

ITEM	8
MANAGER'S REPORT #	31
COUNCIL MEETING	95/06/26

TO: CITY MANAGER 1995 JUNE 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #64/94
PROPOSED CHURCH
ADDRESS: 6580 THOMAS STREET (ATTACHED SKETCHES #1 & #2)

LEGAL: LOT B, D.L. 79, GROUP 1, NWD PLAN 68764

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P3 PARK AND PUBLIC USE DISTRICT GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CHURCH AT 6580 THOMAS STREET, BURNABY, B.C." PREPARED BY KINGSLEY K. LO, ARCHITECT

APPLICANT: CHRIST CHURCH OF CHINA
300 EAST PENDER STREET
VANCOUVER, B.C. V6A 1T9
ATTN: REV. EDWIN KONG

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 July 10 and to a Public Hearing on 1995 July 25 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.

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- 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 City 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 satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a church and hall.

2.0 BACKGROUND

Council on 1994 November 21, 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.

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3.0 GENERAL COMMENTS:

3.1 Servicing Requirements:

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 upgrading of Thomas Street including the provision of curbs, streetlights and a sidewalk on the south side plus boulevard trees along Thomas Street and Kensington Avenue.

3.2 Dedications:

The Ministry of Transportation and Highways has requested that a corner truncation of 6 meters at Thomas Street and Kensington be provided.

3.3 Easements and Covenants:

Any necessary easements or covenants are to be provided. The existing reciprocal access easement with the former Norway Seamen's Centre to the west is to be cancelled.

3.4 Ministry of Highways:

The approval of the Ministry to this rezoning is required.

3.5 Project Phasing:

This project is to be constructed in two phases as funds become available. The first phase is to be a small church sanctuary with some assembly rooms while the second phase will create a larger sanctuary to the south. Each phase is to be two full stories above grade.

3.6 Environmental Status:

The applicants have commissioned an environmental study of the site. This report concluded that the site, while it has been filled, contains no hazardous materials. The report concluded that the environmental risk associated with developing the site is low.

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4.0 DEVELOPMENT PROPOSAL:

4.1 The net site area is approximately 3,005 m² (32,350 sq.ft.) (subject to survey).
The site coverage for Phases I and II is 31%.

4.2 The floor area is:

Phase I	764m ²	(8,220 sq.ft.) (both floors)
Phase II	<u>1,070m²</u>	(11,520 sq.ft.) (both floors)
TOTAL	1,834m ²	(19,740 sq.ft.) (Total)

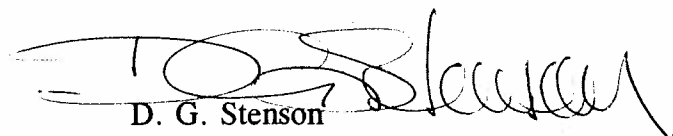
Floor Area Ratio: 0.61

4.3 Parking: Required: (for up to 360 seats) 36 spaces
Provided: (Phase I) 36 spaces
(Phase II)(unchanged) 36 spaces (Total)

4.4 Uses: (refer to drawings)
Church Sanctuary: Phase I -180 seats
Phase II - 360 seats total
Office space
Classroom space
Multipurpose room and nursery

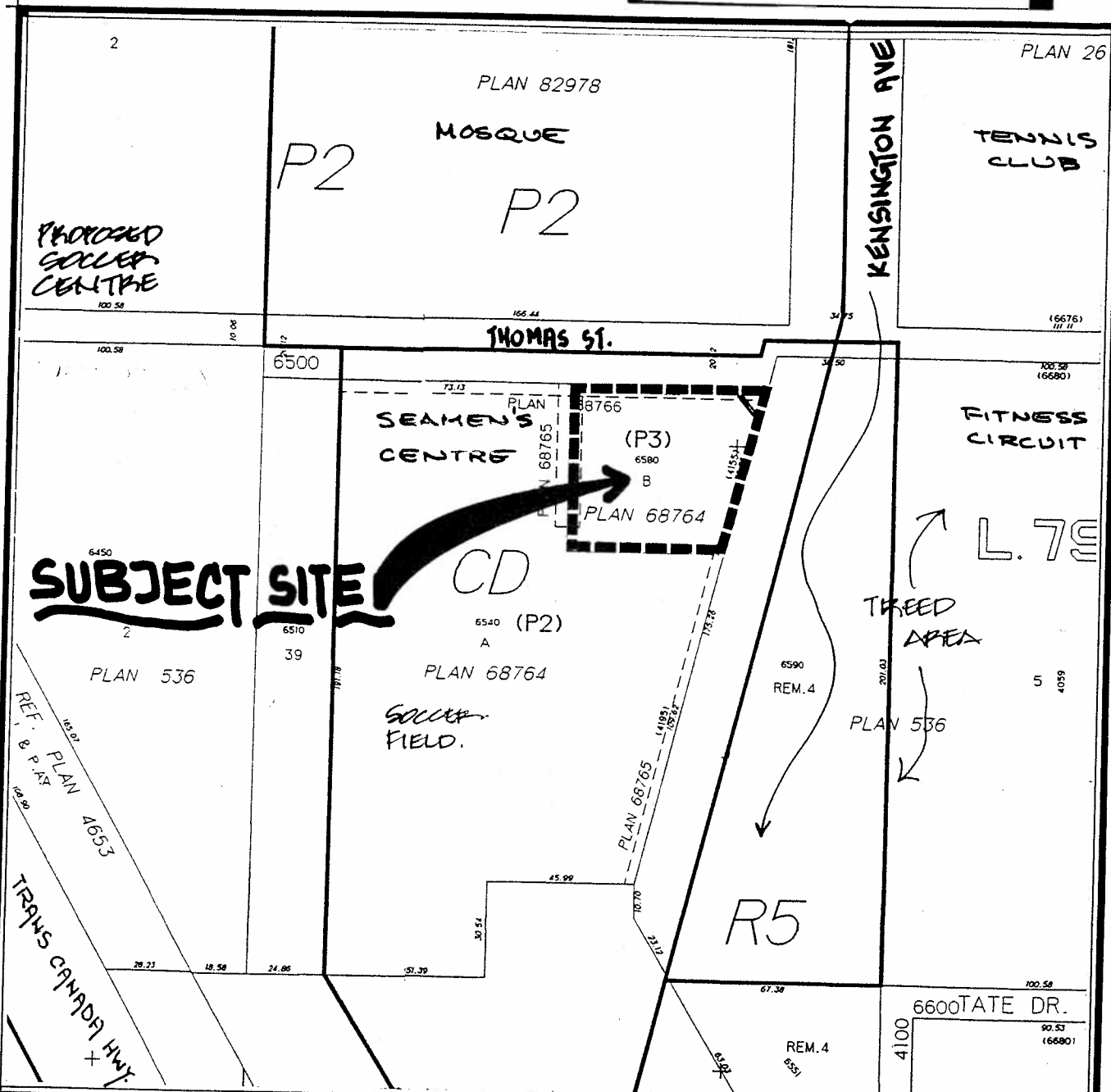
4.4 Height:

This is a two storey building with a flat roof with the sanctuary being on the second floor. The Phase I and Phase II portions are both the same height which is 8.8m (29 feet). There is also a church steeple structure which is located on the north east corner of the site. This structure is 12.8m (42 feet) tall.


D. G. Stenson
Director Planning and Building

BR:gk
cc: City Clerk

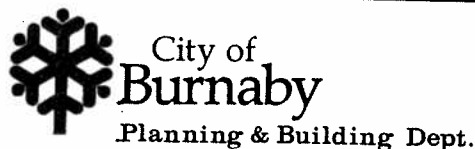
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Date:
NOVEMBER 1994

Scale:
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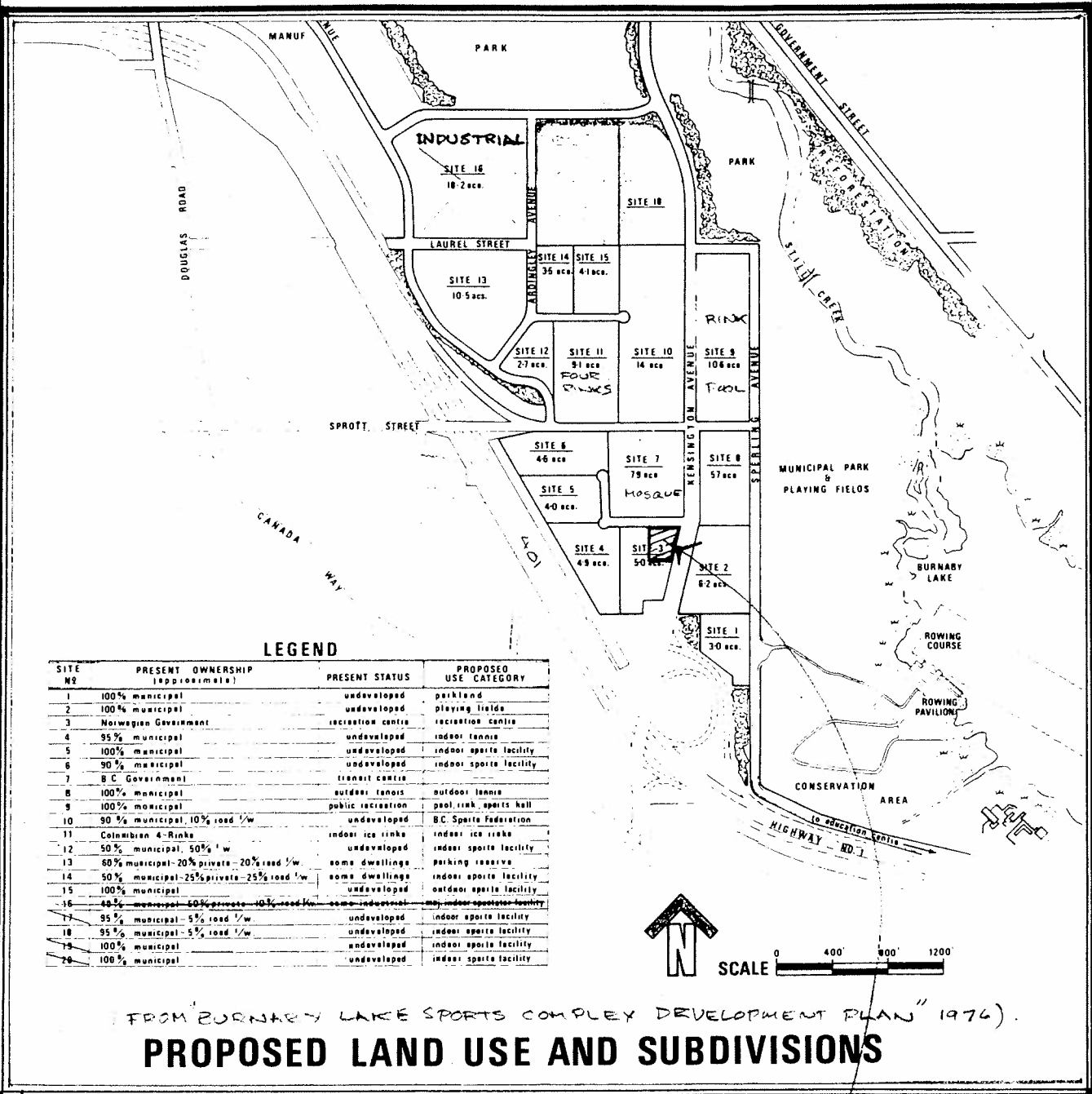
Drawn By:
J.P.C.



REZONING REFERENCE #64/94

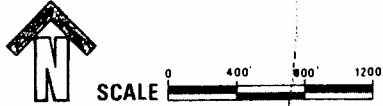


SKETCH # 1



LEGEND

SITE NO	PRESENT OWNERSHIP (approximate)	PRESENT STATUS	PROPOSED USE CATEGORY
1	100% municipal	undeveloped	parkland
2	100% municipal	undeveloped	playing fields
3	Norwegian Government	recreation centre	recreation centre
4	95% municipal	undeveloped	indoor tennis
5	100% municipal	undeveloped	indoor sports facility
6	90% municipal	undeveloped	indoor sports facility
7	B.C. Government	transit centre	
8	100% municipal	outdoor tennis	outdoor tennis
9	100% municipal	public recreation	pool, rink, sports hall
10	90% municipal, 10% road 1/2w	undeveloped	B.C. Sports Federation
11	Colombian 4-Rinks	indoor ice rinks	indoor ice rinks
12	50% municipal, 50% 1/2w	undeveloped	indoor sports facility
13	60% municipal-20% private-20% road 1/2w	some dwellings	parking reserve
14	50% municipal-25% private-25% road 1/2w	some dwellings	indoor sports facility
15	100% municipal	undeveloped	outdoor sports facility
16	66% municipal-40% private-10% road 1/2w	undeveloped	indoor sports facility
17	95% municipal-5% road 1/2w	undeveloped	indoor sports facility
18	95% municipal-5% road 1/2w	undeveloped	indoor sports facility
19	100% municipal	undeveloped	indoor sports facility
20	100% municipal	undeveloped	indoor sports facility

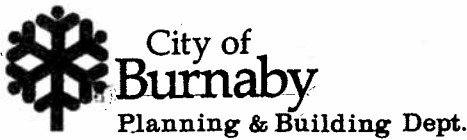


FROM "BURNABY LAKE SPORTS COMPLEX DEVELOPMENT PLAN" (1976).
PROPOSED LAND USE AND SUBDIVISIONS

Date:
 1994 NOVEMBER

Scale:
 NTS

Drawn By:



RZ 64/94 PROPOSED CHURCH SKETCH # 2