

ITEM	15
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02

TO: CITY MANAGER 1994 APRIL 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #53/93
(PREVIOUS REZONING REFERENCE #5/80)

RETAIL BEER AND WINE STORE

ADDRESS: 4343 LOUGHEED HIGHWAY

LEGAL: LOT 78, D.L. 119, GROUP 1, N.W.D. PLAN 64595

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

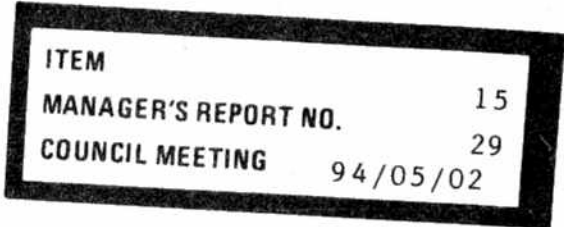
TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3a GENERAL COMMERCIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "LOUGHEED HOTEL, 4343 LOUGHEED HIGHWAY, BURNABY, B.C." PREPARED BY LYN T. JONES AND ASSOCIATES DESIGN CONSULTANTS)

APPLICANT: STILL CREEK MANAGEMENT LTD.
(ATTN: DOUG BROMAGE)
STE. 1750, 401 W. GEORGIA STREET
VANCOUVER, B.C. V6B 5A1

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 May 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 May 09 and to a Public Hearing on 1994 May 31 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 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.
- c) The approval of the Ministry of Transportation and Highways to the rezoning application.
- d) The completion of the required neighbourhood survey as described in Section 3.3 of this report.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a retail beer and wine store.

2.0 BACKGROUND INFORMATION:

- 2.1 On 1993 September 27 Council received the report of the Planning and Building 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.

The following pertinent background information was included in the 1993 September 27 report.

- 2.2 In July 1982 Final Adoption was given to a rezoning bylaw on the hotel site to provide a Comprehensive Development plan for a major mixed use redevelopment of the site (Rezoning Reference #5/80). Due to the costs of the project and the economic downturn in 1982, the project did not proceed. The

original Comprehensive Development zoning, however, remains in place at this time but is not consistent with the Community Plan revisions for the area adopted by Council in 1991 in conjunction with a subsequent rezoning application (Rezoning Reference #5/90).

- 2.3 On 1990 March 26 Council received a report on Rezoning Reference #5/90, which involves a major mixed use redevelopment over a large land assembly, including the subject site. The first phase of the proposal involved an interim retail beer and wine store within the existing hotel. A Public Hearing report was submitted to Council on 1991 October 07 outlining a major, phased, mixed-use redevelopment plan, including significant lot assembly and servicing. Rezoning Reference #5/90 was given Second Reading by Council on 1991 November 04 and while not being actively pursued is still active.
- 2.4 Due to the retail beer and wine store being a component of the active rezoning (Rezoning Reference #5/90) which has been given Second Reading, the applicant has been able to pursue Preliminary Site and Applicant Approval from the Liquor Control and Licensing Branch. The applicant received Preliminary Site and Applicant Approval from the Branch on 1993 March 31, subject to the Class "C" Cabaret being converted to restaurant use and the completion of certain upgrading and renovation improvements to the hotel.
- 2.5 The subject site is located within the Brentwood Town Centre (Community Plan Nine) and is designated for Town Centre uses (see attached Sketch #2).

3.0 GENERAL DISCUSSION:

- 3.1 This new rezoning application is viewed as an interim proposal which basically replaces the first phase of the ongoing major rezoning application including this site (Rezoning Reference #5/90), which remains at the Second Reading stage and would not be otherwise affected. The major road dedications and servicing requirements for Rezoning Reference #5/90 and related Subdivision Reference #88/91 would continue to be pursued in relation to those applications. Consequently, the only servicing requirement is the provision of an interim gravel walkway along Lougheed Highway on the site.
- 3.2 The approval of the Ministry of Transportation and Highways is required for this rezoning.
- 3.3 As the Liquor Control and Licensing Branch has already given Preliminary Site and Applicant Approval to a retail beer and wine store on this property,

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it may not be required after Second Reading is given to this rezoning. However, as this is a new rezoning application and a new plan of development is required, Preliminary Site and Applicant Approval will be confirmed at the appropriate time. Once Preliminary Site and Applicant Approval is confirmed, the applicant will deposit sufficient monies to cover the costs of the required neighbourhood survey, which will be conducted by an independent marketing firm under the supervision of Burnaby's Consultant for Public Input on Liquor Licence Applications.

- 3.4 The earlier report on this rezoning also advised that the Lougheed Hotel caters to truckers and that there is a considerable amount of area utilized for truck parking, both on the subject property and on adjacent lots owned by the Lougheed Hotel including an unauthorized parking lot to the east across Rosser Street.

The western end of the subject site is largely used for truck parking, however, a development plan reflecting this use has never been approved. The suitable plan of development should therefore reflect a realistic parking plan for tractor trailer truck parking to accommodate the existing situation.

It was also noted that the Chief Environmental Health Officer has received complaints regarding the noise generated by truck and refrigeration units parked at the Lougheed Hotel and that follow up investigations found noise levels exceeded the Noise and Sound Abatement Bylaw. As a result, Environmental Health Services of the Health Department were preparing charges to be forwarded to the Crown Prosecutor at that time.

As the beer and wine store and the upgrading of the hotel will extend the life of this operation, it is considered important to retain a compatible relationship with surrounding land uses, including compliance with the relevant bylaws.

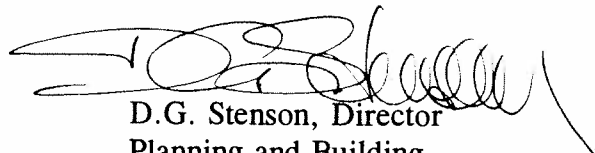
Lougheed Hotel staff have provided a plan to the Environmental Health Services to have the drivers park their trucks in an area which would have the least impact on the neighbouring residents. Since the implementation of this plan, no further complaints have been received. As such, Chief Environmental Health Officer is satisfied that compliance with the Noise and Sound Abatement Bylaw has been achieved at this time.

With regard to the truck parking, the applicant undertook a survey of the number of trucks parked on the property over a two week period and has roughly reflected the average number in truck parking stalls on the plan of development.

4.0 DEVELOPMENT PROPOSAL:

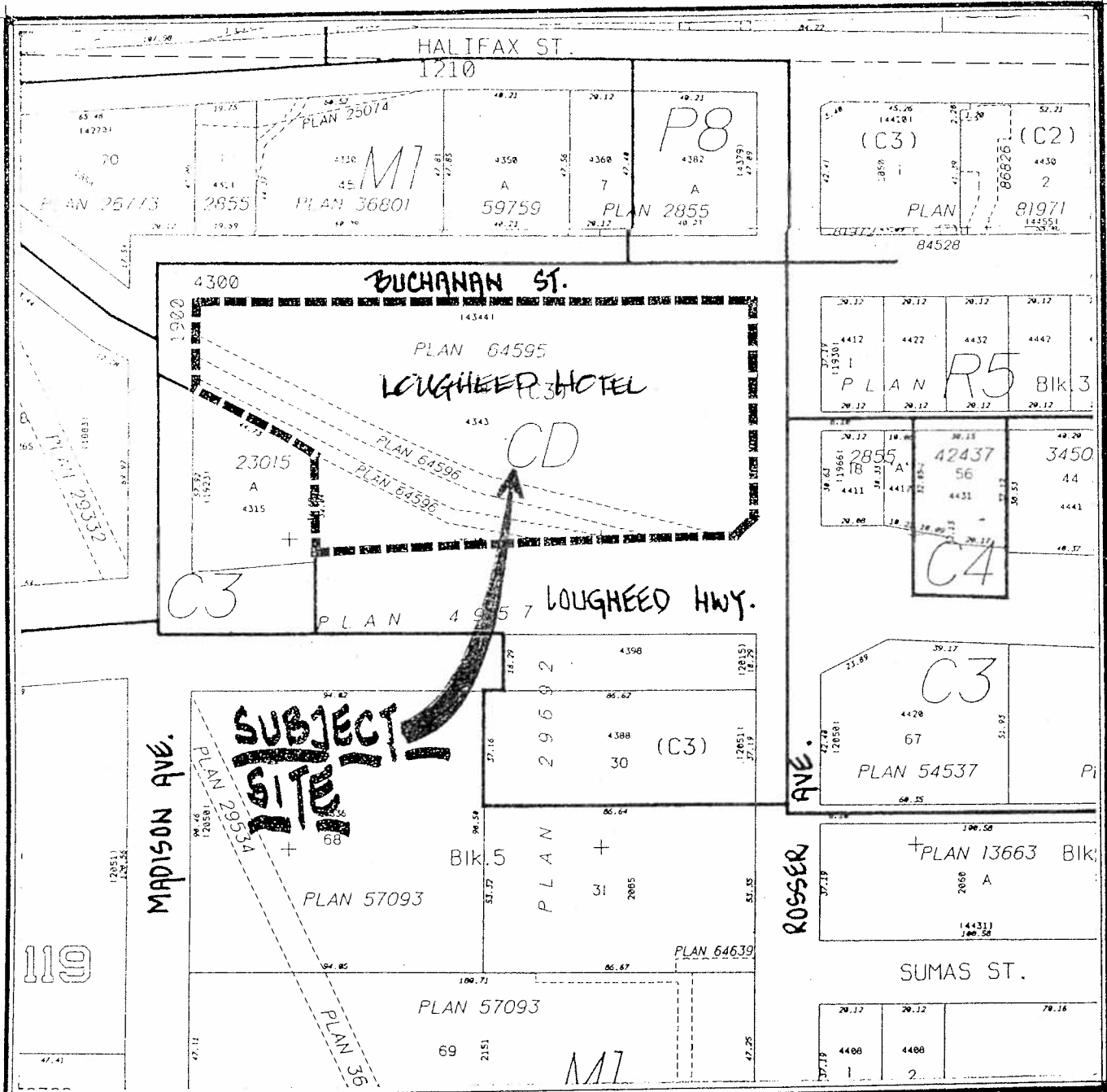
4.1 The comprehensive development plan to be adopted as part of this new proposed rezoning bylaw will include the existing hotel with minor building and site changes required to accommodate the proposed retail beer and wine store. This new comprehensive development zoning plan will replace the one currently applying to the site (Rezoning Reference #5/80), which is no longer consistent with the revised Community Plan for the area. In the future, when the current ongoing rezoning application (Rezoning Reference #5/90) is finalized, the comprehensive development plan for major redevelopment prepared for that rezoning will apply to the site.

- 4.2 Site Area: 12,753.6 m² (137,284 sq.ft.)
- 4.3 Current Floor Area: 2,554.7 m² (27,500 sq.ft.)
Proposed Floor Area: 2,609.5 m² (28,090 sq.ft.)
Area of Beer and Wine Store: 150.7 m² (1,623 sq.ft.)
- Floor Area Ratio: 0.20
- 4.4 Building Height Permitted: 37m (121.3 ft.)
Building Height Shown: 10.5m (34.5 ft.)
- 4.5 Parking Required: 120
Parking Provided: 165 (including 23 small car stalls)
- Truck Parking Stalls Provided: 9
- 4.6 Exterior Materials
(Beer and Wine Store): Concrete block, stucco and glazing.


D.G. Stenson, Director
Planning and Building

BW:yg
Attach.

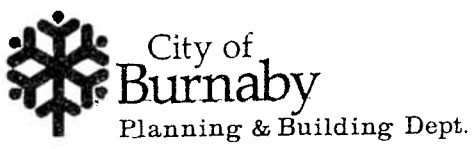
cc: City Clerk



Date: May 1993

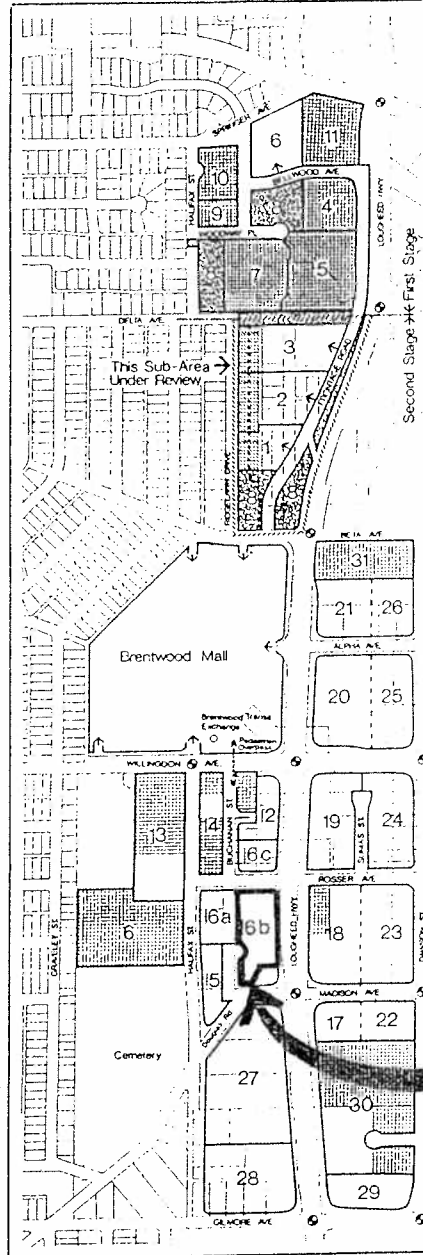
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REZONING REFERENCE #53/93

SKETCH # 1

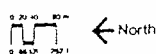


- LEGEND:**
- 1-5 Proposed Comprehensive Development Sites (RM4 Guidelines) Unit Density - 80 UPA Maximum
 - 6 Proposed Comprehensive Development Site (RM4/195 Guidelines) Social Family/Senior housing (R2'3rd ed)
 - 7 Existing Comprehensive Development Site (RM3 Guidelines) Unit Density - 50 UPA Maximum
 - 8 Neighbourhood Parks
 - 9-11 Existing Apartment Development (Site 9 - RM5, Site 10 - RM3, Site 11 - RM4)
 - 12, 14 Town Centre Sites (C2 S C3 Guidelines)
 - 13 Comprehensive Development (P2, P8 & RM5 Guidelines R2'35/82)
 - 15 Proposed Comprehensive Development Site (RM5 Guidelines) Unit Density - 100 UPA Maximum
 - 16a, 16b, 16c Comprehensive Development Town Centre Sites (R2'35/82)
 - 17-21 High Density Commercial Sites
 - 22-26 Transitional Commercial/Industrial Sites
 - 27 Secondary Retail Commercial Site
 - 28-31 Transitional Light Industrial/Warehouse/Office Sites (RM5 Guidelines)
- Zoned Buffer Zone Protected By Easement
 Pedestrian Walkway
 Constructed
 Existing And Proposed Traffic Signals

•• (Note: Brentwood Town Centre Area under study as authorized by Council as of 1992 May)

SUBJECT SITE

Updated to 1992 December
 Reference date 1975 October & 1985 July



COMMUNITY PLAN NINE

Date: **May 1993**
 Scale: **N.F.S.**
 Drawn By: **J.P.C.**



Planning & Building Dep.

REZONING REFERENCE #53/93

SKETCH # 2

