

ITEM	7
MANAGER'S REPORT NO.	4
COUNCIL MEETING	94/01/24

**TO:** CITY MANAGER 1994 JANUARY 18  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #58/93

PROPOSED MIXED-USE LOW-RISE MULTI-FAMILY AND  
RESTORATION PUBLIC HOUSE DEVELOPMENT  
(BURNABY HOTEL SITE)

**ADDRESS:** 7420 and 7438 - 14th AVENUE; 7640 LANE ACCESS;  
7610, 7636 and 7646 KINGSWAY

**LEGAL:** LOT 4, BLK. 19, D.L. 29, GROUP 1, N.W.D. PLAN 3035;  
WESTERLY 44 FEET, LOT 5, BLK. 19, D.L. 29, GROUP 1,  
N.W.D. PLAN 3035 HAVING A FRONTAGE OF 44 FEET  
ON FOURTEENTH AVENUE BY FULL DEPTH OF LOT  
AND ADJOINING LOT 4;  
SOUTHERLY HALF LOT 4, BLK. 19, D.L. 29, GROUP 1,  
N.W.D. PLAN 3035;  
LOT E, D.L. 29, GROUP 1, N.W.D. PLAN 5878;  
LOT B, D.L. 29, GROUP 1, N.W.D. PLAN 4619;  
LOT C, D.L. 29, GROUP 1, N.W.D. PLAN 4619;  
LOT D, D.L. 29, GROUP 1, N.W.D. PLAN 4619

**FROM:** R5 RESIDENTIAL DISTRICT AND C4 SERVICE  
COMMERCIAL DISTRICT

**TO:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT  
AND C2 COMMUNITY COMMERCIAL DISTRICT USE  
AND DENSITY GUIDELINES)

**APPLICANT:** 418467 B.C. Ltd.  
5165 - 240th Street, R.R. #7  
Langley, B.C. V2Z 1L1  
Attention: Mr. Bruce Clark

**PURPOSE:** To seek Council authorization to work with the applicant towards a suitable  
plan of development based on RM2 and C2 use and density guidelines.

**RECOMMENDATIONS:**

1. **THAT** Council authorize the Planning and Building Department to work with the applicant towards the preparation of a plan of development based on RM2 and C2 use and density, which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the Edmonds Advisory Committee for information.

**REPORT**

**1.0 BACKGROUND INFORMATION:**

- 1.1 The subject site is currently occupied by the Burnaby Hotel, an older two storey building in poor condition (see attached Sketches #1 and #2). The hotel pub, which is licensed for 210 seats, is currently operating with reduced opening hours. The adjacent property fronting on Kingsway to the east is a small commercial building. To the west across Fourteenth Avenue is an automotive service establishment comprising part of a site designated for RM1 density multi-family redevelopment. Other surrounding properties on the north side of Kingsway are older low rise apartment buildings. To the south across Kingsway is a mixed commercial strip which is currently under review for potential designation for low-rise multiple family residential redevelopment.
- 1.2 The subject site is located within adopted Community Plan Six (see Sketch #2) and is designated for mixed-use Comprehensive Development based on RM2 and C2 guidelines.
- 1.3 The initial report regarding this rezoning application was submitted to Council on 1993 September 27. The following summary of conclusions regarding the proposed redevelopment of the site for a mixed-use low-rise multi-family and Restoration Public House, was provided in this report:

In conclusion, while the subject site is not considered to be the optimum location for a liquor licence facility, it is recognized that its proposed redevelopment to accommodate a mixed-use development comprising low-rise multiple family residential and a neighbourhood pub scaled liquor licence facility has considerable merit. It would result in elimination of the poorly maintained Burnaby Hotel, and its replacement

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by a considerably smaller 65 seat liquor licence facility. Careful site planning and design would be required to ensure compatibility between the pub and the residential components of the mixed use development, as well as the adjacent neighbourhood. It is also acknowledged that a text amendment to the Zoning Bylaw is required to permit the proposed pub under the Community Plan designation for the subject site. Since this issue requires resolution if the requested rezoning is to proceed, it is recommended that the subject rezoning be held in abeyance pending Council's decision in this regard, following which a further report regarding this application will be submitted.

Council adopted the recommendation that this application be held in abeyance pending a decision by Council regarding inclusion of Restoration Public Houses in the Burnaby Zoning Bylaw.

- 1.4 A text amendment of the Zoning Bylaw to permit Restoration Public Houses (Class "I" Liquor Licence) in the C2 Community Commercial District and the C3 General Commercial District, subject to CD Comprehensive Development District zoning, received First Reading on 1993 November 08 and went to Public Hearing on 1993 November 30. Guidelines to assess proposed Restoration Public Houses, including their maximum seating capacity, were recommended in a report submitted on 1994 January 10 and approved by Council. The zoning amendment bylaw for Restoration Public Houses appears elsewhere on this agenda for Second and Third Readings, as amended, to reflect Council's desire to have more legal flexibility regarding the seating capacity of future Restoration Public Houses. It is therefore now considered appropriate to consider the current rezoning application for the Burnaby Hotel site in light of the approved guidelines.

## **2.0 GENERAL COMMENTS:**

- 2.1 The existing hotel and pub on the subject site are poorly maintained and are not considered to be a positive influence within the neighbourhood. Redevelopment of the site is therefore considered very desirable. The proposal to develop a mixed use Comprehensive Development based on RM2 and C2 guidelines is basically consistent with the adopted Plan for the area.
- 2.2 In general, the C2 component of the adopted Plan designation for the subject site is considered to recognize the commercial nature of the site's current zoning and development, as well as to provide an opportunity for development of a community-oriented shopping facility. The site is not, however, considered as an optimum location for a public house facility, which would be

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better situated in the more pedestrian-oriented commercial centre of the Edmonds Town Centre. It should also be recognized that the Edmonds Town Centre area in general is already well served with drinking establishments, including the Oliver Twist Neighbourhood Pub, the South City Cabaret, Fiesta's Neighbourhood Pub, and the Wild Pony Cabaret.

- 2.3 On balance, inclusion of a neighbourhood pub scale 65 seat Restoration Public House as part of the proposed development can be supported, in large part because it will result in elimination of the poorly maintained Burnaby Hotel, and its replacement by a considerably smaller liquor licence facility. A larger scale Restoration Public House could not, however, be supported, based on the guidelines regarding seating capacity recently approved by Council. The approved guidelines state that consideration should be given to a maximum seating capacity over 65 seats only if the site is considered suitable for rezoning to CD, based on C3 General Commercial District. Given the C2 Community Commercial District guidelines which form the basis for the site's proposed zoning, as well as the proposed pub's close relationship to residential development, and the existing presence of a considerable number of liquor license seats in the general area, the pub in this instance should be limited to a maximum of 65 seats.
- 2.4 Careful site planning and design will be required to ensure compatibility between the pub and the residential components of the mixed use development, as well as the adjacent neighbourhood. R.C.M.P. and Social Planning input will be sought for this purpose. If an outdoor seating area is to be considered for the pub, it will be necessary to specifically include it as part of the initial plan of development for the site, in order to avoid negative impacts on residential development. The current proposal does not include a beer and wine store. This type of facility would not be supported on the subject site.
- 2.5 The subject site will be consolidated into one legal parcel. A Highway Exchange Bylaw will be recommended to achieve lane closures for incorporation into the site, as well as required road widening dedications along Kingsway. An easement for storm sewer purposes will be required over the lane closure area perpendicular to Kingsway.
- 2.6 The development is not proposed as a phased strata-titled project, and no subdivision of the site is proposed after it is consolidated into one parcel.
- 2.7 Servicing requirements will include, but not necessarily be limited to, provision of the curb, separated sidewalk, street trees, boulevard grassing and street lighting in the final location on the north side of Kingsway, adjacent to the site

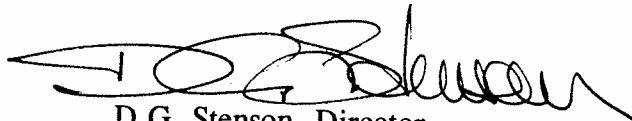
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as well as required water supply and storm sewer system improvements. Undergrounding of overhead utilities adjacent to the site will be required.

- 2.8 Vehicular access to the site will be from Fourteenth Avenue. A future median on Kingsway will create a right in/right out only intersection at Fourteenth Avenue.
- 2.9 In view of traffic on Kingsway a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 2.10 A landscaped buffer at least 11m ( 36 ft.) wide should be provided between residential buildings and the Kingsway property line.
- 2.11 The development plans are to comply with the condominium guidelines adopted by Council.
- 2.12 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397 per unit, will apply to the residential portion of the development.

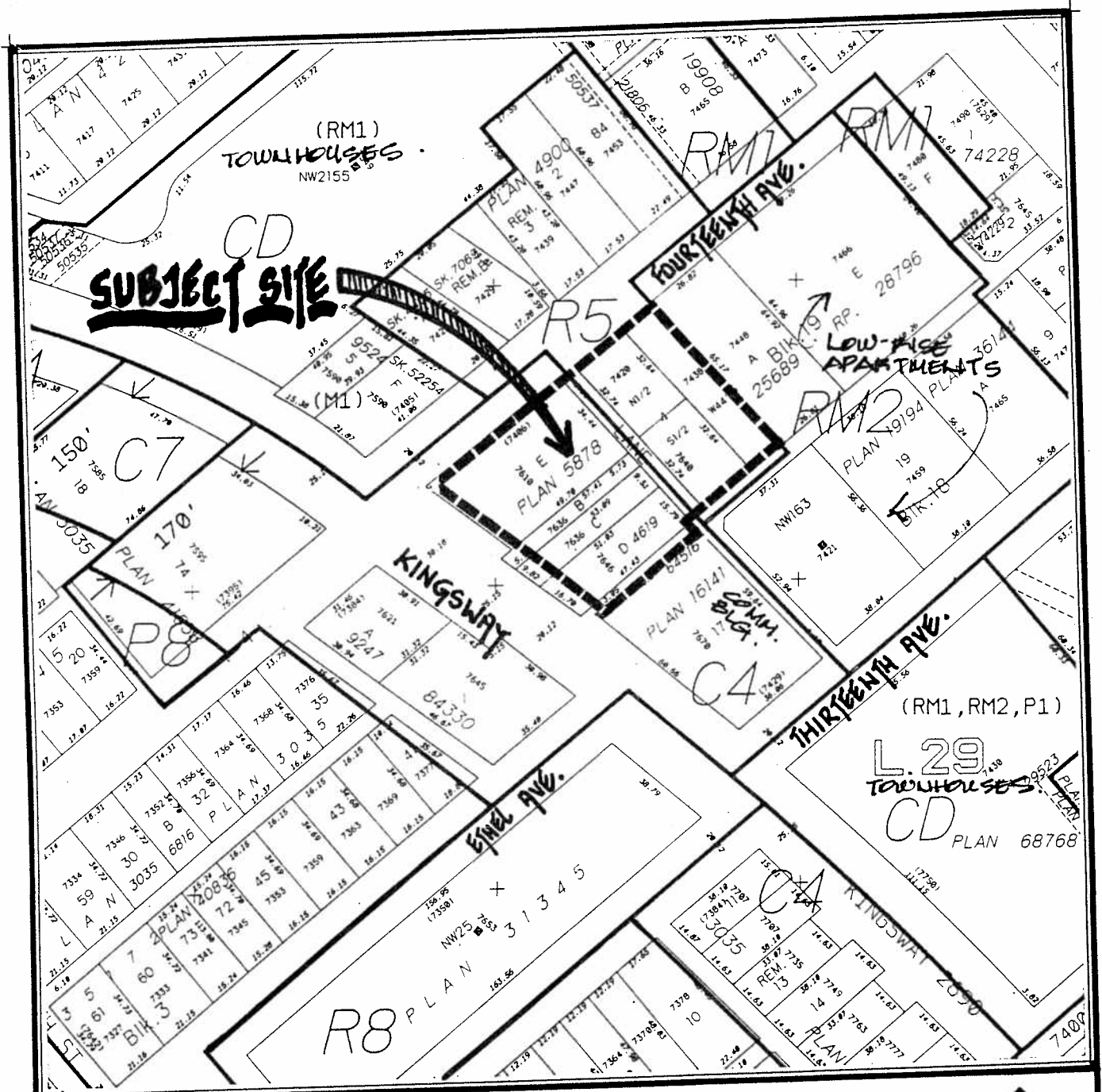
**3.0 CONCLUSION:**

- 3.1 Since Council has now dealt with the basis on which Restoration Public Houses are to be included in the Burnaby Zoning Bylaw, it is recommended that staff be authorized to work with the applicant towards a plan of development which is suitable for presentation to a Public Hearing.
- 3.2 A more detailed report including all proposed prerequisite conditions will be submitted following preparation of a development plan for the subject site which is suitable for submission to a Public Hearing.

  
D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.


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Date:  
**SEPTEMBER 1993**

Scale:  
**1:2000**

Drawn By:  
**J.P.C.**

 **City of Burnaby**  
 Planning & Building Dept.

**REZONING REFERENCE #98/93**

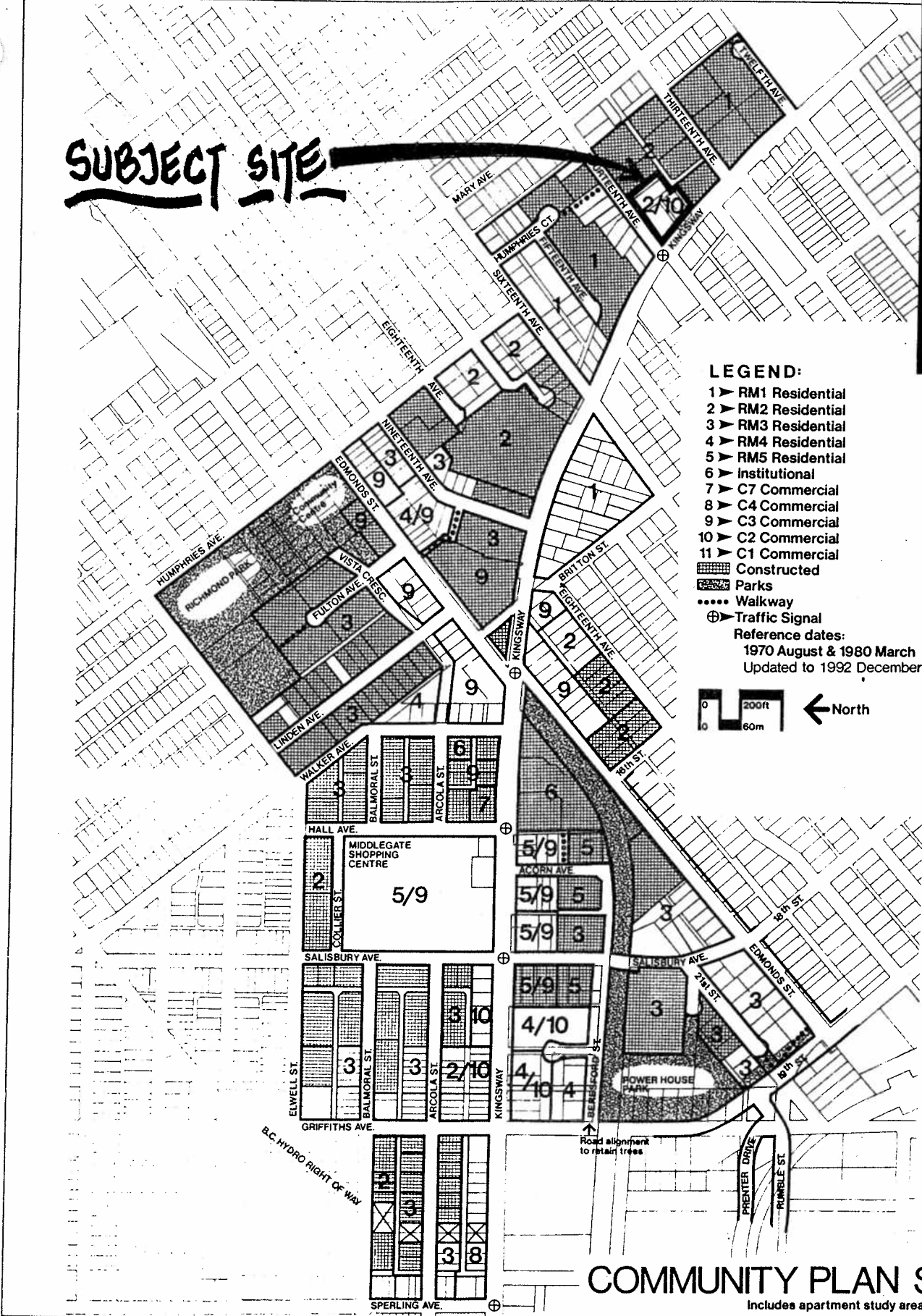
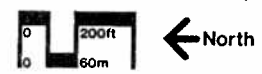


**SKETCH #1**

**SUBJECT SITE**

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- LEGEND:**
- 1 ▶ RM1 Residential
  - 2 ▶ RM2 Residential
  - 3 ▶ RM3 Residential
  - 4 ▶ RM4 Residential
  - 5 ▶ RM5 Residential
  - 6 ▶ Institutional
  - 7 ▶ C7 Commercial
  - 8 ▶ C4 Commercial
  - 9 ▶ C3 Commercial
  - 10 ▶ C2 Commercial
  - 11 ▶ C1 Commercial
  - [Hatched Box] Constructed
  - [Dotted Box] Parks
  - [Dotted Line] Walkway
  - [Circle with Cross] Traffic Signal
- Reference dates:  
 1970 August & 1980 March  
 Updated to 1992 December



**COMMUNITY PLAN SIX**  
 Includes apartment study areas O & P

**\* REZONING REFERENCE \* 58/93**

**123 SKETCH #2**

