

ITEM	11
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

TO: CITY MANAGER
FROM: ACTING DIRECTOR PLANNING AND BUILDING
SUBJECT: COMMERCIAL PARKING PROVISION
PROPOSED MIXED USE DEVELOPMENT
4301 - 4399 KINGSWAY
REZONING REFERENCE #14/92

1993 MARCH 11

PURPOSE: To respond to an issue raised at the Public Hearing for the subject rezoning.

=====

RECOMMENDATION:

1. THAT the subject rezoning bylaw be amended to reduce the commercial parking provision for the development to 45 spaces.

R E P O R T

At the Public Hearing for the subject rezoning held on 1993 February 23, the applicant for the rezoning requested an amendment of the rezoning bylaw to accommodate a proposed adjustment to the previously submitted plan of development for the project, reducing commercial parking from 93 spaces to 45 spaces.

The commercial component of the proposed development has a floor area of 1719 m² (18,500 sq.ft.). The minimum commercial parking requirement under the Burnaby Zoning Bylaw, based on one space per 46 m² (495.16 sq.ft.) of floor area, is consequently 38 spaces. Commercial tenancies such as a restaurant of more than 50 seats or medical-dental offices, which have a higher parking requirement under the Zoning Bylaw, could however increase this minimum requirement.

The submitted plan of development, as incorporated into the zoning bylaw, included a total of 93 commercial parking spaces (45 spaces at grade plus 48 spaces underground). This was intended to provide for commercial uses with higher parking requirements, and to provide additional parking for the existing retail on the neighbouring Burnaby Centre site to the west. At the Public Hearing for the subject rezoning, however, the architect advised of the developer's intent to delete the underground commercial parking spaces. Staff have been informed that this is a result of no agreement regarding the provision of these spaces, having been reached with the neighbouring property owners.

CITY MANAGER
COMMERCIAL PARKING PROVISION
4301 - 4399 KINGSWAY
REZONING REFERENCE #14/92
1993 MARCH 11PAGE 2

ITEM	11
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

If the underground commercial parking spaces are deleted, the development will provide 45 commercial spaces at grade. This is 7 spaces more than the Zoning Bylaw minimum requirement of 38 spaces. Staff are therefore recommending that the rezoning bylaw be amended in accordance with the developer's request.



D.G. Stenson, Acting Director
Planning and Building

RR:yg