential District. The required 6 ft. wide landscaped strip abutting parking areas will be maintained, with the Church able to utilize more of their property for access. The Traffic Division of the Engineering Department has no objection to this proposal.

3.3 This rezoning application is a minor CD Comprehensive Development proposal, which will provide additional parking for the New Life Community Church, while still maintaining a strong natural treed buffer between the parking lot and the Loughheed Highway. The other aspect of the rezoning involving the widening of the access to the Church site off Government Street and the relocation of the row of evergreens adjacent the driveway is also supported by staff.

**4.0 DEVELOPMENT PROPOSAL**

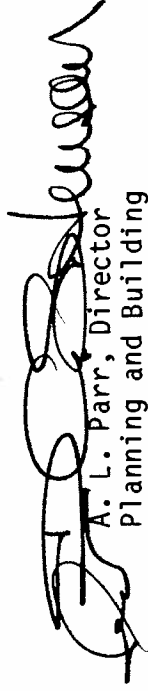
4.1	Parking Required.....	44 spaces
	Existing Parking.....	89 spaces
	Additional Parking Proposed.....	<u>57 spaces</u>

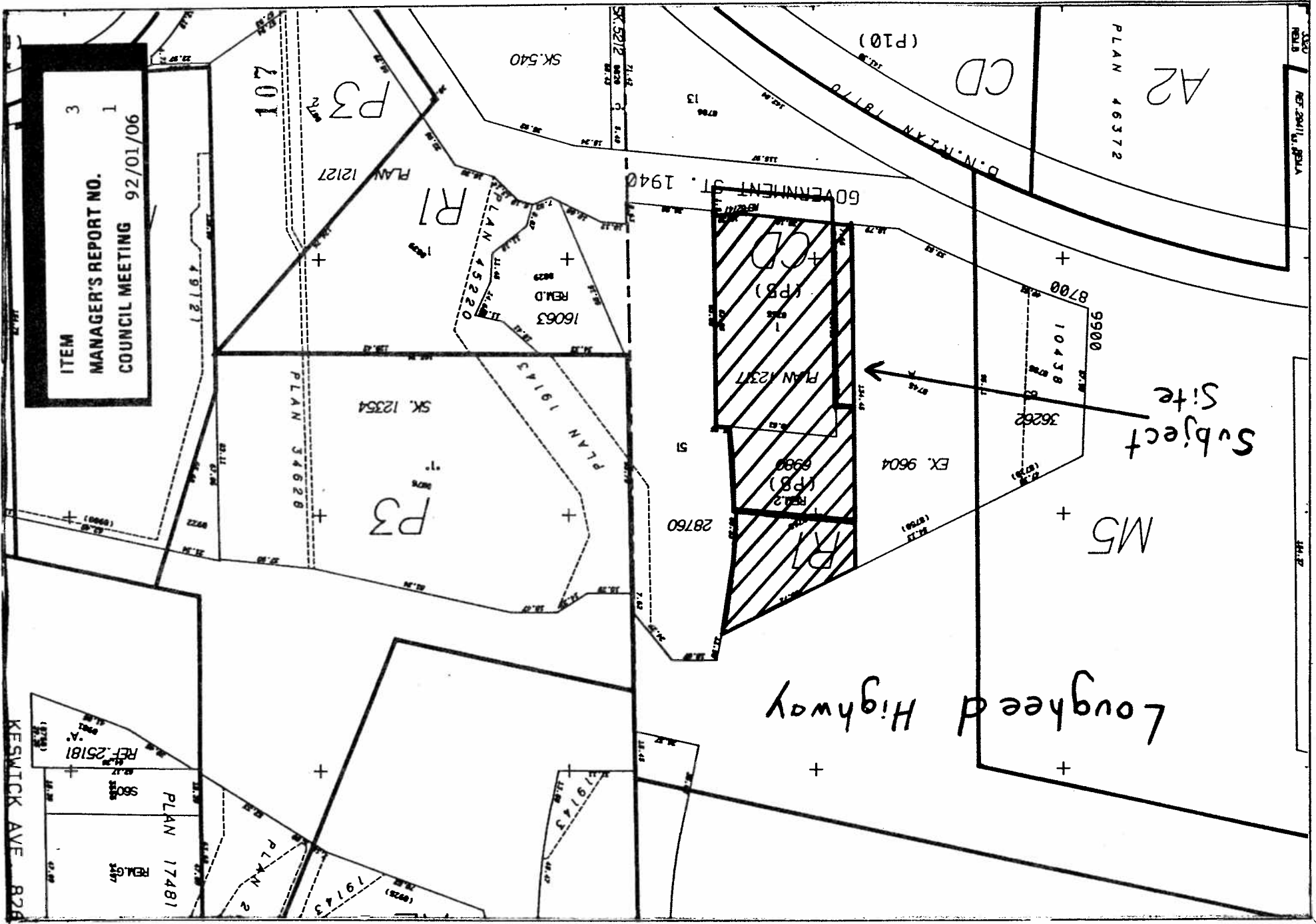
**TOTAL PARKING PROVIDED: 146 SPACES**

*AW*  
BW:lf

Attach.

cc: Municipal Clerk

  
A. L. Parr, Director  
Planning and Building



ITEM 3  
 MANAGER'S REPORT NO. 1  
 COUNCIL MEETING 92/01/06



BURNABY  
 Planning &  
 Building Inspection  
 Department

Rezoning Reference #95/88

Date: 1991 Dec.

Scale: 1:2000

Drawn By:

